



27<sup>th</sup> October 2025

Dear sir/ madam

I am writing to express my support for the mixed-use proposal at 153–157 Walker Street, North Sydney.

As a longstanding member of the local community and a business owner in the North Sydney CBD, I believe this proposal will bring many benefits to our area and contribute positively to North Sydney's growth and progress.

I've worked in North Sydney for many years and have seen firsthand how quiet the area becomes once offices close. Introducing more housing, along with hotel and retail uses, will help bring life back into the CBD after hours. A mix of residents, visitors and workers will make the precinct feel more engaging and better support local cafés, restaurants and small businesses.

The current housing shortage highlights the need for high-quality and diverse housing options. This development will deliver a significant number of new dwellings in an ideal location with plenty of public transport including the new Victoria Cross Metro station. The increased housing demographics will supply the diversity the CBD needs to support small businesses.

The proposal's design is exceptional and will be a strong addition to the North Sydney skyline, with a presence consistent with the commercial nature of the broader CBD. The podium form will enhance the streetscape and improve pedestrian comfort at street level through better access, active frontages and new retail offerings that will support the local economy.

Overall, the development represents a positive outcome for North Sydney. It contributes to the renewal of the CBD through high-quality architecture, improved public domain connections and a more vibrant mix of uses.

I look forward to seeing the positive impact this project will have on our community.

Thank you for considering my views on this matter.

Regards

Rick Miller