

From: [Cameron Smith](#) on behalf of [DPE CSE Information Planning Mailbox](#)
To: [Russell Hand](#)
Subject: FW: Waterloo Metro Quarter SSP and or "SSD18_9393"
Date: Wednesday, 2 December 2020 1:50:18 PM

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.

From: [REDACTED]
Sent: Wednesday, 2 December 2020 1:49 PM
To: DPE CSE Information Planning Mailbox <information@planning.nsw.gov.au>
Subject: Waterloo Metro Quarter SSP and or "SSD18_9393"

Dear Sir/Madam, Dept of Infrastructure & Planning,

As a local resident I would like to make a submission regarding the Waterloo Metro Quarter SSP and or "SSD18_9393"

Name: [REDACTED]

Address: [REDACTED]

Name of application: Local resident feedback

I have not donated any monies to any political parties

I would not like my submission made public although my views can be used anonymously.

I object to various changes to this SSP & SSB compared to the 2018 Urbis Summary of Consultation Feedback & its preferred plan which was based on community input.

1. Of the total 68,425sqm of floor area, only a little over 10% will be affordable and social housing, or half of the promised 20%. As a government elected by NSW residents your plans must return to the 20% promised (or more, perhaps 30%) as part of your obligation to provide safe social housing & shelter for a greater proportion of the population. Considering, the generous Budget allowances of the Victorian government, it would be timely & appealing to the electorate to house those less fortunate.

2. Of the 600sqm of community facilities promised, only 332sqm, or 55% is

proposed. There is no valid reason to lock the community out of this development. However, practical uses with appropriate funding must be made for available. For example, art galleries, music or art classes, affordable sport clubs, such as children & adults martial arts or female/male defence training.

3. The 2000sqm dedicated to a new Childcare centre is referred to as a 'community facility' which it is not. It is a profit-making business & should be included in a more realistic category, eg Commercial usage.

4. I think it is unnecessary to use 17% of the total floor area for more student housing as the adjacent Redfern area is currently developing similar properties in Regent Street & the Aboriginal Housing development opposite Redfern Station. These cramped housing units will become the slums of the future if overseas student numbers are reduced by pandemics & adverse trading conditions.

I do not object to the re-location of 49% of the total floor plan to commercial offices rather than housing, but with the increased number of workers now able to work from home during Covid & as the demand for office space could fall, the economic logic could need reconsideration. Better now during the planning stage.

Most importantly, the provision of social & affordable housing should be based on 20-30% of the total floor plan without use of 'creative' techniques to reduce it. Additionally, in an area of increasing population density, efforts must be made to provide useable large open public spaces.

As the owner of a private unit in the Waterloo South section of the government's next development in this area, I am concerned that the community feedback we've already offered will or could be ignored as the example of the Metro Quarter above indicates. Please consider residents' living conditions rather than only the economic prospects. This way the area will become sought after rather than a potential slum no one wants to buy into or live in.

Yours faithfully,

A black rectangular redaction box covering the signature of the sender.