

OBJECT: Proposed modifications for 903–921 Bourke Street, Waterloo (SSD-95997711)

Dear Sir/Madam,

I strongly object to the proposed modifications for 903–921 Bourke Street, Waterloo (SSD-95997711).

I live on Archibald Avenue, about 280 metres from the site. I chose this area to raise my child and remain long-term in a connected, walkable community. This proposal undermines that.

I support additional housing. I do not support this scale or process.

The height increase from ~65m to 126m is excessive—nearly double—and wholly out of scale with Waterloo. It overrides established planning controls without any clear alternative vision. This is not strategic planning; it is ad hoc intensification and is in stark contradiction to the City of Sydney's careful and considered approach about densification and its impacts.

This proposal sets a serious precedent. Approving a tower of this magnitude will weaken planning controls across the precinct. Impacts are obvious: overshadowing, wind, and a shift toward an overbearing CBD-style built form.

The housing offer does not justify this. The mix is dominated by small units, with only 20 three-bedroom units, and prices reportedly starting near \$985,000. This does not support families, key workers, or a balanced community.

The affordable housing claim is not credible. It is not binding and can be paid out as cash. This development may deliver no affordable housing at all.

Key safeguards are being removed. The proposal seeks to bypass independent design review and infrastructure contributions despite a 55% increase in yield. Public benefit does not match private gain.

There are unresolved issues:

- Incomplete contamination assessment for new basements
- Wind modelling reliant on an unapproved development

Infrastructure impacts are understated. 233 extra dwellings are added with only 20 extra car spaces, shifting pressure to already strained public transport, as we experience in our daily commute to work. No cumulative assessment has been provided.

The State Significant Development pathway here appears to reduce scrutiny while enabling a more extreme outcome, undermining confidence in the planning system.

I request the following:

- Full contamination and wind revised assessments
- Independent design review
- Infrastructure contribution requirements review
- Cumulative transport assessment across all developments in the precinct
- Renegotiation of the VPA to reflect scale
- Secure binding, on-site affordable housing

This is an excessive, poorly justified proposal that prioritises short-term yield over long-term liveability and planning integrity.

Put simply, it should be refused.

Sincerely,



Waterloo, N W
2017