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Dept of Planning Housing and Infrastructure

Re: Objection to Residential Development with Affordable Housing - East Walker Street, North Sydney; Application Number SSD - 67175465

Dear Sirs,

We are residents of North Sydney at the above address and strongly object to yet another construct to gain approval for the above development based on the absurd pretext of 'affordable housing'.

It would also appear the owner/developer is using the new State Government SSDA rules as an excuse to present an application that will actually **increase** the footprint and would not assist affordable housing in any respect.

Affordable Housing:

We are all aware of the need for more affordable housing, however, three brand new **luxury** apartment blocks kitted out with the most up to date appliances and some with Harbour views in Walker Street/Hampden Street North Sydney would not be first on the list for lower socio-economic families, nor families seeking government housing assistance. For comparison:

North Sydney Council; 12 July 2024.

Council has partnered with community housing provider Link Wentworth on new affordable housing in Cammeray, which begins development today.

The project will see 12 new studio units added to the North Sydney local government area's affordable housing stock.

North Sydney Mayor Zoë Baker said the project is an important milestone in Council's ongoing work to provide more affordable housing in the area.

Cr Baker said: "North Sydney Council is proud to be partnering with Link Wentworth on the redevelopment of this site into high-quality affordable accommodation. The cost of housing in the North Sydney local government area is at an all-time high – which is why projects like this are so important."

This proposed development in no way resembles the affordable housing just commenced in Cammeray with the partnership between North Sydney Council and Link Wentworth. This true affordable housing to catering to those who need it most.

If it is the case of more affordable housing, surely the Aura Aqualand development of 400 plus apartments at 168 Walker Street, would have already met the need for this area.

We are not opposed to high-rise development; however, three large apartment blocks seem way too excessive for this area given the size of the area and the number of current high-rise apartment blocks in such a small radius.

Initially, 173, 175 and 177 Walker Street were to be retained but re-modelled, creating a lesser impact given the current height of the three existing buildings. The impact from the building of a 12 plus storey apartment block will be considerable for not only our building but for all residents in both Walker and Hampden Street as it will increase the number of apartments and therefore the number of residents and cars. For 171 Walker Street the 1 storey 2 plus building will also **eliminate all direct sunlight forever over the pool area and garden** and obstruct the views of some apartments.

MAJOR TRAFFIC IMPACT

The development is proposing 5 levels of underground car parks for 294 cars. Whilst adding to the congestion, the number of car spaces is insufficient for the number of units and will cause more congestion and safety hazards in the street.

The unaddressed traffic congestion and 294 cars from three new apartment blocks is of a very real concern; Walker Street is an already congested area and is a major thoroughfare. There is constant queuing at the major Walker and Berry Streets intersection this is only 50 metres away. There are days I am unable to exit my driveway as cars are gridlocked across the 'KEEP CLEAR' section of Walker Street.

- Traffic on Walker Street is already at capacity without the added **600 cars associated with the Aura Aqualand Development** of 386 apartments;
- parent traffic for 1,500 students associated with the redevelopment for Reddam School
- new 14 storey residential approval for 45 McLaren Street;
- new 57 storey building at 110 Walker Street
- new 42 storey building over Victoria Cross Station
- a 48 storey proposal at 100 Walker Street
- a 26 storey proposal at 71 Walker
- a planning proposal for a 44 storey building at 157 Walker Street
- current traffic from Wenona School parents.

Given the division of Walker Street and Hampden Street, it would be impossible to have in/out driveways between 171 Walker Street and 173-179 Walker Street. This would be a severe road safety issue and would cause chaos in an already gridlocked 50 metres.

The site is a one-way narrow lane leading to a dead end. Residents southbound have to make a dangerous U turn to enter into the lane – it is extremely narrow and dangerous when you have a car going down the lane and up the lane.

The above concerns, especially traffic congestion, road safety and the concerning number of new vehicles from owners of three apartment blocks adding more congestion to an already congested street (Walker Street and the narrow Hampden Street) must be taken into consideration-the impact of this development is already huge – the owner/developer should not be approved to increase the number of buildings again.

Yours sincerely,

Nicholas and Melissa

Capel Via email.