From:	rodneydward@gmail.com
To:	Plan Comment Mailbox
Cc:	"Crosweller, Joanne"; Joanne.crosweller@gmail.com
Subject:	In Reference to: 2020SNH005 - North Sydney PP_2020_NORTH_004_00
Date:	Sunday, 22 November 2020 10:05:23 PM
Attachments:	N2020SNH005 (Belvedere) Ward & Crosweller submission.pdf

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Planning Panels Secretariat

Dear Sir/Madam

In Reference to: 2020SNH005 – North Sydney PP_2020_NORTH_004_00

Rodney Ward and Joanne Crosweller as the owners of 1003/138 Walker Street North Sydney ("The Belvedere") make the following submission.

We object to the proposed development amendments for 173-179 Walker Street and 11-17 Hampton Street North Sydney.

Our objections relate to the matters provided in the attached submission.

Yours Sincerely

Rodney Ward & Joanne Crosweller
Owners 1003/138 Walker Street
North Sydney

Planning Panels Secretariat
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Parramatta NSW 2124
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Dear Sir/Madam

In Reference to: 2020SNH005 – North Sydney PP_2020_NORTH_004_00

Rodney Ward and Joanne Crosweller as the owners of 1003/138 Walker Street North Sydney ("The Belvedere") make the following submission.

We object to the proposed development amendments for 173-179 Walker Street and 11-17 Hampton Street North Sydney.

Our objections relate to the following matters:

- The proposed height increase from 12m to RL133, which represents an increase of between 62-72metres (c24 storeys), and provision for consolidation with 11-17 Hampden Street whereby a RL of 148m could be achieved. This represents a height increase of 77-87 metres.
- The amendment overturns the current R4 land zoning and heritage area and represents an inappropriate transition of building heights from the existing CBD to the proposed construction.
- The amendment and the proposed development do not adequately demonstrate that it will not result in excessive overshadowing of adjoining dwellings and materially obscuring the morning sunlight and visual amenity of the Belvedere and other residents. A 2pm shadow cast at the winter solstice (highest point) of the sun is not representative of the relevant shadow impact, as these buildings will also be impacted by overshadowing on the western side from high rise developments associated with the Ward Street precinct. The cumulative impact of this proposal in conjunction with the Ward Street precinct needs to be considered.
- The resulting impact on solar amenity will limit opportunities for exploring alternative energy solutions due to being surrounded by high rise developments on the eastern and western sides as a result of the proposed development and Ward Street precinct.
- Contrary to the objectives of the R4 zone, it will 'compromise the amenity of the surrounding area or the natural or cultural heritage of the area' and will not 'ensure that a reasonably high level of residential amenity is achieved and maintained'.
- Visual amenity only considers the sharing of harbour views and not the extensive district views to the east.
- The Special Provisions Design has not adequately justified the benefit of this scheme compared to the Reference Design. The main arguments put forward relate to the consolidation of the tower elements from 2 to 1. However, the single tower has a considerably larger footprint of excessive bulk and scale.
- The establishment of key design principles 'foreshadows the potential staged redevelopment ensuring all lots are developable even if all sites cannot be acquired under single ownership'. This is contrary to approval principles for infrastructure development in which a contiguous ownership of the property related to the development is required. The cumulative impact of staged development has not been adequately considered in the proposal or public benefits assessment.

- The Belvedere & other residences have not been included in consideration of the consolidated site, meaning these buildings will be left isolated, surrounded by high rise developments on the eastern, western and southern sides.
- Access to existing residences on Walker Street is already constrained and challenged by the topography. The traffic information submitted does not adequately demonstrate that the proposal will not have an adverse impact on the local traffic network. Walker street, north of Berry Street including West street is a "car park" from 7am till about 9am and remains heavy during the day.
- The amendment and proposed development do not take into consideration the new development at 168 Walker Street, future development as outlined in the re-zoning and "vision" for North Sydney CBD and the ward, as well as the current traffic generated from parents dropping off children at the Wenona school (also in Walker Street).
- Insufficient information has been provided in relation to the uplift in value from the proposed LEP amendments in order for Council to determine if the applicant's public benefit offer is reasonable.

In summary, the R4 and heritage area was specifically excluded from the Ward Street masterplan. The amendment to the LEP and proposed development of this area should not be considered in isolation to the cumulative impact of the amendment, the proposed development and the Ward Street masterplan on The Belvedere and surrounding properties.

Your Sincerely

Rodney Ward

Rodney Ward & Joanne Crosweller
Owners 1003/138 Walker Street
North Sydney

22/11/2020