



Date: 27th October 2025

Dear Sir/Madam,

This submission is made by the former owners and current tenants of 153-157 Walker Street, North Sydney, in support of the proposal for the demolition of the existing commercial building and construction of a 51-storey mixed-use building containing hotel accommodation, retail premises and 296 residential apartments.

This submission is being lodged by Rick Miller (former Chairman of the Owners Corporation at 153 Walker Street, and current tenant at 153 Walker Street). The former owners and current tenants who have contributed to this submission include:

1. Rick Miller
2. Paul Etherington
3. Theo Chambers
4. Anthony McLandsborough
5. Kevin Chin

Our businesses

Our businesses have operated from this address for many years, and we have a strong attachment to the site and the North Sydney area. We intend to continue trading here and support renewal that sustains the commercial and hospitality presence that has long been part of this location's character.

Our businesses have occupied the site for many years in aging buildings on a site ideally suited for renewal. The proposal presents an opportunity to redevelop the land in a way that reflects the evolution of the North Sydney CBD and its emerging mixed-use character. In particular, it responds to the strong demand for housing and the reduced commercial demand for office space in a high-vacancy market. We are aware of several commercial building approvals which have not progressed, so to have a proposal that includes land uses which make the development viable will enable North Sydney to continue to evolve with new shops and streetscapes.

The proposed hotel component will provide valuable accommodation for visiting professionals and business travellers, supporting ongoing commercial activity in the precinct. The integration of hospitality, retail, and residential uses creates a more dynamic environment for doing business and reflects how modern city centres successfully operate.

Built Form

The proposed building height and bulk sit within the envelope of the previously approved commercial scheme. The new residential design adopts a more slender form while retaining the same overall height as the earlier approval. By incorporating seven additional floors within that envelope, the proposal maximises the use of internal space without increasing bulk.

The sculpted tower form contributes positively to the evolving skyline, improving the spacing and visual definition of towers in the precinct while maintaining appropriate setbacks to ensure equitable solar access, privacy and view sharing. The design thoughtfully employs angled louvres to enhance solar access and natural ventilation while minimising overlooking.

We note that an earlier planning proposal to increase the height control for the site was withdrawn at Council's invitation following the approval of the commercial scheme by the Land and Environment Court because the proposal demonstrated the same height could be achieved through a development application without amending the LEP. While the current proposal exceeds the nominal height control, it remains consistent with the character and planning objectives for the North Sydney skyline.

Land Use and Planning Proposal

The site is zoned E2 Commercial Centre. While the zone's primary purpose is to promote business and retail use, residential development can be supported where consistent with Council's strategic vision. However, the current land-use table does not permit residential uses (other than commercial uses within homes) and so does not reflect that intent.

This submission therefore supports the accompanying planning proposal to include "shop top housing" as a permitted use. That amendment would introduce essential flexibility into land-use planning at a time of significant housing undersupply and a structural decline in demand for traditional office space. This would support the continued evolution of the city. While Council's current strategic vision may not yet contemplate residential development of this intensity, the proposal is clearly aligned with broader State and national objectives to increase housing supply and support Sydney's growing population. Its location in immediate proximity to high-capacity public transport including the new Victoria Cross Metro station, makes it an appropriate and sustainable site for additional housing.

The hotel and retail components which are already permissible under the zone will strengthen local employment and economic activity. The ground floor design achieves active frontages, improved permeability and an attractive podium presentation, consistent with the objectives for a more vibrant and accessible North Sydney CBD.

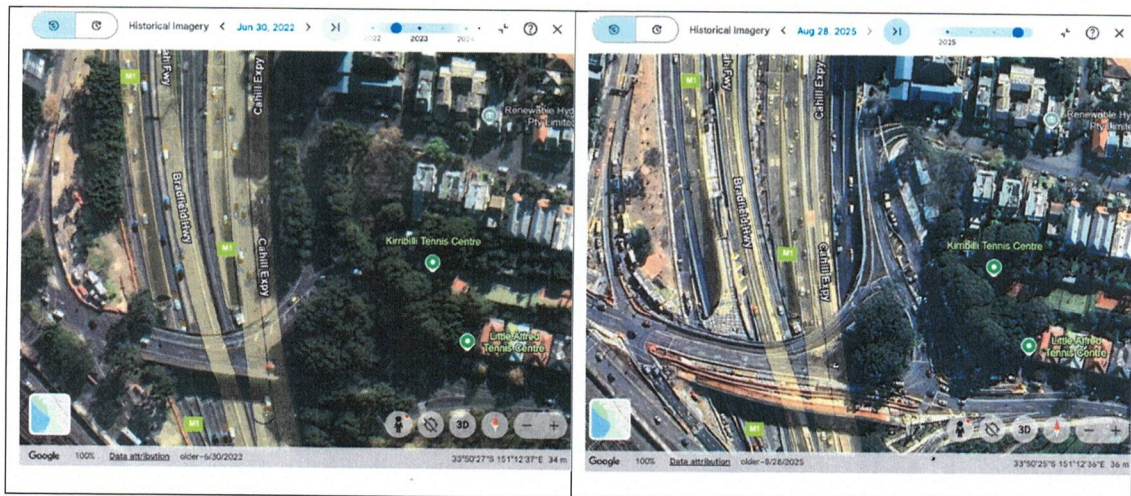
Public Domain and Community Benefits

The development will improve the public domain through a new through-site pedestrian link between Walker Street and Little Walker Street, widened footpaths, active retail frontages and landscaping within the ground level and podium levels which contributes to the greening of the City. These features will enhance connectivity, safety and the overall quality of the pedestrian environment, while supporting local activation and economic activity at street level.

Overshadowing

We are aware that a key concern for Council in earlier proposals was the potential overshadowing of the small RE1-zoned park at Little Alfred Street. Since that time, the park has been substantially reduced in size due to the Alfred Street off-ramp works associated with the Warringah Freeway upgrade, further diminishing the potential for adverse impact. The aerial images below show this reduction.

In any case, the EIS confirms that the proposed building will not cause additional overshadowing of public open space between 12 pm and 2 pm on the winter solstice, consistent with clause 6.3 of the LEP and is contained within the height of the approved envelope.



Conclusion

The proposed redevelopment of 153–157 Walker Street represents a balanced and well-considered response to the site's context and strategic setting. It will replace aging commercial buildings with a contemporary mixed-use tower that aligns with current State and Federal policy directions and the future character of the North Sydney CBD.

On balance, the proposal will contribute positively to the renewal of the North Sydney centre through new housing, employment opportunities and public-domain improvements.

Accordingly, we support the approval of this development.

Yours faithfully,

Rick Miller

On behalf of Former Owners and Current Tenants
153–157 Walker Street, North Sydney