From: Stuart Winchester
To: Plan Comment Mailbox
Subject: East Walker Street Nth Sydney
Date: Sunday, 1 November 2020 4:50:00 PM

Dear Sir/Madam,

I would like to express my objection to the development proposed for 173 – 179 Walker Street and 11 – 17 Hampden Street North Sydney.

In particular, I object to the proposed maximum development height of RL148 and RL133 (commensurate with final design and approval).

I am an owner of a residential apartment on Level 13 of the Vantage Residences, located at 229 Miller Street, North Sydney. I note that the Visual Impact Assessment undertaken for the proposed development by Richard Lamb and Associates (August 2020) calls out potential visual impacts to apartments located on the eastern elevation of The Vantage Residences.

I purchased a 1-bedroom apartment on the eastern elevation of Level 13 of the Vantage Residences for two strategic reasons:

1. Proximity to the Victoria Cross Metro Station; and
2. Harbour views.

Specifically, Richard Lamb and Associates notes:

Similarly, due to the wide spatial separation, the relative massing and RLs of the proposed development in relation to 221 and 229 Miller Street, any potential views to the east and south-east are unlikely to be significantly affected by proposed development. In our opinion it would be impractical and problematic in this urban visual context to be able to maintain the existing access to views by manipulating the massing of planning proposals for that specific purpose.

I object to this dismissive opinion whereby views would be impacted, likely significantly impacting the value of a property I paid in excess of $1 million dollars for.

Furthermore, as an owner of a potentially impacted property, I have not been consulted with regarding the proposed development.

Richard Lamb and Associates seem to place an unreasonably large emphasis of views of the so-called iconic Opera House and Harbour Bridge as not being impacted, thereby seemingly dismissing impacts. I was aware at the time of purchase that I would not have views of either the Opera House or Harbour Bridge, however, was satisfied with my harbour views so processed with the purchase. Dr Lamb and his Associates may wish to solicit the opinion of residential dwelling owners regarding the subjective values placed on views by indivisual residents prior to being so dismissive. Furthermore, I object to the dismissive nature of Dr Lamb and his Associates that the views from 229 Miller Street would be impacted at some future point by proposed (as yet unapproved) development at 41 McLaren street, thereby making impacts form the East Walker Street development seemingly inconsequential. Under the intent of NSW planning law, each proposed development application must assess and mitigate their own, and cumulative

impacts, as far as reasonably practicable.

I therefore do not agree with Richard Lamb and Associates' conclusion that: *The planning proposal and subsequently the construction of a built form according to the Reference Design can therefore be supported on visual impacts grounds*.

Specifically, Locations 3 and 16 in Appendix 1 of Mr Lamb's assessment clearly shows a completed Vantage Residence building from which he has excluded impact assessment as defined in Map 1 of Appendix 1. He can therefore not reasonably conclude on impacts from the Vantage Residences in able to support the proposal on visual grounds. There is a clear gap in his assessment methodology, meaning that the assessment is materially deficient.

I therefore encourage the determining authority to reject the proposed dvelopment in its current form. Alternatively, perhaps Dr Lamb may offer financial compensation from the impacted residents, sourced possibly from the developers he was paid by to impartially assess the impacts of their built form?

Thank you and regards,

Dr Stuart Winchester

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