From: Nerinda Welch
To: Plan Comment Mailbox
Subject: 2020SNH005 - North Sydney - PP 2020 North 004 00
Date: Wednesday, 11 November 2020 11:27:49 AM

To Whom it May Concern,

I strongly object to the proposal for 173 – 179 Walker Street and 11 – 17 Hampden Street. The proposal has already been dismissed by the NSLPP and by North Sydney Council (NSC). The NSC employed a Planning Consultant in 2019 and made conclusions and recommendations in unison with the NSC Planning Department. It is unreasonable for the SNPP to now interject in this process.

This site is included in the Civic Precinct, for which the NSC is in the middle of an extensive study. Many submissions are in the process of being considered for this area and the above proposal would greatly limit these options. There is also an extensive development of 441 Apartments underway at 168 Walker Street only metres from this proposal.

The proposal is attempting to impose a high-rise building in the centre of a natural valley which falls away towards Sydney Harbour. Natural topography should be respected.

The proposal negatively impacts many existing apartment buildings in Walker, Hampden, McLaren and Miller Streets:

- Traffic in the area is already under pressure and traffic queuing at the Berry Street intersection (effectively Highway 1) is already evidenced. The development at 168 Walker Street (with 441 new apartments) will add even more vehicles to these roads. The additional number of cars that this proposal would bring to the area would be disastrous;

- Unacceptable view loss and loss of natural sunlight for many buildings including those on Walker and Miller Streets;

- This proposal would negatively impact amenity, lifestyle, property value, and solar access for very many people.

There should be no rezoning in this area, and building heights should respect and match those of the existing immediate neighbouring buildings, including heritage items.

Council's findings (August 2019) still stand:

"The Panel generally endorses the Planning Consultant's conclusions and recommends to the Council that it not proceed to a Gateway Determination for the following reasons:

• 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;
• The requested heights do not provide an appropriate transition of building heights from the existing CBD development to across the subject R4 zoned land and the heritage area;
• 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';
• 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 for surrounding apartments;
• the benefits of the Special Provisions Design have not been adequately demonstrated;
• the traffic information submitted does not adequately demonstrate that the proposal will not have an adverse impact on the local traffic network; and
• 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."

Please do not allow this greedy and irresponsible proposal to go ahead.

Sincerely,
Nerinda Welch