

Queens Park Precinct Executive Committee

c/- 109 Newland St, Queens Park 2022

Ms Karen Harragon
Director, Social Infrastructure Assessments
Department of Planning and Environment
Locked Bag 5022, Parramatta NSW 2124
Dear Ms Harragon

28 January 2025

Moriah College Redevelopment - Modification 1 (SSD-10352-MOD-1)

The Queens Park Precinct Committee has been advised of the application by Moriah College for some modifications to its approved development.

Queens Park residents are represented by this Precinct Committee, one of many such committees set up under the auspices of Waverley Council. The Committee convenes regular public meetings to discuss issues of interest in the Precinct and has been involved with the development of the College since it first moved to the Queens Park site. The Precinct Committee is apolitical and declares that it does not make any political donations and accepts the Department's disclaimer.

In our previous submission relating to this project, as well as the increase in student numbers and traffic impacts, one of the major issues for residents was the scale of the proposed buildings, especially along Baronga Ave.

Residents considered the buildings far too large and intrusive for such a sensitive environment, located between Centennial Park and Queens Park. The site was originally part of historic Centennial Park and therefore public parkland.

In particular, the proposed structure was seen as not the least bit compatible with its location and would be visually jarring when viewed from Queens Park and Baronga Ave.

Negative impact of proposed additional height

Now the approved structure is to have an additional 1.2m added to the height. While it will be recessed slightly from Baronga Ave, the proposed modification would have an even more intrusive impact when viewed from Queens Park, especially with the removal of trees along Baronga Ave. See *illustration attached*

Extended footprint at corner of York Rd and Baronga Ave

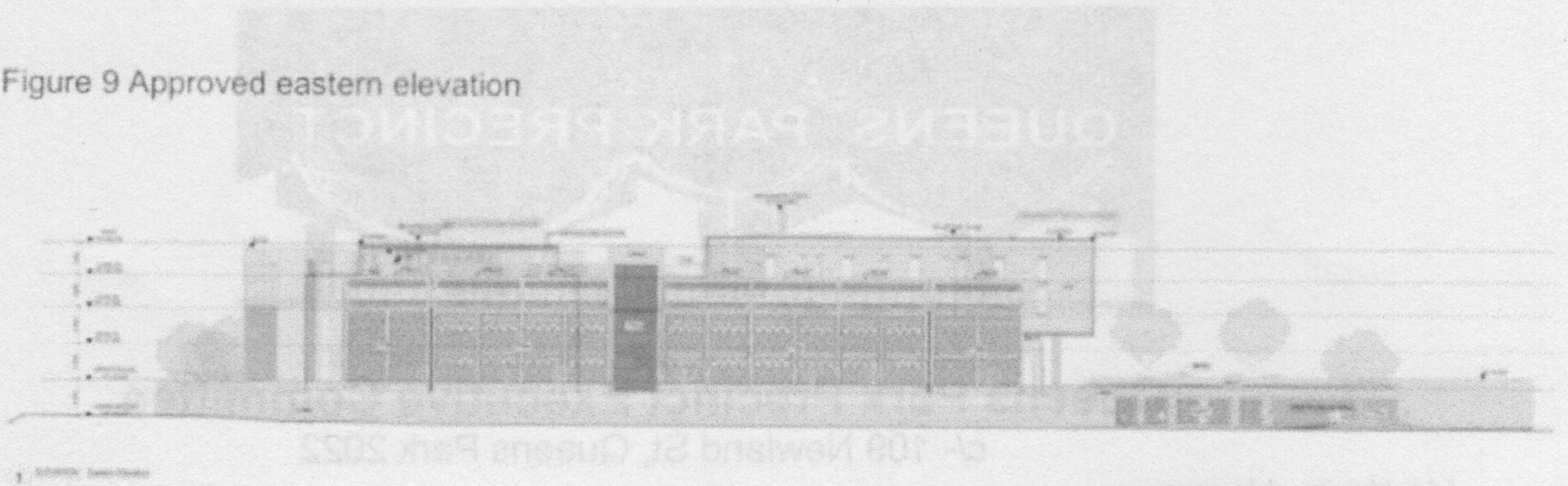
The College is also proposing to extend the footprint at the corner of York Rd and Baronga Ave with the illustration showing the removal of trees and landscaping. See *attachment*.

Conclusion

We do not approve of these proposed extensions to height and footprint along Baronga Ave as although they may be considered modest modifications, they will exacerbate the impact that the approved buildings will have on the parkland location.

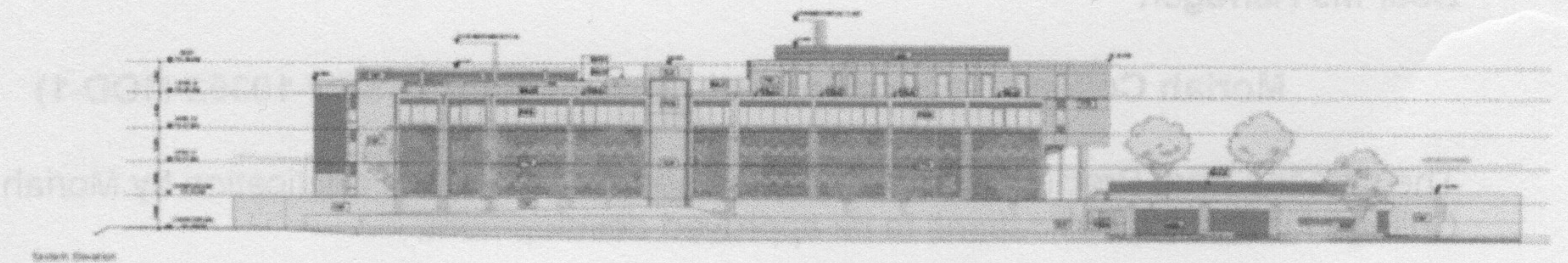
Yours sincerely
Peter Cohen and Simon Swifte. Co-Convenors

Figure 9 Approved eastern elevation



Source: FJCS (2024)

Figure 10 Proposed eastern elevation



Source: FJCS (2024)

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