

From: [REDACTED]
To: [Plan Comment Mailbox](#)
Subject: Submission AGAINST 2020SNH005-North Sydney-PP_2020_NORTH_004_00
Date: Monday, 23 November 2020 4:49:48 PM
Attachments: [Submission against 173-179 Walker and 11-17 Hampton Streets.doc](#)

To Whom It May Concern:

Please find my Submission AGAINST the above building proposal. I do NOT wish for my personal information to be made public.

Thanks,

[REDACTED]

Submission for 173-179 Walker Street and 11-17 Hampden Street North Sydney
2020SNH005 - North Sydney – PP 2020 North 004 00
Please do NOT make my personal information public!

To Whom It May Concern:

After having gone through all the paperwork at North Sydney Council, I'd like to say that I am firmly against this proposal for a number of reasons.

This is proposed to be put in an area that is still outside the Ward Street Precinct but even if it was completely inside the Precinct, I'd still object to it. For the most part, I can't see how it would be possible to allow for the regular traffic to get in and out of the area during the entire building process as the road into that area is extremely narrow due to the heritage listed wall that is causing a split in the road in that area. Many people will still be living in the area and will want and need to get in and out of that area. As things stand at the moment, it is extremely tight for those people and it makes getting in and out quite difficult. Add the enormous trucks needed to knock down and then rebuild the site, and it will be almost impossible for those still living in the area to be able to get the required access. Nothing that I have read in the documents takes this into account. As there is **NO** access from the freeway at all, this means that everybody must use the small area – including for the regular garbage collections.

I noticed that the documents mention the Strategic Merit Test and that there is lots of public transport available with more to come on line shortly and before this is even started. That said, and I also notice that you are expecting some aging population to be buying into this new build and, having lived here for over 10 years and used the public transport often, I know that the hills are extremely difficult for older people to use. And, it will not get any easier once the Metro line is put in because to access the building on McLaren Street to get to the actual Metro, it will require a very, very steep climb and that means that older people will find that next to impossible to use. That all said, and that simply means that public transport will be very difficult for many of the residents to access and they will rely on their private cars or services such as Uber who will then need to get in and out of that street. The 20% of residents that the documents show as most likely to use the road during the peak times certainly doesn't take into account the out of peak travel that many of the older people use. In my building, for instance, many people are older and still driving but they are no longer going out to work so they often are coming in and out off peak as not every trip can be attributed to the peak travel times. I have noticed when I've gone out during peak times that people trying to access the lower part of Walker Street are forced to wait long times as rude drivers stop in the clearway areas. If this is a problem now, I hate to think of what it will be like going forward if this proposal is allowed to proceed. With the traffic light set for a mere 6 seconds for those heading in the southerly direction along Walker Street – no wonder there is a massive backlog of traffic during the peak times (and school hours too I might add) as well as throughout the day. Unless this turning signal is changed, there is even more reason to stop this development from attaining this kind of scale as the road simply cannot cope with more traffic that will be generated both during and after the build happens.

I also note that it is being requested to have mixed use of the building but I am fully aware that just up the road and down the road is and will be mixed use buildings so this will not be needed nor welcome within the area I wouldn't think. I, for one, will not be using any coffee shops or other types of mixed use businesses as there are already plenty in the area (with even more soon once 168 Walker Street is built).

I also think the scope of the building is entirely too big for the area. With 168 Walker Street already planning on over 400 units, I certainly do NOT think it's necessary nor even a good idea to put even more density in this area. At the moment, there are many smaller buildings in the area that this development is planned to go into and that has blended in well with the towers that went in across the street earlier so when I learned just how enormous this new build was planned for, I was very, very unhappy. Having bought into this area some years ago, I've seen an enormous change in this particular area and it upsets me to realise that here is yet another enormous site planned in an area that has been made up of smaller buildings up to this point. It has never felt like we were overpowered by the present buildings but I know we'll certainly feel a huge impact if this is allowed to go ahead as it is planned at the moment. I'm not entirely against change as I'm aware it needs to happen, but I don't believe that putting such a huge development into such a small area will be good for anybody – certainly not the others that already live in the lovely heritage listed terraces! And, I venture to say, it will impact an enormous area not only during the knock down/build either. I believe it will change the entire outlook from the freeway as well as from the rest of Walker Street. I certainly do NOT think the building height needs to be altered in favour of the developers of this monster proposal! I would think even the planned 8 storey buildings were large enough for that area (perhaps even those are too big) and certainly don't see

any need to add the enormous 29 storey building at the corner of the site and closest to the heritage listed terrace homes I might add. When you take into account all the buildings in this area that have or are intending to increase the housing stock in North Sydney, and you look at what has happened the entire way up the Pacific Highway until entering the M-1, I sure can't understand why this needs to be so huge as the building stock has increased enormously throughout the Northern District already and I suspect it is well ahead of the necessary plans for future growth.

The drop-in sessions were always held in one of the small apartment buildings that is planning on being knocked down. Previous experience attending these type of "meetings" has cured me from wishing to attend as they are always done with the developers in mind and they push their agenda and have people that seldom can answer questions pertaining to this particular area. So, I did NOT attend any of the 3 meetings and notice the numbers dropped as the sessions went along. That must show a lack of interest of residents due to the poor quality of these type of meetings that many of us have attended in the past.

I'm sure North Sydney Council would be more than happy to take the \$15,100 per unit that is being talked about offering them but as a resident of the North Sydney Council area, I'd rather the Council not take the developers money just to give the permissions needed to build this monstrosity! Already our schools are bursting at the seams with people living here and then you add the over 400 units that are planned and in the process of being built at 168 Walker Street as well as what is planned for over the Metro station further down on Miller Street, and we're going to be in real trouble if the necessary younger families happen to move into this area. St Leonard's Park is being used daily for various schools in the area as their open areas are disappearing due to the need to build more buildings to accommodate the students. This means that for the locals to make use of this area themselves, it needs to be after school hours and that isn't always possible or desirable. So, perhaps this is one of the reasons why N S Council is in favour of taking the money – they need to put a lot into this park to make it usable for all residents as well as for the students. This all said, and it's my understanding that N S Council was not happy to learn that this had been taken directly to the Planning Panel and before the new plans for the area have a chance to be completed and agreed to by the Counsellors. This is a recipe for discontent I assure you.

None of this is fitting in with the heritage listed buildings that will remain in the area. I believe it will impact the living standards of those still living there as well as seriously impact the value of those properties. As there is already a plan in place for the area that **does** account for the heritage value of the area, I believe strongly that the developers of this particular site should be required to take this into account and build something much smaller and more in keeping with the area. What I've seen looks simply awful and certainly not in keeping with anything else in that area – another set of "modern" buildings that don't fit in with the heritage of this particular area at all.

For the above reasons, **I object strongly to the proposal as it stands at the moment.**

Yours sincerely,

A large black rectangular redaction box covering the signature area.