

Formal Objection Submission (Anonymous)

Application: SSD-95997711

Project: Mixed Use Development – 903–921 Bourke Street, Waterloo

To whom it may concern,

I am writing as a local resident to express my strong objection to the proposed development at 903–921 Bourke Street, Waterloo.

What concerns me most is not just the scale of this project, but how disconnected it feels from the existing character and capacity of the area. The proposed height and density are far beyond what the neighbourhood currently supports, and it is difficult to see how a development of this size can integrate respectfully into the surrounding community.

The impact on sunlight and daily living conditions is also significant. Many residents already rely on limited natural light, and further overshadowing will directly affect people's wellbeing, comfort, and use of their own homes. This is not a minor inconvenience—it is a fundamental aspect of liveability.

Privacy is another real concern. The positioning of balconies and habitable rooms facing existing homes will create constant overlooking. This changes the way people feel in their own space, removing a sense of security and peace that residents should reasonably expect.

There is also a broader issue with how little meaningful open space is being provided. A small, overshadowed park surrounded by high-rise buildings does not truly serve the community and risks becoming more symbolic than functional.

From a practical perspective, the area is already under pressure. Traffic congestion is common, parking is limited, and public transport is frequently at capacity. Adding a large number of additional residents without a clear and realistic plan to support this growth will only intensify these existing problems.

The ongoing construction in the area has already had a noticeable impact on residents' quality of life. Introducing another major project of this scale will extend that disruption significantly, affecting noise levels, air quality, and general day-to-day living.

I am also concerned about the long-term impact of excessive density on the character and quality of the area. If developments of this scale continue without sufficient infrastructure, planning, and community support, there is a real risk that the neighbourhood may experience a decline in liveability over time. This could affect safety, amenity, and the overall sense of community, which are essential to maintaining a healthy and balanced residential environment.

Finally, approving a proposal of this scale risks setting a precedent for similar developments in the future, gradually reshaping the area in a way that may not reflect the needs or expectations of the current community.

For all of these reasons, I respectfully request that this proposal be declined.

Thank you for your time and consideration.

Sincerely,
A concerned local resident