

**RE: Submission in Opposition to Proposed Development at 85-97 Waterloo Road, Macquarie Park  
(Application Number: SSD-52604208)**

I am writing to express my concerns and objections to the proposed development at 85-97 Waterloo Road, Macquarie Park, submitted by Goodman Property Services under Application Number SSD-52604208. The scale and nature of this development fundamentally contradicts not only the strategic planning framework set forth by the 'Macquarie Park Innovation Precinct Place Strategy,' published by the Department of Planning and Environment in August 2022 but also poses substantial adverse impacts on our local community. I note that Goodman Property services has a second proposed development at 35 Waterloo Road which would bring the total number of units to be built up to 1249 (736 at 85-97 Waterloo Rd, and 513 at 35 Waterloo Rd).

**1. Conflict with 'Macquarie Park Innovation Precinct Place Strategy'**

The proposal is in direct conflict with the 'Macquarie Park Innovation Precinct Place Strategy,' a document authored by the department. On page 41 of the strategy, it explicitly states that 'no new residential population' should be permitted in the 'Waterloo Park - Butbut' region. This strategy reflects the collective vision for the area and stands as an official, authoritative statement of the Department's priorities. On this point alone the development should be denied by the department.

**2. Privacy and Health**

Local residents will be exposed to a significant increase in dust and noise that will have a negative impact on community health and wellbeing. Additionally nearby residents, particularly those dwelling in Building C at 101 Waterloo Road, would lose their privacy. The design of the proposed development has buildings close to Banda Road with numerous levels of units that will have windows overlooking the apartments of building C. This significantly diminishes the private enjoyment of these residents' balconies and apartment.

**3. Traffic Congestion**

The proposed development raises substantial concerns, such as a significant increase in car and foot traffic in an area that is already overpopulated and busy. In particular the construction and operation will add to the significant existing traffic congestion problems on roads including (but not limited to) Epping Rd, Lane Cove Rd, Waterloo Rd, Talavera Rd, Khartoum Rd, Herring Rd, Banda Rd, and Banfield Rd. Notably the proposed carpark entrance/exit on Banda Rd would exacerbate existing congestion issues. This road is already over-congested and the addition of hundreds of extra-vehicles would likely overwhelm its capacity.

**4. Local Parking Overburdened**

The local parking infrastructure is already overburdened, and the proposed development's additional vehicles would only exacerbate the existing parking shortage. This would inconvenience local residents and add to the traffic woes in the area.

**5. Noise Disruption**

The construction process described in the proposal, including site preparation works and demolition is likely to bring substantial noise disruption over the years to local residences. This prolonged disturbance would negatively impact the quality of life for the community and potentially affect the physical and mental well-being of residents.

**6. Education Facilities**

The application includes mention of a childcare facility, however I do not think this adequately addresses the impact on childcare and primary schools in the area given the extent of recent residential developments. The proposed childcare centre's capacity is thought unlikely to meet the local requirements given the influx of children to the region with recent residential developments,

which would only be exacerbated by the proposed additional units. This could strain educational facilities in the area, impacting the quality of education available to local children.

#### 7. Market Distortion

The development's plan to offer a large number of low-cost rental units could potentially distort property market values. This could make our street less appealing to prospective investors and residents, resulting in adverse economic consequences for current property owners. Such market distortion could have a ripple effect on the neighbourhood's desirability for future investors.

#### 8. Views and Skyline Alteration

The proposed development would dramatically alter the skyline and views of the city and Sydney Harbour Bridge for residents at 101 Waterloo Rd and possibly other nearby residences. The Visual Impact Assessment provided in the proposal underrepresents the impact on local views, and undervalues the currently existing views for residents. For example, Table 21 from Appendix P gives an inaccurate representation of the visual impact from construction on 101 Waterloo Rd. The loss of the skyline including the Sydney Harbour Bridge and North Sydney should be classified as High Value, not Moderate value, especially as this will impact the iconic views of the New Year's Eve fireworks for residents. The qualitative assessment of extent of impact should be 'Severe', not 'Minor'. These views are a valued part of the local community's quality of life, and such changes would be highly detrimental. The alteration of these iconic views could diminish the attractiveness of the area.

Furthermore, I would like to bring to your attention an online petition which underscores the widespread opposition of the local community to the proposed development. The petition has gained a significant number of signatures, reflecting the deep concerns shared by our community. You can find the petition and view the number of signatures it has received at the following link: <https://chnng.it/9RDXkf9ppw>.

I trust that the Department of Planning and Environment will carefully consider the objections raised in this letter, along with the sentiments expressed by our community through the aforementioned petition, before making a decision regarding the proposed development at 85-97 Waterloo Road. My hope is that the department's decisions align with its own planning strategies and prioritize the best interests of the existing local community.

Thank you for your attention to this important matter. I look forward to your response and further engagement in the decision-making process.