

**From:** [Cameron Smith](#) on behalf of [DPE CSE Information Planning Mailbox](#)  
**To:** [Russell Hand](#)  
**Subject:** FW: Letter of Objection to State Significant Project - Waterloo Metro Quarter - Southern precinct  
**Date:** Monday, 30 November 2020 12:39:10 PM

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**Cameron Smith**  
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*The Department of Planning, Industry and Environment acknowledges that it stands on Country which always was and always will be Aboriginal land. We acknowledge the Traditional Custodians of the land and waters, and we show our respect for elders past, present and emerging. We are committed to providing places in which Aboriginal people are included socially, culturally and economically through thoughtful and collaborative approaches to our work.*

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**From:** [REDACTED]  
**Sent:** Monday, 30 November 2020 12:05 PM  
**To:** DPE CSE Information Planning Mailbox <[information@planning.nsw.gov.au](mailto:information@planning.nsw.gov.au)>  
**Cc:** [REDACTED]  
**Subject:** Letter of Objection to State Significant Project - Waterloo Metro Quarter - Southern precinct

Hello,

I am a resident of [REDACTED] and wish to lodge a letter of objection to the proposed Southern Precinct development for:

1. the construction and operation of two residential buildings, particularly a student housing building of 25 storeys on the corner of Botany Road and Wellington Street for approximately 474 students; and
2. as well as the vehicle loading and service facilities access from Wellington Street.

### **Reasons for objections**

[REDACTED] is located between Wellington Street and John Street, Waterloo. Our neighbourhood is predominantly characterised by single storey and two storey dwellings and terraces and residential dwellings varying between 3 – 4 storeys in height. Any redevelopment in this area should provide a design that delivers a more suitable transition to the lower scale residential area which it borders and the urban landscape.

In preparing this submission the following key documentation was reviewed:

- [Environmental Impact Statement\\_Amending DA](#)
- [Appendix F - Architectural Design Report](#)
- [Appendix G - Endorsed Design Excellence Strategy](#)

- [Appendix I - Traffic and Parking](#)
- [Appendix Y - Design Integrity Report](#)

It is integral that John Holland and Mirvac and NSW Government give genuine and ongoing collaborative discussions on the future impacts on our property to ensure our amenity, privacy, views and access to sunlight are adequately protected. We feel at this point that this has not been considered although these issues have been raised at various forums throughout the stages of the planning process.

### **Possible solar access and shadowing impact.**

My apartment and another 2 apartments have a lightwell on the buildings northern boundary to allow additional sunlight to enter the units which front directly onto [REDACTED]. The proposal does not take into consideration this important design element of our building and if the development as submitted was approved it will decrease the effectiveness on the amount and source of natural sunlight that can be accessed in our apartments.

### **Wellington Street loading dock**

The proposed loading dock situated on Wellington Street is concerning for both pedestrian, cyclists and driver safety, and increase in overall traffic. The entrance and exit onto Wellington Street will be restricted to 'left in and left out' but this will increase traffic flow, and the potential for the creation of a traffic bank as a number of vehicles wait to access the loading dock area on a very small stretch of road on Wellington Street. Exiting vehicles will also increase the noise levels for apartments directly facing [REDACTED]. As the retail strategy for the Waterloo Metro Quarter it also still remains unclear of the potential size of vehicles that will be able to accessing this loading dock as well as the other located in the Northern precinct.

I recommend that this loading dock be relocated to Botany road (where a traffic hub is already planned (car park) as it would create a more effective and safer access and exit point. The business on Botany Road opposite the Metro are small business that will be less impacted by a loading dock entry as compared to a quiet residential street with private dwellings on Wellington Street.

Another concern is the lack of whole of government coordinated planning. The Waterloo Metro Quarter has limited green, open space and it has been flagged that the Land and Housing Corporation is planning in its social housing redevelopment to create a 2 hectare community garden/park from Cope/Wellington/Ragland/George Streets. This is a great initiative and would be an asset to our local community. However, and unfortunately, this is only in its planning stage. It is recommended that before any final decisions are made on the plaza, community centre and rooftops spaces within the Waterloo Metro Quarter, discussions and agreement between government agencies on the community garden/park is finalised.

We look forward to ongoing discussions.



Quote of the week ***“Success is not final, failure is not fatal, it is the courage to continue that counts.”*** Winston Churchill