

HOW TO LODGE: (1) Fill in your name, email and phone below. (2) Write 3–5 sentences in your own words in the Personal Statement section — describe what you see from your front windows and entry, and how the development will affect your daily life. (3) Go to planningportal.nsw.gov.au → search SSD-93222706 → Make a Submission. Lodge before 5:00pm Tuesday 2 June 2026. Your individual submission counts separately toward the 50-objection IPC threshold.

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 121 Cooper Street, Waterloo NSW 2017 My strata lot PT 5 — SP79210

My name **Valentina Maack**

My email **Valentina_Maack@hotmail.com**

My phone **0423778951**

Date **1/06/2026**

1. My Standing to Object

I am the owner/occupier of 121 Cooper Street, Waterloo NSW 2017 (PT 5, 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 [PERSONALISE THIS SECTION]

Please write 3–5 sentences in your own words here. Describe: What do you currently see from your front windows or entry? How long have you lived at this address? How will the carpark traffic, construction and loss of sky affect your daily life? Personal testimony is given real weight by the Department — a few honest sentences about your home matters.

I have lived at 121 Cooper Street for several years, and I deeply value the morning light and the beautiful view of the mature tree canopy from my front windows. Because my front door opens directly onto the narrow Cooper Street footpath, the proposed carpark entrance right next to my entryway poses a very real, daily safety hazard for me when leaving my home. Losing the open sky to massive 9-to-22-storey towers, combined with a decade of relentless construction dust and noise, will completely destroy the peace, safety, and livability of my ground-floor home.

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/occupier 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 [YOUR FULL NAME]

Address 121 Cooper Street, Waterloo NSW 2017 Lot PT 5 — SP79210

Valentina Maack

Signature _____
1/06/2026

_____ Date

Audit trail

Details

FILE NAME N79210_SP 79210 Unit 121, Lot 5 Individual Planning Objection Notice_29052026_1 - 6/1/26, 2:42 PM

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04:43:57 UTC

Activity



SENT

valentina.maack@procore.com **sent** a signature request to:
• Valentina Maack (valentina_maack@hotmail.com)

2026/06/01
04:42:20 UTC



SIGNED

Signed by Valentina Maack (valentina_maack@hotmail.com)

2026/06/01
04:43:57 UTC



COMPLETED

This document has been signed by all signers and is **complete**

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The email address indicated above for each signer may be associated with a Google account, and may either be the primary email address or secondary email address associated with that account.