

As a nearby resident, I wish to strongly object to this proposal. The project will significantly decrease the quality of life and amenity for not only the residents of the nearby streets, but also of the thousands of people (yes!) who pass through this part of Walkers Street, North Sydney: students of the nearby schools, commuters from the nearby new Victoria Cross Metro station, bus commuters and those moving into the newly completed 386 apartments in the Aura building.

## **OVERSHADOWING AND WIND TUNNELS**

(What North Sydney is known for)

Walker Street between Pacific Highway and Berry Street, North Sydney, as well as surrounding streets, is well known as a wind tunnel. Just yesterday I saw this post on a Facebook forum that started with: "...We don't want <our suburb> looking like North Sydney with no sun coming through...". Whenever dark, windy streets are discussed, North Sydney is invoked as a prime example - for good reason!

The stretch of Walker street above Berry St has so far escaped this fate, because of the open vistas on the eastern side, the site of the proposal. The proposed development will create major overshadowing of the nearby residential buildings, especially those on the western side of Walker Street, which get their only sun from the east. This will greatly reduce the quality of life for the residents of the existing apartments. While it may be fine for office workers in cubicles of air-conditioned, artificially lit office buildings in Walker Street below Berry Street to be in perpetual shadow, this is not something that is desirable for residential buildings. Do we really want to keep going with creating more dark North Sydney dungeons, and **repeating the planning mistakes of the past?**

## **TRAFFIC CONGESTION**

(400+ approved/constructed units + 2 private schools + new Metro station: all within 2 blocks)

Private **primary** schools are major generators of traffic congestion: the young children are driven from all areas of Sydney and dropped off at the school gates by their protective parents. We already have the Wenona primary school on Walker Street causing cars to be backed up on Walker Street between Ridge and Berry Streets (as well as on Ridge Street between Walker and Miller Streets) every morning and every afternoon. From early 2025 it will be joined by Reddam House on an adjacent block. The Reddam parents are expected to use the same streets, doubling the congestion already experienced.

But that's not all that's going up on that small patch of Walker Street... the newly constructed Aura building at 168 Walker Street will bring 386 new units to Walker Street, as well as traffic to the 2 new restaurants, 1 bakery and 1 provider shop just opened in the same complex (as much as their presence is appreciated). The newly completed Victoria Cross Metro station in the next block will bring 'kiss and ride' traffic that will use the same entry and exit streets.

In addition, a new building has already been approved at 45 McLaren Street, directly opposite the proposed development facing Walker Street. When constructed, this will provide a solid wall of high-rise apartments on the western side of Walker Street between Berry and McLaren Streets,

## **EQUITY OF (physical) ACCESS**

(For first responders, school students, residents, Metro commuters)

The proposed development, in creating a congested block with too many functions: schools, residential buildings, major transport gateway - is actually reducing access to many of these groups. The first responders are of particular concern, given that Walker Street between Ridge and Berry Streets is clogged with traffic at a standstill every morning and afternoon due to school traffic.