

Mixed Use Development 903-921 Bourke Street , Waterloo – Objection

28 April 2026

To whom it may concern,

I am the owner and occupant of one of the units in 6 Thread Lane, Waterloo, located southwest of the proposed development. It is a part of a 3-block building complex, with low heights.

I am writing to formally object to the amended proposed development at **903-921 Bourke Street, Waterloo**. While I support the addition of new homes and communities, the proposal seeking to amend the Sydney LEP 2012 raises some concerns, particularly the amendment on the height limit increase, which means additional units and more density.

I attended the online community session hosted by Sarah George Consulting. During that session, the project architect explained that they are proposing a modest and subtle increase of the towers, and I would like to enquire what is so modest and subtle about increasing 16 and 18 storeys on the towers?

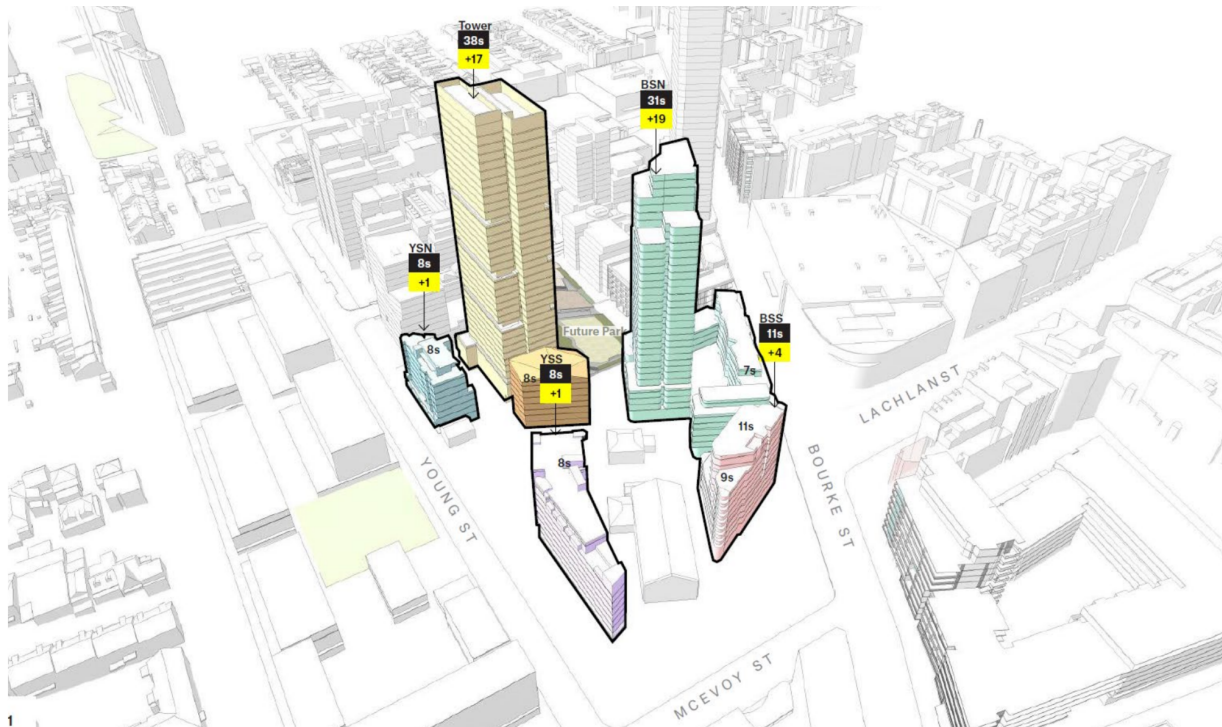


Fig.1 Proposed increased heights (*Environmental Impact and Rezoning Statement*, p. 50)

As per the majority of the attendees, I am also deeply concerned about the addition of the towers, as listed below:

1. Out of Scale and Character

The buildings around this area are low to mid rise, according to the SLEP 2012 building height limit. This amendment is proposing to amend the maximum building height from 65m to 126m and 40m to 105m for the tower, which are more than double. The additions of two new towers alter the character heavily. Height comparison diagram was provided in the EIS, however some of the towers are not approved yet (for example on the 881- 885 Bourke Street site next door), this makes the diagram misleading. The three towers together are too dominating for the area.



Fig.2 Building heights in area (*Environmental Impact and Rezoning Statement*, p. 51)

What is the use of SLEP being enforced when developers can choose to challenge on a whim, under the guise of addressing housing crisis?

2. Impact on public transport and traffic

The EIS states that the site is near Green Square station and Waterloo metro station, and they are within walking distance. The fact is, no one walks to Waterloo Station - it takes 20mins, they all take bus 392, and it is always packed in AM peak hour. The same applies to the 304 bus route that goes to the city, it skips the Danks Street bus stop most of the time and that is only the fifth stop of the route. Note that both of these bus services run every 10 minutes or less. Please do not add more numbers of housing / people if you cannot address the public transport issues.

Also to raise, EIS states buses run through Bourke and McEvoy streets, however, no buses run through McEvoy Street? And, bus routes 301, 302, and 303 don't exist anymore. M20 is also called 320 now and terminates at Railway Square Central; it doesn't go to the north anymore.

Additionally, it mentions the proposed modifications will promote further walking and cycling. The pavements are quite small in the area, have you observed how the cyclists and pedestrians interact? I have lived here less than a year and almost got hit by zooming cyclists and food delivery several times.

There is also no infrastructure nearby - schools. Current school children take the bus to commute to Inner Sydney High School at Surry Hills, or exchange at Waterloo or Redfern Station to take the trains.

3. Solar Impact

The current approved design already reduces the solar gain. The proposed towers with increased heights will reduce the solar gain even further during winter to the units. This will reduce the quality of life of the occupants.

Conclusion

In conclusion, I strongly object to this proposed modification. Please revert to the approved design. Additional one to two storeys for the other parcels are acceptable, however not for the towers. As I have also mentioned for the 881-885 Bourke Street site objection letter, please keep this area of Waterloo low rise. Build high rise where it is near to fast transit public transport, like Green Square or Redfern (where the metro station is).

Due to the limited time and extensive documentation that has been submitted as part of the development application, I have not been able to review all of them in detail, but have rather focused on the key documents and issues mentioned in this letter.

Thank you for your consideration.

Kind regards,

Resident