

# INDIVIDUAL LOT OWNER — PLANNING OBJECTION

Waterloo South SSDA — SSD-93222706 | SP79210 | 233–237 Cope Street & 123 Cooper Street, Waterloo NSW 2017

Template for personalisation and individual lodgement via NSW Planning Portal by 5:00pm Tuesday 2 June 2026

**HOW TO USE THIS TEMPLATE:** This document is a starting point. Before lodging, please (1) fill in your name, lot number, email and phone in the fields below; (2) personalise Section 3 with your own experience — a few sentences in your own words about how the development affects YOUR home carries significant weight; (3) lodge individually via the NSW Planning Portal at [planningportal.nsw.gov.au](http://planningportal.nsw.gov.au) — do not simply forward this document to the Owners Corporation to submit on your behalf, as that counts as only 1 objection. Every individual lodgement is a separate objection toward the 50-objection IPC threshold.

## Submission Details

<b>To</b>	NSW Department of Planning, Housing and Infrastructure
<b>Re</b>	Waterloo South Concept SSDA — Application No. SSD-93222706
<b>Development</b>	Waterloo South Precinct — Blocks 2 and 3, Waterloo NSW 2017
<b>Proponent</b>	Land and Housing Corporation (LAHC)
<b>Submitted by</b>	Caliopi Armamentos
<b>My address</b>	Lot No.14, 233 – 243 Cope Street Waterloo 2017
<b>My email</b>	<a href="mailto:auspoppy@hotmail.com">auspoppy@hotmail.com</a>
<b>My phone</b>	0404292248
<b>Strata Scheme</b>	SP79210 — 233–237 Cope Street & 123 Cooper Street, Waterloo NSW 2017
<b>Date</b>	28 May 2026

## 1. My Standing to Object

I am the owner of Lot 14 within SP79210 at 233–237 Cope Street & 123 Cooper Street, Waterloo NSW 2017. I am a directly affected party under the Environmental Planning and Assessment Act 1979 (EP&A Act). My property is immediately adjacent to and sharing boundary fences with Blocks 2 and 3 of the proposed development.

I have a direct and ongoing interest in the outcome of this application. The development, if approved in its current form, will permanently alter the built form environment immediately adjoining or directly facing my home.

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## 2. I Object to This Application

I formally object to the Waterloo South Concept State Significant Development Application SSD93222706, and in particular to the approved building envelope for Blocks 2 and 3 (SJB Architects drawings BL02&3-AR-2300 to BL02&3-AR-2303, Rev A, 30 March 2026).

My objection is made on the following grounds:

- Direct overshadowing of private open spaces and living areas from a 22-storey tower on Lot 2D (RL +73.06m) positioned metres from the northern boundary of 233 Cope Street

- Loss of privacy: elevated towers at RL +73.06m (Lot 2D), RL +51.86m (Lot 3B) and RL +69.76m (Lot 3B) will provide direct overlooking into private bedrooms, living rooms and courtyards

- Void walls up to 8 storeys high proposed immediately adjacent to Units 3–10 of 237 Cope Street, with no windows, greenery or design articulation

- Construction impacts over a projected multi-year programme including noise, vibration, dust, loss of access and disruption to residential amenity during LAHC construction works

- A 22-storey tower positioned within metres of the northern boundary wall of 233 Cope Street will create a permanent sense of enclosure inconsistent with any reasonable residential amenity standard

- No notification was received by the Owners Corporation as a legal entity, nor by non-resident lot owners whose postal address differs from the Cope Street property

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## 3. How This Development Affects My Home

*IMPORTANT — Please write a few sentences here in your own words. Describe: Which rooms face the development? What do you currently see from your windows or balcony? How will construction affect your daily life? How long have you lived here? Personal testimony is given genuine weight by the Department and the IPC. You do not need to be technical — just honest and specific about your home and your life.*

Although I do not live at this address, I have a genuine interest as it is my investment property I have owned since built (2007). My concern is for ongoing tenancy, the impact this will have on my tenants' daily lives in terms of noise disruption, air quality, and how this may impact potential tenants (or lack of due to diminished conditions) moving forward.

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#### 4. What I Am Asking For

I ask the Department of Planning, Housing and Infrastructure and, if appointed, the Independent Planning Commission to:

- Refuse the application in its current form, or require fundamental redesign of the building envelope to address the amenity impacts on privately owned residential properties in the immediately surrounding streets
  - Require the proponent to commission an independent peer review of the Visual Impact Assessment, Solar Access Analysis, and Construction Impact Management Plan with specific regard to the impacts on my property and others in the scheme
  - Ensure that any approval imposes mandatory minimum setbacks, height reductions, and design requirements sufficient to protect the solar access, privacy, and visual amenity of existing residents
  - Appoint the Independent Planning Commission as consent authority, given the number of objections received and the contentious nature of this proposal
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#### 5. Relationship to Owners Corporation Submission


The Owners Corporation of SP79210 has lodged (or is lodging) a separate, detailed planning objection as the legal entity representing all lot owners within the scheme. I adopt the grounds set out in that submission to the extent they are relevant to my individual lot, and I lodge this submission independently to ensure my individual standing and my personal experience of the proposed impacts are separately recorded.

This is a standalone individual objection. It is not a substitute for the Owners Corporation submission and does not reduce the number of independent objections on the record.

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#### Declaration

I lodge this submission as an individual lot owner with a direct interest in the outcome of this application. The concerns expressed are genuine and relate to the amenity, privacy and character of my own home.

<b>Name</b>	CALIOPI ARMAMENTOS
<b>Lot</b>	LOT NO. 14, SP79210
<b>Signature</b>	
<b>Date</b>	28 May 2026

*NOTE ON THIS SCHEME: The Affected Properties form a contiguous privately owned residential precinct on the western and southern boundaries of the development footprint. They are not part of the LAHC landholding and will remain occupied throughout construction and beyond.*