

Project Name: **903-921 Bourke St Waterloo Mixed Use Development**

I object to the proposed SSD for the following reasons.

**A. Increase in Tower Heights**

Under SSD-95997711 it is proposed to increase the heights of the 2 towers on the 903-921 Bourke St site.

For one tower there is a proposed increase is from 12 to 31 storeys, a 155% increase in height. For the second tower there is a proposed increase is from 21 to 38 storeys, an 80% increase in height.

At 38 storeys one of the towers is approx. 60% taller than the current nearby tallest building in Waterloo, being the 22 storey Crown Waterfall development at 18-20 O'Dea Avenue, Waterloo.

Towers of the proposed height completely dwarf the local area and are not commensurate with building heights in the local area. They will be an eyesore that once completed cannot be removed and will adversely affect the skyline and amenity of the local area.

**B. Transport Impact Assessment**

The JMT Consulting Transport Impact Assessment Document does not properly address the local impact on transport caused by the increased number of proposed apartments.

**Buses**

**Non-Existent or changed Bus Routes**

On page 7 of the JMT Consulting Transport Impact Assessment Document the list of available bus routes in the area is incorrect

- The M20 bus route no longer exists.
- The 301 bus route does not go through Waterloo.
- The 302 bus route no longer exists.
- The 303 bus route no longer goes through Waterloo.
- The 343 bus route now only goes from Rosebery to Circular Quay

**Trains**

While there are 2 trains stations in the vicinity, at Green Square and the Waterloo Metro. These train stations are both are over 1 km with no buses there are no buses to take people to 903-921 Bourke St Waterloo.

## **Road**

The additional cars with little increase in off-street parking will lead to increased pressure on local on-street parking and local traffic and rat runs to avoid traffic bottle necks due to badly designed road network in the area.

## **Pedestrian and Cycling**

The document references extensive cycleways in the area. There are no dedicated cycleways in the area. All these cycleways are shared pedestrian footpaths which are narrow and include council garden plantings.

## **C. Unwarranted Precedent for Future Developments**

The approval of the 31 and 38 storey towers will provide a precedent for other nearby developments.

## **D. Development causing dust and dirt accumulation for nearby residents**

903-921 Bourke St Waterloo construction is disturbing so much dust and dirt for is and our neighbours with the developers are making no attempt to retain the dirt and dust within their property. Our balconies and windows are just filthy compared to before the developments commenced.

## **E. Building Foundations have already been laid**

The foundations of the 2 towers of 903-921 Bourke St Waterloo development have already been laid as per the existing DA approval. Are these foundations sufficient to take into account increased vertical load, higher lateral forces (wind/seismic) and increased settlement risks for buildings that are 31 and 38 storeys?

In Conclusion I object to the SSD being approved as the increase in building heights and apartment numbers will reduce on street parking and increase local traffic and create rat runs through local streets. Local public transport or either to far away (trains) or insufficient (buses).

Towers of the height proposed are not in keeping with the local area and will create large shadowing and wind tunnels at street level. They will not improve the amenity of the local area but rather create an ugly skyline and present a precedent for future apartments towers of this height.

I am concerned that if the SSD application contains inaccuracies such as the incorrect bus routes in the area, then how much reliance can be placed on the documentation provided by the applicant in support of the SSD application?