

## Objection

### **Re: SP 101093 'VANTAGE' 229 Miller St, North Sydney / RE: EAST WALKER 30 PLUS 12 STOREYS- Owner Submissions**

This is the fourth attempt in five years to develop a 30-storey highrise on a valley floor surrounded by low rise housing, now under the guise of affordable housing.

*Past Rejections:* The proposal has been previously rejected by North Sydney Council, the North Sydney Local Planning Panel, and even after an appeal to the Land and Environment Court.

*Neighborhood Impact:* The development is out of character with the area and would affect over 1,000 nearby homes with issues like loss of solar access, reduced residential amenity, and major view loss.

*Traffic Concerns:* The local road network is already congested, and the development would worsen traffic, especially at the Walker/Berry Street intersection. The site has poor access, and construction vehicle entry would be problematic.

*View Loss:* The proposal would cause significant view loss to many surrounding apartments, not adequately addressed in the developer's reports.

*Emergency Access Issues:* There are concerns about difficult access for emergency services, posing safety risks.

*Overshadowing:* The development would create excessive overshadowing for surrounding buildings, particularly affecting solar access.

*Heritage Concerns:* The proposal could negatively impact nearby heritage sites, including Victorian terraces and a heritage sandstone wall.

*Inadequate Supporting Documents:* The reports provided do not address previous objections or new developments adequately.

*Past Planning Panel Approval Issues:* A previous 29-storey building was approved despite significant objections, with conditions not met in the new proposal.

*Affordable Housing Concerns:* The proposal uses affordable housing provisions to justify increased height, but it primarily benefits luxury apartments.

*Public Interest and Consensus:* The proposal is widely opposed locally and deemed inconsistent with planning principles and public interest.

For the reasons listed above, I strongly object to this development proposal.