

- Sell off of public Assets - I don't believe the government should sell NSW assets such as the Waterloo Estate to private development, an asset the people of NSW will never be able to get back once sold.
- Metro Quarter Location – I dispute the location of the metro, given Waterloo has two existing train stations within a 10-minute walk the location of a third station seems ludicrous especial considering Zetland is high density and the only public transport is buses wouldn't this be a more appropriate, site for a metro? I only surmise Waterloo was chosen to make more money for developers aided by the current government.
- Privacy- with the development of the Metro highrise Tower on Wellington St the apartments will look into the north facing apartments of our block our resident's privacy will be significantly encroached on. It appears there is no consideration for privacy measures for our residents in the development of the Towers in the Metro site. This may be within planning laws but is it fair? I suggest not.
- Traffic – Having attended a community outreach session I have spoken to the representative of the company who conducted a traffic assessment of, the Metro Quarter. He didn't expect there would be a great impact of adding another 400 + car parks, and hence cars onto our suburban streets. This seems counter-intuitive to me as currently there are traffic jams of cars trying to get onto Botany Rd from Raglan St and Wellington St in the morning and afternoon peak hour. With no additional traffic control measures, this traffic jam at peak hours will be only exacerbated by another 400 plus cars moving into the area. Urban Growth has proposed 400 plus car parking spaces. **The Parking spaces are unnecessary and inappropriate in a development located directly above a metro station** because it encourages people to own and drive cars in an already congested area.
- The **Metro Quarter and Waterloo Estate will introduce 4,300 additional vehicles in an already dense and congested urban setting.** This congestion will be further impacted by WestConnex to an already congested part of our city. This is particularly undesirable when the dwelling is in such close proximity to public transport.
- By separating assessment of the Metro Quarter over station development and the Waterloo Estate development, **the Department is failing to consider the obvious cumulative impacts of the projects**, including density, congestion and amenity impacts like overshadowing. These applications must be assessed together.
- **Density - The Metro Quarter and the Waterloo Estate will triple, the density of the area**, making it one of the highest density precincts in Australia with 700 dwellings in the Metro Quarter and up to 7,200 new homes in the Waterloo Estate. The metro quarter also doesn't know the full capacity of the shopping and office spaces this could add 1000's of extra people coming to, Waterloo each day to work. The full impact of the increased density should also consider the additional people moving to Technology Park with the CBA opening its head offices. As an Australian, I believe one of our great assets is our open space and low and medium density living. Citizens expectations are not to live in such high density such as you're proposing.

- Of the 700 apartments proposed **in the Metro Quarter, only 70 homes will be set aside for social housing, and 35 for affordable rental units.** And the State Government's development corporation, UrbanGrowth, is only committing to providing affordable housing for ten years.
- The Metro Quarter and Waterloo Estate sites are on public land and should exist for the public good. Given the housing crisis in New South Wales, **any development should deliver more social and affordable housing on the site, permanently.**
- It is currently the developer's responsibility to partner with a community housing provider to deliver social and affordable homes. This should be the responsibility of Urban Growth.
- The current proposal includes only 15 per cent low amenity open space that is accessible to the public. Urban Growth's claim that there is 53 per cent open space is misleading because the majority of this is made up of private rooftop gardens.
- The overshadowing impacts of the Metro Quarter and Waterloo Estate should be assessed as a whole, not in isolation of each other.

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