

INDIVIDUAL PLANNING OBJECTION

Waterloo South SSDA — SSD-93222706

115 Cooper Street, Waterloo NSW 2017 — PT 2 — SP79210

Street-Fronting Residence | 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	115 Cooper Street, Waterloo NSW 2017
My strata lot	PT 2 — SP79210
My name	Peta Lesnie
My email	Peta.lesnie@gmail.com
My phone	0412 280071
Date	31 May 2026

1. My Standing to Object

I am the owner of 115 Cooper Street, Waterloo NSW 2017 (PT 2, SP79210). My property is a ground-floor street-fronting residence. My individual gated entry door, intercom and letterbox open directly onto the Cooper Street footpath. I am a directly affected party under the Environmental Planning and Assessment Act 1979 (EP&A Act). My property sits within the Owners Corporation of SP79210, which has lodged a separate combined objection. This is my individual objection, lodged in addition to that submission.

2. Grounds of Objection

I object to the Waterloo South Concept SSDA SSD-93222706 on the following grounds:

- **Loss of solar access and sky amenity:** My front windows and entry face Cooper Street, where the proposed Lot 2D (9 storeys, RL +51.86m, 4.5m setback from Cooper Street — Drawing BL02&3-AR-2300/A) and Lot 3A (22 storeys, RL +91.50m) and Lot 3B (15 storeys, RL +69.76m) on the eastern side will enclose both sides of Cooper Street with walls of 9 to 22 storeys, replacing the current open sky with high-rise built form. No solar access or shadow analysis has been conducted for any of the street-fronting residences at 113–131 Cooper Street.
- **Visual bulk and loss of amenity:** My front windows currently look out over a low-scale street with established tree canopy. The proposed envelopes will permanently replace this with a development canyon. The EIS Visual Impact Assessment assessed no viewpoints from within privately owned properties on the western side of Cooper Street.
- **Carpark traffic and pedestrian safety:** The Block 2 consolidated carpark entry is confirmed on Cooper Street (Figure 49, Updated Waterloo South Design Guide, SJB Architects, 2026). My gated front entry opens directly onto the Cooper Street footpath — there is no buffer between my front door and the street. Introducing carpark traffic for a 9-storey residential building immediately beside residential front doors on a narrow footpath creates a foreseeable pedestrian safety conflict that has not been assessed in the EIS Transport and Access chapter.
- **Construction impacts:** The development programme for Blocks 2 and 3 is projected at 10–15 years. As a ground-floor residence with my front door directly on Cooper Street, I will be exposed to construction noise,

dust, vibration and access disruption throughout that period. No Construction Environmental Management Plan addressing privately owned properties outside the SSDA boundary has been provided.

- **ADG separation standards:** The proposed Lot 3B (15 storeys, RL +69.76m) presents a 1.5m setback on its Cooper Street face directly opposite 123 Cooper Street. The total separation between Lot 3B and the habitable rooms of the Cooper Street residences may fall below the 12-metre ADG minimum. No compliant separation assessment has been provided.

3. How This Development Affects My Home

I bought my townhouse off plan 18.5 years ago, I am probably the longest owner occupier in the building. I've seen this area change over the years. I have loved the diversity of the area, but mostly the quiet community feel. My bedroom looks out onto Cooper St, east facing, getting the morning sun, also the very narrow laneway, we don't have a full sidewalk from my front gate. I fear any works being done so close to my townhouse and my bedroom and that of my neighbour's bedrooms, will have a detrimental impact to our quality of life.

I am really worried that my townhouse will not hold market value – even with the lifechanging Metro line now open – because of the disruption, noise and uncertainty that this development will bring.

4. What I Am Asking For

- Require the proponent to commission supplementary solar access analysis specifically modelling overshadowing of the street-fronting residences at 113–131 Cooper Street, in accordance with SEAR 7
- Require a specific pedestrian safety and traffic impact assessment for the Block 2 carpark entry on Cooper Street, addressing the conflict with ground-floor residential front doors on the narrow footpath
- Require ADG separation compliance to be demonstrated for Lot 3B opposite the Cooper Street residences
- Require a Construction Environmental Management Plan addressing impacts on all privately owned properties on Cooper Street prior to any demolition or excavation
- Appoint the Independent Planning Commission as consent authority, given the number of objections and the contentious nature of this application

Declaration

I lodge this as an individual objection from the owner of a ground-floor street-fronting residence directly affected by this application. The Owners Corporation of SP79210 has lodged a separate combined submission which I also support.

Name	Peta Lesnie
Address	115 Cooper Street, Waterloo NSW 2017
Lot	PT 2 — SP79210
Signature	<i>Peta Lesnie</i>
Date	31 May 2026