



Northern Precinct — SSD-10440

The original vision for the Metro Quarter development was that a substantial number of new residential spaces would be created — with a particular focus on affordable housing and essential services. However, commercial businesses in the Northern Precinct will now account for 50 percent of the total floor space of the over-station development. This goes against the wishes voiced during the community consultant process for the building of a largely residential space. Residents have voiced concerns that such an increase in commercial space will initiate an economic transformation of the neighbourhood. Changes in the types of businesses currently available will likely impact the affordability of, and access to, key services — including medical care, mental healthcare, and pharmaceuticals.

Central Precinct — SSD-10439

The original promise of 700 new homes has been significantly decreased to 220 homes. This has reduced the number of properties earmarked for affordable housing from 140 to just 24 — when considering the need, this is a completely inadequate amount. Social housing residents will therefore be greatly outnumbered by private residents, which will lead to a sociocultural upheaval. Further, access to many open spaces — including a rooftop terrace — will only be available to private residents. There are fears that such an arrangement will lead to community fragmentation. As well, almost half of the floor space specifically designated for a community centre has now been allotted to a commercially run childcare centre instead, benefitting only working parents and children.

Southern Precinct — SSD-10437

Against the desire of community members, the Southern Precinct will now be allocated exclusively to student housing — with no provision for Aboriginal housing. As mentioned above, designating the precinct purely to students will reduce the original promise of 700 new homes across the development to just 220. ISV is of the view that the development should be meeting the needs of low-income residents rather than international students. There are concerns that a student population — living in the area only temporarily — will not form the same attachment to community life as the incumbent residents. There also exists concerns amongst the local Aboriginal community that a large influx of new residents will dilute the local Aboriginal community with fears that students will outnumber community members and create an “ethnic cleansing” of the area. If Waterloo becomes an even larger student hub than it already is, there is also a worry that Waterloo won't be seen as “high need” anymore and that funding for key services will be reduced or rescinded.

General concerns

Community members have voiced concerns of increased foot traffic — particularly across Botany Road to South Eveleigh. Concerns also exist in regard to an increase in traffic congestion on Botany Road and surrounding thoroughfares. In the interest of safety, ISV also supports calls for adequate pedestrian and cycling infrastructure to be built around the Metro development. Overall, ISV is disappointed that many of the wishes of long-standing community members — more social housing, more aged-care facilities, more community spaces, and more green spaces — are being inadequately delivered by the Metro development. It appears to ISV that the planning landscape has shifted and that community members' input has been ignored.

For Further Information please contact:

Claire McAteer

Acting Executive Officer

Inner Sydney Voice, 770 Elizabeth Street, Waterloo, NSW 2017

Email: eo@innersydneyvoice.org.au

Phone: 0402 281 943

