

INDIVIDUAL PLANNING OBJECTION

Waterloo South SSDA — SSD-93222706

8/237 Cope Street, Waterloo NSW 2017 — PT 23 — SP79210

Sawtooth Warehouse Conversion — 237 Cope Street | Individual Objection Template |

Deadline: 5:00pm Tuesday 2 June 2026

Submission Details

To	NSW Department of Planning, Housing and Infrastructure
Application	SSD-93222706 — Waterloo South Concept SSDA
Proponent	NSW Land and Housing Corporation (LAHC) / Stockland
My address	8/237 Cope Street, Waterloo NSW 2017
My strata lot	PT 23 — SP79210
My name	Spencer Davies
My email	spencerdavies8237@gmail.com
My phone	0426 450 504
Date	31 May 2026

1. My Standing to Object

I am a resident of 8/237 Cope Street, Waterloo NSW 2017 (PT 23 — SP79210). My property is directly opposite the proposed Waterloo South development site on the western side of Cope Street. I am a directly affected party under the EP&A Act. This is my individual objection, lodged in addition to the combined Owners Corporation submission.

2. My Property and Its Relationship to the Proposed Development

My property — 8/237 COPE STREET (SAWTOOTH CLERESTORY UNITS 3–10)

237 Cope Street is a 1930s industrial warehouse conversion. My unit shares the building's distinctive internal typology: sawtooth clerestory glazing and apex skylights that face east and south toward the proposed development site. The proposed Lot 2D (Cope Street face, 9 storeys, RL +51.86m) will block morning eastern solar access to these skylights. The proposed Lot 3B (John Street face, RL +69.76m, 15 storeys) will block the southern sky dome from the double-height glazed void walls shared by Units 3–10. This solar and architectural impact is unique to our building — no other properties in SP79210 share this typology. No solar access analysis has been conducted for 237 Cope Street.

3. Grounds of Objection

I object to SSD-93222706 on the following grounds:

- **Loss of solar access:** The proposed Lot 2D (9 storeys, RL +51.86m, 3m setback from Cope Street) is positioned directly opposite my building. The EIS Urban Design Report confirms Cope Street receives between 0 and 1.75 hours of winter solstice sunlight under the proposed envelopes. No solar access analysis has been conducted for privately owned properties on the western side of Cope Street in breach of SEAR 7.
- **237 Cope Street — architectural solar dependency:** The sawtooth clerestory glazing and apex skylights of my unit are entirely dependent on unobstructed eastern morning solar access (threatened by Lot 2D) and southern sky access (threatened by Lot 3B on John Street, RL +69.76m). Blocking these specific light sources

eliminates the architectural character and habitability of my dwelling. This is not a generic overshadowing impact — it is an architectural nullification.

- **Heritage impact:** My building contributes to the Waterloo Heritage Conservation Area. The applicant's own heritage consultant has assessed Design Guide Principle 4 as not being met. The proposed envelopes — 9 to 33 storeys on a 4 to 6-storey heritage streetscape — will overwhelm every element of the western Cope Street heritage fabric.
- **Visual privacy and overlooking:** The proposed towers will look directly into the private balconies, terraces and habitable rooms of my unit from multiple upper floors. No privacy or overlooking assessment has been conducted for privately owned properties on Cope Street.
- **Removal of two-storey height protection:** The applicant is seeking to amend the Design Guide to remove a specific two-storey height protection for properties on the western side of Cope Street (Principle 2(4)) — without providing any comparative assessment of the impact on affected owners. This is a direct breach of SARP Study Requirement Item 3.
- **Construction impacts:** The 10–15 year programme will expose my property to sustained demolition, excavation, noise, dust and structural risk immediately adjacent. No Construction Environmental Management Plan for Cope Street properties has been provided.

4. How This Development Affects My Home

I am a resident of the apartment 8/237 Cope St, and the proposed development will drastically affect my quality of life. Firstly, it will greatly impact the sunlight that comes into our courtyard and into my room. Currently, I can have my blinds open during the day and for the sun to warm and brighten up my room. This is especially important in the colder months of the year. Another effect that this construction will have on our apartment is an influx of dust in our courtyard, our balconies, our rooms, and our seating areas. This will negatively impact on our quality of life in an extreme manner as it will affect our ability to host parties and occasions such as Christmas. It will especially influence myself as I am a neat freak and all of the dust from the construction site will mean I need to have my screen door shut during the day, or I will have my room filled with dust.

5. What I Am Asking For

- Require supplementary solar access analysis modelling overshadowing of my property at hourly intervals between 9am and 3pm as required by SEAR 7
- Require a supplementary Visual Impact Assessment with viewpoints from within my property and other privately owned properties on Cope Street
- Require the proponent to provide the comparative analysis of the two-storey height protection removal required by SARP Study Requirement Item 3
- Require a Construction Environmental Management Plan addressing impacts on privately owned properties on Cope Street prior to demolition or excavation
- Appoint the Independent Planning Commission as consent authority

Declaration

I lodge this as an individual objection from a lot owner directly affected by this application. The Owners Corporation combined submission covers broader grounds — this individual submission records my personal amenity impacts.

Name	Spencer Davies
Address	8/237 Cope Street, Waterloo NSW 2017
Lot	PT 23 — SP79210
Signature	<i>Spencer Davies</i>
Date	31 May 2026

