

INDIVIDUAL PLANNING OBJECTION

Waterloo South SSDA — SSD-93222706

225-227 Cope Street, Waterloo NSW 2017

*One of the seven dwellings in the converted chapel — 225-227 Cope Street | Individual Objection
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	225-227 Cope Street, Waterloo NSW 2017
My name	Steven Sigley
My email	steve@sigley.net
My phone	0437-773-3326
Date	1st-June-2026

1. My Standing to Object

I am the occupier of 225-227 Cope Street, Waterloo NSW 2017. My property is directly in front of the proposed Waterloo South development site on the eastern 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 of Strata Plan SP79210 submission.

2. My Property and Its Relationship to the Proposed Development

YOUR PROPERTY — 225-227 COPE STREET

225-227 Cope Street is a converted chapel. The proposed development site will surround us, except for our street frontage (the proposed Lot 2D: Cope Street face, 9 storeys, RL +51.86m, and Lot 3B: John Street face, RL +69.76m, 15 storeys). This will block southern sky access and northern and eastern sky and light. No solar access or shadow analysis has been conducted for 225-227 Cope Street or any of the street-fronting residences.

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 residence. 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.
- **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 into occupied rooms of my property. 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 work from home in a concentration intensive role that will be impacted by the noise of constant construction and the additional heavy traffic as it was during the build of Waterloo Metro, The daily construction traffic started anywhere from 4:30am and would continue until the early evening. The construction work also brings more dust and grainy particles which is bad for asthmatics, outdoor activity, drying laundry, etc.

The number of sunlight hours I receive would be significantly reduced upon completion of the new buildings.

A development like this increases safety concerns for a primarily pedestrian community. I fear for the negative impacts on the many socially and mentally challenged residents of the area, impacted by the general instability, and commotion.

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 resident directly affected by this application. The combined Owners Corporation of Strata Plan SP79210 submission covers broader grounds — this individual submission records my personal amenity impacts.

Name	Steven Sigley
Address	225-227 Cope Street, Waterloo NSW 2017
Signature	Steve Sigley
Date	1 st June 2026