

Subject: Objections to Proposed Building Development at 173-179 Walker Street and 11-17 Hampden Street

Adam Karolewski
21 Ross St
Waverton
NSW 2060

Level 14, 221 Miller Street North Sydney, NSW 2060

17/7/2024

North Sydney Council 200 Miller Street North Sydney, NSW 2060

Dear Council Members,

I am writing as an owner of an apartment at Vantage Residences, 221 Miller St North Sydney to express my strong objections to the proposed building development at 173-179 Walker Street and 11-17 Hampden Street in North Sydney. As a resident of Level 14, 221 Miller Street, I am deeply concerned about the potential impact of this development on our community.

1. **Height and Density:** The proposed increase in building height to approximately 30 storeys (RL 148) and a maximum Floor Space Ratio of 6.1:1 is excessive and out of character with the existing neighborhood. Such density could strain local infrastructure, traffic, and public amenities.
2. **Visual Impact:** The visual effects of a high-rise development in this area would be significant. It will certainly obstruct the views that were a primary influencer in our decision to purchase the apartment as well as cast shadows, and alter the skyline, affecting the overall aesthetic appeal of North Sydney.
3. **Community Confidence:** Contrary to previous Council decisions, the recommendation by the Sydney North Planning Panel undermines community confidence in the planning process. We urge you to consider the long-term impact on residents and the neighborhood.
4. **Affordable Housing and Open Spaces:** We request that any development includes provisions for affordable housing units and maintains open spaces for the benefit of current and future residents.

In light of the circumstances, I implore the Council to carefully reconsider the proposed development and prioritize the well-being of the community. We believe that a more balanced and thoughtful approach is necessary to preserve the character and livability of North Sydney.

Thank you for your attention to this matter. I trust that you will consider our objections seriously and act in the best interest of the community.

Sincerely,

Adam Karolewski