

INDIVIDUAL PLANNING OBJECTION

Waterloo South SSDA — SSD-93222706

6/123 Cooper Street, Waterloo NSW 2017 — PT 34 — SP79210

Internal Apartment | Individual Objection Template | Deadline: 5:00pm Tuesday 2 June 2026

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 your courtyard, your daylight, and how the development will affect your home. (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	6/123 Cooper Street, 123 Cooper Street, Waterloo NSW 2017
My strata lot	PT 34 — SP79210
My name	Hasan Karabork
My email	hasankarabork@hotmail.com
My phone	0424436239
Date	01/06/2026

1. My Standing to Object

I am the owner/occupier of 6/123 Cooper Street, Waterloo NSW 2017 (PT 34, SP79210). My apartment is accessed via the common entry at 123 Cooper Street. I have a private open-air courtyard space confirmed under the registered strata plan with a stratum limited to 2.5 metres above the paved terrace surface. I am a directly affected party under the EP&A Act. This is my individual objection, lodged in addition to the Owners Corporation combined submission.

2. Grounds of Objection

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

- **Loss of solar access and daylight to my private courtyard:** My apartment receives its primary natural daylight through my private open-air courtyard. The proposed development will enclose 123 Cooper Street on both sides of Cooper Street: Lot 2D (9 storeys, RL +51.86m) to the south-west and Lots 3A (22 storeys, RL +91.50m) and 3B (15 storeys, RL +69.76m) directly opposite on the eastern side. Together these envelopes will substantially reduce the angle of sky visible from my courtyard and eliminate direct solar penetration. No solar access analysis has been conducted for any privately owned property at 123 Cooper Street under SEAR 7.
- **Mould and building health risk:** My open-air courtyard has no overhead cover. Reduced direct sunlight in enclosed masonry courtyard spaces is a documented precondition for elevated moisture retention, condensation and mould growth in adjacent interior rooms. I am concerned that the combination of reduced daylight and rainfall retention in my courtyard will create conditions conducive to mould growth in my home following heavy rain. This foreseeable building health impact has not been assessed in the EIS.

- **Privacy and overlooking:** The proposed tower envelopes will provide direct overlooking from elevated floors into my private courtyard space — an open-air habitable area I currently use without any awareness of being observed from above. No privacy or overlooking assessment has been conducted for the private courtyards of 123 Cooper Street.
- **Carpark traffic on narrow footpath:** The Block 2 carpark entry on Cooper Street will introduce vehicle movements directly onto the narrow footpath through which I access my home at 123 Cooper Street. The footpath depth between the building boundary and the roadway is limited. This pedestrian safety impact has not been assessed.
- **Construction impacts:** The projected 10–15 year construction programme will expose my open-air courtyard to sustained dust, noise and vibration from demolition and construction of Blocks 2 and 3 immediately adjacent. The open skylight nature of my courtyard makes my home particularly vulnerable to dust penetration. No Construction Environmental Management Plan for privately owned properties 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 does your courtyard look like? What do you currently see when you look up from your courtyard or living space? How long have you lived here? Have you noticed damp or mould issues already? How will construction immediately adjacent affect your daily life? Personal testimony carries real weight with the Department.

Currently our courtyard is a lovely space to enjoy the sun and relax. When looking up, we can see the sky clearly and unobstructed. From within our apartment, the skylight above provides us with plenty of natural light, which will disappear when construction is completed.

4. What I Am Asking For

- Require supplementary solar access and daylight analysis specifically modelling overshadowing impacts on the internal apartment courtyards of 123 Cooper Street, with explicit consideration of mould and building health risks, as a condition of approval
- Require a specific privacy and overlooking assessment for the open-air private courtyard spaces of 123 Cooper Street
- Require ADG separation compliance to be demonstrated for Lot 3B (1.5m setback, 15 storeys) opposite the habitable rooms of 123 Cooper Street
- Require a Construction Environmental Management Plan addressing dust, noise and vibration impacts on 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 an internally accessed apartment directly affected by this application. The Owners Corporation of SP79210 has lodged a separate combined submission which I also support.

Name	Hasan Karabork
Address	6/123 Cooper Street, 123 Cooper Street, Waterloo NSW 2017
Lot	PT 34 — SP79210
Signature	<i>Hasan Karabork</i>
Date	01/06/2026