

Submission re:

Residential development with affordable housing - East Walker Street, North Sydney

currently on exhibition as a State Significant Development.

This development should not be allowed to proceed for the following reasons:

1. Traffic.

The surrounding road infrastructure (Walker Street specifically) will not handle the increased traffic. At peak hours in school terms Walker Street and McLaren Street are already at capacity. Shortly a new school will open at 41 McLaren Street and the Aura Building at 168 Walker Street will become fully occupied further increasing the load on the local streets.

2. View Loss.

The loss of amenity (View Loss) is significant for a large number of local residents. A large proportion of these residents with views of the harbour and beyond purchased their properties because of the views and paid a premium at the time. They were entitled to believe existing local planning height limits would be respected. If this development proceeds, they will incur a loss of view and a financial loss in the capital value of their property while at the same time the development company (Cbus Property) profits at their expense. For the relatively small number of apartments that are planned relative the overall statewide shortfall in housing, the benefit does not outweigh this loss to local residents.

3. Other Issues.

There are many other issues with this development which have been canvassed in detail in other submissions which I will not restate here. Suffice to say, they are important and need to be taken into account when considering if approval should be granted to this proposal.

Name Withheld.

Miller Street Resident.

27/07/2024