

From: [REDACTED]
To: [Plan Comment Mailbox](#)
Subject: PLANNING PROPOSAL SUBMISSION - 2020SNH005-North Sydney – PP_2020_North _004_00
Date: Wednesday, 25 November 2020 5:03:23 PM

Dear Sir/Madam

Planning proposal submission 2020SNH005-North Sydney – PP_2020_North _004_00

I strongly and vigorously object to the proposed development amendments for 173-179 Walker Street and 11-17 Hampton Street.

I am an owner and resident of [REDACTED] (*please do not publish [REDACTED]*)

During the COVID 19 Pandemic we moved to North Sydney to make our home here and have paid a premium for the natural light and the view looking East.

The Planning Proposal and the amendment it seeks to the North Sydney Local Environment Plan 2013 for the site at 173-179 Walker Street and 11-17 Hamden Street will take **all our natural light away, remove any privacy that we have and completely take away the only view we have.** This is **extremely distressing** and we were not aware that such a development proposal could be possible when we purchased our home in good faith.

As owners and residents of Walker Street North Sydney we are very concerned that the immediate area is already very very congested, even during the COVID Pandemic and the area simply cannot cope with any more high-rise buildings that will increase the residential population of the immediate area. The present infrastructure; let alone parking, cannot cope. It is not responsible to allow further building in the area that will bring more residents to the immediate area. It is **not sustainable** and will significantly impact our ability to live peacefully in the Suburb and further restrict our ease of movement.

My 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 my 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, eliminating virtually any sunlight to 138 Walker Street
- 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 all views to the East and will be literally across the road and on our doorstep.
- Not only will my quality of living, aspect and views be adversely effected, it will have a significant negative monetary effect on the value of my property, and those of my 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 very 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, including the 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 wish to also refer to concerns made regarding the lack of consultation, of all residents in the area. There remains considerable doubt that all residents who will be potentially affected, have been made aware of this proposed development and planning proposal. Indeed residents may have been denied the opportunity to be part of any consultation process.

Yours faithfully

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[REDACTED] (Not for publication please)