

Dear Department of Planning Assessment Officer

I wish to object to the Waterloo Metro Quarter SSP and SSD 18 9393.

I wish to object for the following reasons:

- 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.
- 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
- 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.
- 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.
- Urban Growth has proposed 427 car parking spaces. 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 part of our city. This is particularly undesirable when the dwelling are in such close proximity to public transport.
- 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 percent 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.

Sincerely

Name:

MARK ROSS

Include Name Organisation and Position if submission made on behalf of an organisation:

Address:



Email Address:

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