From: jacquelynnewillcox@gmail.com
To: Plan Comment Mailbox
Subject: 2020SNH005-North Sydney - PP_2020_North _004_00
Date: Monday, 9 November 2020 11:37:13 AM

Dear Sir / Madam

Re: 2020SNH005-North Sydney – PP_2020_North _004_00

We are residents and owners of lot 4 'Manors on Walker', 185 Walker Street North Sydney.
We strongly object to the proposed development amendments for 173-179 Walker Street and 11-17 Hampton Street.

We also draw to your attention that unlike some of our neighbours, we have not received any notification from you regarding this development. Rather, our property manager of our investment apartment at nearby Ridge Street, North Sydney (much farther away from the development) forwarded a letter sent to that property. We are concerned that other residents living closer to the proposed development have similarly been overlooked and therefore not afforded an opportunity to partake in any consultation.

As owners and residents of Walker Street North Sydney we have watched this precinct become deluged with multi-level developments that have seriously impeded our enjoyment of our property and our ability to live a peaceful life in the area. We have not been consulted by the proposed developer regarding yet another large high-rise property which will block our views, access to sunlight and congest our already crowded street impeding our ability to commute.
The proposed development will be extremely detrimental to the existing owners and residents of this precinct. The buildings at 88 Berry, and 195 Walker streets are good examples where North Sydney Council has worked with residents and developers to successfully deliver residential buildings that do not have an adverse effect on the residents east of Walker Street.

As the NSW Planning Panel is aware, a number of high-rise residential buildings have already been completed on Miller Street, west of Walker Street. Another, at 168 Walker Street is currently under construction, causing yet further disruption to our lives.

Our objections to the proposed development include, but are not limited to those detailed within the independent report provided by Mr Brett Brown, Director at Ingham Planning Pty, PP03_173-179_Walker_Street_11-17_Hampden_St (available on the North Sydney Council web site).
More Specifically our objections to the proposed development are;

- 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.

- The development is 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 development is also contrary to the provisions of NSDCP 2013 in relation to residential flat building development and the Area Character Statement for the Hampden Neighbourhood.

- The development is inconsistent with a number of objectives and actions under the relevant Regional and District strategies applying to the land.

- The proposed development does not adequately demonstrate that it will not result in excessive overshadowing of adjoining dwellings. Our complex(The Manors on Walker) is in the process of researching alternative energy supplies as encouraged by both Local and the NSW government. With the original development, amendments and the development of 168 Walker Street, this is now not an option for our complex due to the reduced access to sunlight.

- The proposal does not adequately demonstrate that the development will not result in overshadowing of Doris Fitton Park.

- The proposed development will result in a loss of views, pleasant outlook and aspect from our complex. This is particularly relevant to use as our townhouse is on the south side of the complex. We currently enjoy a pleasant outlook, with the exception of the complex at 88 Berry Street (although a good example of what the maximum height should be) and 171 Walker Street. Most of those residents hang their washing on the balconies, which is detrimental to our aspect. However, that complex is an acceptable distance from our heritage-listed complex. The new development and proposed height increase is approximately 100 metres from our south border. That is to say, right on our door step.

- Not only will our quality of living, aspect and views be adversely effected, it will have a significant negative monetary effect on the value of our property, and those of our neighbours in our complex.
- 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. Walker Street is already heavily congested, particularly at peak hours including the 'drop off' times for the school in Walker Street.
- In addition, the previous and current proposal does not take into consideration the new development at 168 Walker Street, future development as outlined the re-zoning and "vision" for North Sydney CBD and the ward as well as the current traffic already generated.

- 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.

We reiterate concerns regarding the lack of consultation, which appears to be 'adhoc'. There remains considerable doubt that all residents who will be affected, have been made aware of this development. That is to say, residents have been denied their opportunity to be part of this process.

Yours Sincerely

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