

TANYA PLIBERSEK MP

MEMBER FOR SYDNEY

Waterloo Metro Development Submission

I write to make a formal submission to the Waterloo Metro development as the federal Member for Sydney.

I wish to raise a number of concerns about the development's impacts on the residents of Waterloo and surrounding areas.

My main concerns relate to the density of new dwellings, the assessment process, the impacts on local traffic and congestion and importantly, the lack of social and low-SES housing.

Density and Assessment

The Metro Quarter and new Waterloo Estate will triple the density of our local community. South Sydney is already subject to overdevelopment and we have seen that community services are struggling to keep up. There will be 700 new dwellings in the Metro Quarter and up to 7,200 new homes in the Waterloo Estate, making this one of highest density projects in the nation. Local schools are already under immense pressure and this will only worsen with rapid population growth without adequate infrastructure.

It would have been helpful to have assessed the over station development in conjunction with the adjacent Waterloo Estate project, making a simpler community consultation process. Both developments are next to each other, service the same community, and will have the same impact on the local area and people. Failure to assess these projects together means that the department will not note or consider the serious impacts of the projects. This includes, but is not limited to, shadows created by both projects towers on public and private space.

Local Traffic and Parking

The Waterloo Metro site is at the end of the WestConnex connector roads which will force 35,000 extra cars onto our local streets, that already experience gridlock traffic. This project will add another 4,300 vehicles to what is an already dense and congested area prior to the completion of the WestConnex project.

In addition to this, UrbanGrowth NSW has proposed 427 car parking spaces. This vast number seems undesirable particularly when the development is so close to much public transport, ride share and car share options. Public space is at a premium, the development has little green space and only allows walk-through areas between retails space.

Social and Low SES Housing

Local community groups have raised serious concerns about lack of social and affordable housing. Currently the development proposal of 700 apartments will only have 70 units earmarked as social housing and 35 as affordable rental units. This does not meet the needs or expectations of our community.

On top of this, it is my understanding that there is only a 10 year commitment to providing affordable housing. This is not in the best interests of the people of Waterloo, some of whom have resided in the area for generations. Any development should deliver more permanent social and affordable housing on the site.

Yours sincerely

A handwritten signature in black ink, reading 'Tanya Plibersek', with a long, sweeping flourish extending to the right.

Tanya Plibersek MP

Deputy Leader of the Opposition
Shadow Minister for Education and Training
Shadow Minister for Women
Federal Member for Sydney

30 January 2019