

4 December 2024

Manwella Hawell

Department of Planning, Industry and Housing
4 Parramatta Square, 12 Darcy St
Parramatta, NSW, 2150

RE: Objection to SSD-61000021, 146 Arthur Street, North Sydney

Dear Manwella,

This submission has been prepared by the residents of U1905, 168 Walker Street, North Sydney in response to the state significant development application, SSD-61000021, relating to 146 Arthur Street, North Sydney. We **object** to the proposal **in its current form** for the reasons set out in this submission.

The grounds for the objection are as follows and are discussed in further detail below:

- Insufficient view loss analysis
- Non-compliant building envelope resulting in amenity impacts

Insufficient view loss analysis

The applicant's view impact consultant, Urbis, has prepared an insufficient and incomplete view impact assessment.

Firstly, the assessment does not adequately address the Secretary's Requirements for Environmental Assessment. Secondly, there is insufficient information to fully understand the view impacts which would arise from the proposal, namely the non-compliant portions of the building envelope.

This said, we would like to offer our unit, 1905, as one of the units in 168 Walker Street, North Sydney to have private view analysis undertaken from. Our apartment currently has the following views:

- The iconic Opera House and Sydney Harbour bridge which are the highest regarded views
- The harbour east of the Harbour Bridge

- The buildings and landscaping of Kirribilli
- Foreshore and buildings of Lady Macquarie's Chair and Circular Quay

We are gravely concerned that our iconic and water views to the east of the Harbour Bridge will be impacted by the proposal, including its non-compliant portions.

We would like to have view analysis, in accordance with the NSWLEC's view analysis requirements, prepared from our living room and two bedrooms that are south-east facing. This will:

- a) provide the community with a better understanding of the view impacts which will arise, and
- b) give the Department a greater level of satisfaction in undertaking their assessment

Non-compliant building envelope

Under the *North Sydney Local Environmental Plan 2013* (LEP) the site is zoned E2 Commercial Centre with a maximum height of 188 metres (RL).

The applicant has justified the height non-compliance as the proposal, in their view, satisfies the pre-requisite conditions within clause 6.3 of the LEP.

Notwithstanding, insufficient impact analysis, namely view analysis, has been prepared to provide a complete applicant assessment of the proposal's impacts. It is anticipated that the additional height proposed may result in unacceptable view impacts, including the loss of iconic views from our property and others in the vicinity. Should this be the case, we would not be of a mind to support the proposal.

If the applicant is willing to use our apartment for view analysis, we will cooperate, and re-assess our objection based on the expert technical evidence.

Conclusion

We trust that the comments in this submission will be properly considered and we look forward to hearing from the Department / applicant in due course.

Kind regards,

Jacqui and David Page

Residents of Unit 1905, 168 Walker Street, North Sydney, NSW, 2060