From: David Myers
To: Plan Comment Mailbox; Nick Armstrong
Subject: 2020SNH005-North Sydney – PP_2020_North _004_00
Date: Thursday, 26 November 2020 9:07:20 AM
Attachments: image.png
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Dear Sir / Madam

Re: 2020SNH005-North Sydney – PP_2020_North _004_00

My name is David Myers and I am a resident of 138 Walker St, North Sydney.

I strongly object to the proposed development amendments for 173-179 Walker Street and 11-17 Hampton Street:

- The indicative building typology does not adequately respond to the existing development controls which apply to the subject R4 zoning and also notes that the extent of view analysis is inadequate and requires further refinement.
- Contrary to the objectives of the R4 zone in that 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'.
- The requested heights are excessive in comparison to the existing building height limits of 12m. The proposed development requesting a height limit of R133 is approximately a 6 times increase of the current height limit.
- Furthermore, the building FSR of 6:1:1 is also excessive in comparison to the existing controls.
- Contrary to the provisions of NSDCP 2013 in relation to residential flat building development and the Area Character Statement for the Hampden Neighbourhood.
- Inconsistent with a number of objectives and actions under the relevant Regional and District strategies applying to the land.
- Not adequately demonstrate that it will not result in excessive overshadowing of adjoining dwellings.
- Does not adequately demonstrate that it will not result in overshadowing of Doris Fitton Park.
- Loss of views, pleasant outlook and aspect from our complex would be lost for 138 Walker St. The new development and proposed height increase is approximately 100 meters which is excessive in comparison to the existing NSLEP controls. Please see image at attachment A.
- The benefits of the Special Provisions Design have not been adequately demonstrated. Additionally the Special Provisions have further adverse effects in terms of sunlight access and view loss for the neighbouring property 138 Walker St.
- The traffic information submitted does not adequately demonstrate that the proposal will not have an adverse impact on the local traffic network. A cumulative traffic study that has been comprehensively reviewed should be submitted. We are concerned that the over development of the site will have a negative impact on safety and walkability in the

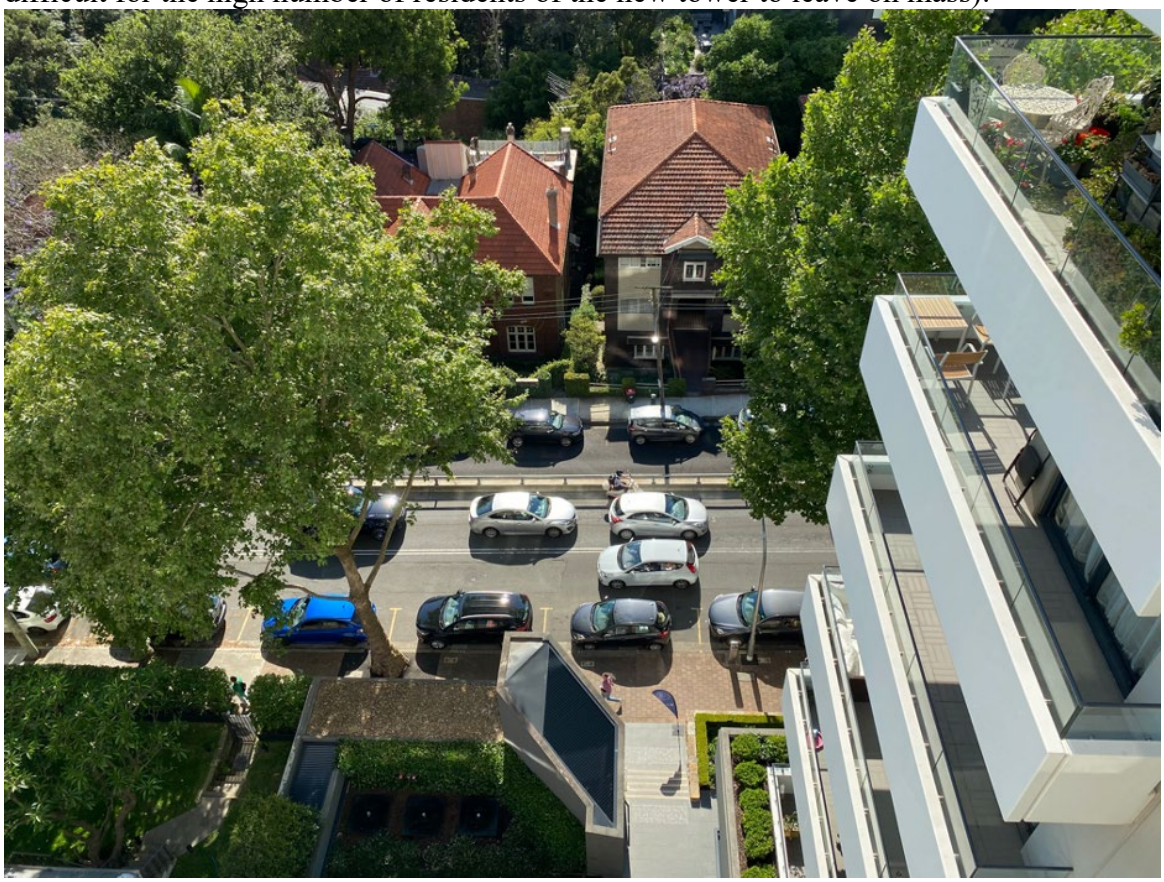
area which is of particularly importance due to the close proximity to the existing school zone. The local roads and intersections are already at capacity with many delays and this development will only increase the issue as the site is being over developed. Attachment B.

- Hampden St is a very tight one-way road which requires a U turn to get into and garbage trucks to dangerously reverse into for rubbish pick up. This makes me believe it is not safe or feasible to have a high density apartment building on that street. A significant increase in traffic on the road and people backed up exiting the new building will block access to Hampden St for the existing owners in the heritage buildings that remain.

I appreciate that progress needs to be made and some level of development will inevitably occur but it should be in keeping with the surrounding area and zoning controls.

In conclusion I **STRONGLY OBJECT to the amended proposal 2020SNH005 – North Sydney – PP_2020_ NORTH_004_00** for the reasons listed above. If you would like to discuss any aspect of my submission please be in contact.

Yours Sincerely,
David Myers
Unit 809/138, Walker St, North Sydney, NSW, 2060

Attachment A (Outlook from 138 Walker St):

Attachment B (backed up traffic along walker st continues up the hill and will make it difficult for the high number of residents of the new tower to leave on mass):