

Submission re:

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

currently on re-exhibition as a State Significant Development.

Despite the changes to the application by Cbus Property R3 Pty. Ltd. this development should still not be allowed to proceed. I appreciate the State Government is desperate to meet additional housing targets but that should not be an excuse for overriding sensible planning and local environmental and amenity considerations. This objection is not NIMBYism related – North Sydney is full of new apartment building (AURA for one).

Previously, I submitted the comments below as to why the development should not be allowed to proceed. Nothing in the amended application, apart from a non-material reduction in car-parking spaces, changes my view (pun un-intended!).

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.

18/11/2024