

Submission by Evelyn and Greg Cummins

21 November 2024

Unit 2, Level 19,
168 Walker Street
North Sydney NSW 2060

**To Department of Planning
Major Projects**

Re: Residential development with affordable housing - East Walker Street, North Sydney - 173-179 Walker Street And 11-17 Hampden Street, North Sydney

Dear Sir/Madam,

We object to the development proposed for 173-179 Walker Street and 11-17 Hampden Street, North Sydney on the grounds the building is too bulky/high and the treatment of its impact on the views of surrounding properties, including our own unit in the Aura building at 168 Walker Street North Sydney, is selective and misleading.

Bulk - height - canyon like effect

As to its bulk and height, it seems to us that the profile of the new building takes the bulk and height of the existing adjoining building known as Century Plaza to its south as a sort of precedent and then continues that bulk in a northerly direction along Walker Street.

This approach will create a new 'high rise' canyon like wall effect on Walker Street and particularly to properties on the western side of the street: see photos below from the EIS where this is evident.



Figure 100. 168 Walker Street (Aura), apartment 2404A – proposed view.



It would be better, in terms of the streetscape of Walker Street and the buildings on the western side of that street, if the bulk and height of buildings on the eastern side of the street were lower than the western side.

As it is, the new development will look like a 'wall' to the buildings on the western side.

Possibly, buildings that are even higher than the present proposal, but of a lesser perceived bulk, would be better than what is proposed which is monumental in terms of its impact.

Elsewhere in Walker Street, at the Aura Building at 168 Walker Street where we live, the bulk of this building can be seen from the photo below taken from the EIS (see above although this view is from another unit, not ours) and the bulk/height/canyon like effect of what is proposed affect our unit as well.

Overall, a 20-30% reduction in perceived width/bulk would seem appropriate to us or, at the least, a redesign to reduce the impacts.

Report on impact on views is misleading as it ignores impacts on the views of many more units at the Aura building at 168 Walker Street than is stated and a new report should be obtained.

The view analysis at pages 112-133 of annexure L to the EIS severely understates the impact on views of the residents in Aura at 168 Walker Street North Sydney.

The report at Annexure L selectively refers to the impact on views of some of the units but it is obvious that, in fact, many more units than these will have serious impacts on views that are not acknowledged/are ignored. Contrary to the report, not just those units mentioned but the whole bank of units on the southeastern corner of Aura will be severely affected. Also, many, if not most, of the units facing to the east, like ours, will lose views of iconic buildings such as the Opera House and Harbour Bridge or have their harbour views replaced by views of this large and bulky building.

We believe a new report is needed to assess the visual impact. At present, we feel the proposal ignores the impacts on our unit and we imagine many other owners in Aura will feel likewise

Thank you for considering this submission.


Evelyn and Greg Cummins

Unit 19.02, 168 Walker Street, North Sydney NSW 2060