

List of my objections regarding the Waterloo Metro Quarter Over Station Development

1. "Waterloo Metro Quarter SSP" and or "SSD18_9393"
2. I Object to the proposal

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Broken Promises Reduction in Social Housing

1. Students Accommodation:

- A) Are you going to have in each Unit bathroom, toilet and small Kitchen.
- B) THIS is very important to included in each units, because when this project is completed there will NOT BE AS MANY STUDENTS LOOKING apartments.
- C) IN DOING this you will be able rent the Apartment out to the Community at large at the going Rent rate.
- D) ALSO IN DOING THIS THE INVESTOR WILL STILL MAKE A PROFIT
- E) WE TENANTS ARE CONCERNED THAT THE DEVELOPERS ARE WANTING TO TURN THE STUDENT APARTMENT INTO BOARDING HOUSE :
 - A) WE AS A COMMUNITY OF WATERLOO DO NOT WANT THE DEVELOPERS TO REPLACE THE STUDENT APARTMENTS WITH BOARDING HOUSES ACCOMODATION.
 - B) The reason WE NEED MORE COMMUNITY HOUSING AS THERE IS OVER 80,000 AUSTRALIAN ON the HOUSING WAITING LIST.
 - C) THE OTHER REASON it will change the culture of the Waterloo Community

2. COMMERCIAL AND OFFICE SPACE:

- A) BY THE TIME YOU HAVE COMPLETED THIS PROJECT THERE WILL NOT BE AS MUCH DEMAND FOR COMMERCIAL AND OFFICE SPACE

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- B) BECAUSE THE DEMAND ON COMMERCIAL AND OFFICE SPACE WILL BE REDUCE BECAUSE OF THE OVER DEVELOPMENT IN WATERLOO.
- C) WHICH will Cause a lost of income for the investor.
- C) You Should stay with the existing plan increase Social housing. IN DOING THIS YOU WILL BE MAKING SURE THAT ALL THE INVESTORS make a profit.

The Community Room on 9 level

- A) Not practical all Community Rooms should be on the Ground floor for easy access

Child Care:

- A) The Child Care Centre is a Business so it should come under the Commercial Development section.
- B) The Child Care Centre should not be listed as part of the Community space. This takes up Valuable space taking away from the needs of the Community

The Child Care Centre and the Community Centre Should be included with in the Commercial Shops SPACE.

The land around the buildings will be privately owned by the Developers:

- A) This is not clear does it mean that Students and Social Housing are not allowed to use the Land around the BUILDING (Common Areas).
- B) How will the Developers stop the Students and Social Housing Tenants, Entering these Private Grounds (area).
- C) Will they put up A NOTICE SAYING PRIVATE PROPERTY ONLY?
- D) THIS COULD CREATE A PROBLEM THIS COULD BE CLASS AS DISCRIMINATION AGINST PAYING TENANTS.

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E) WHAT GUARANTEE CAN YOU GIVE US THE COMMUNITY OF WATERLOO THAT YOU WON'T TURN THE VACANT STUDENTS UNITS INTO A BOARDING HOUSE.

I do not understand why you are not giving Parking to all Units

When you would be well aware at the present time street parking is over loaded.

With the increase of Bulding that is happening to Waterloo there is about two or three building that will be completed before you have completed your Project.

You as a developer have the responsible to keep the standard and the culture of Waterloo. Just in case you are not aware.

**WE WHO LIVE IN WATERLOO ARE VERY RESECTABLE
VERY FAMILY ORIENTED AND WATERLOO IS RICH IN
COMMUNITY CULTURE.**

Why are some developers giving parking to all units. Is it because the they cannot get approval. I like to think it is because they can see the need for giving each tenant a car space.

I ask you why are you not giving each unit their own parking space.

This is very important as we live in freedom. Well I thought this was true.

But I am learning that Developers think that they can tell people that you cannot and are not allow to drive a car because we are not going to allow car space. Are you under the impress that you will stop your tenants from having a car. You are so wrong all you have to do is look at the numbers of cars parked on the streets.

You will still make a profit most of all you will Gain respect from all who live in your Building.

I am not sure if you are interested in respect or more interest in money at the expense of bad building outcomes. By not giving car space to all the units you are bring down The standard of Waterloo. What will happen the new tenants will fine they will be paying high parking fines. Is that what you want for your new project.

Regards Lorraine Byrnes

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