

From: [REDACTED]
To: [Plan Comment Mailbox](#)
Subject: 2020SNH005-North Sydney-PP_2020_NORTH_ 004_ 00 [173-179 Walker Street and 11-17 Hampden Street, North Sydney]
Date: Thursday, 26 November 2020 7:52:38 AM

Dear Sydney North Planning Panel,

Please note: I do NOT want my name and address to be made public.

Thank you.

Please find my submission letter below.

Dear Sir/ Madam,

I refer to your letter dated 28 October advising me of the subject proposal above and the Notice of Exhibition. I am the owner of [REDACTED]. **Strata Plan No. [REDACTED]. [REDACTED]** is in close proximity to the subject development.

I strongly object to the proposed development amendments for the subject property.

Whilst I understand that there is a need to provide additional residential and mixed use buildings in North Sydney, the proposed development pushes the boundaries of what is reasonable and does not fully consider the likely impact on the community nearby. My objection primarily relates to the bulk and scale of the development which is *excessive* for its location.

This development also will create excessive traffic in the area particularly considering that other new developments such as 168 Walker Street, currently under construction, will together significantly add to the already congested roads.

Currently, vehicles can be seen using Walker Street as an alternative to travelling along Miller Street (to avoid an additional set of traffic lights); and during the morning and afternoon/evening peak and school drop offs/pick-up periods, vehicles travelling along Walker, Ridge, and McLaren Streets are often in long, stationary queues. In addition, since the refurbishment and re-opening of North Sydney Bowling Club / 'The Greens' in St Leonards Park in late 2014, there has been a *significant increase in traffic seven days per week*.

A key material from the LEPs Online website is the [Independent Planning report by Brett Brown of Ingham Planning Pty Ltd dated 2 August, 2019](#), summarises these key points, in part, as:

"the Planning Proposal lacks site specific merit as the proposed building height and typology are more consistent with the type of development that exists within the CBD B4 Mixed Use zone. The proposed forms ignore the current R4 High Density Residential zoning (to which no change is proposed) and the related development controls. They are also contextually inappropriate. The Planning Proposal also has unreasonable impacts on surrounding properties as a result of the excessive built form."

and,

"The traffic information submitted does not adequately demonstrate that the proposal will not have an adverse impact on the local traffic network".

and,

“The traffic data was collected in 2014, 5 years before the submission of the current planning proposal. Analysing the traffic situation using more recent data would be appropriate.”

For these reasons I strongly **object** to the proposal as currently presented. Your consideration of these points when assessing the merits of this development would be appreciated.

Yours Sincerely,

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