

## INTRODUCTION

We Milton & Pam Arms live in “THE LANGLEE” an over 55’s development facing the “east precinct” of the proposed Waverley College Alterations & Additions in a 3 bedroom apartment 1207 2A Henrietta Street Waverley 2024 known as the “Palmerson Building”. The development has 55 apartments and most of the occupants are retired. The development was completed in October 2023.



OUR APARTMENT #1207 ( 3 floor, white section right hand end middle floor facing proposed development)

My main concerns with the proposed DA are as follows.

- \* Construction Impacts
- \* Impact and likely loss of a significant Fig tree(T76)
- \* Building 1 fronting Henrietta Street
- \* Henrietta Street - Eastern Precinct Changes to Staff Parking Entry & Exit
- \* Landscaping
- \* Traffic Safety
- \* On Street Parking impacts
- \* Noise Impacts
- \* Community Engagement

## CONSTRUCTION IMPACTS

Henrietta Street is a narrow one way street with a bicycle lane which already gets quite congested morning and afternoon drop off times for the College and Junior School to the south.

*I am concerned about :*

*Construction traffic, especially large trucks causing congestion, safety and noise, vibration and dust,*

*The School’s EIS states “A Construction Management Plan will be prepared “ by the appointed Construction Manager. This is too late we need to know what is proposed especially truck and other construction vehicle movements.*

## IMPACT AND LIKELY LOSS OF A SIGNIFICANT FIG TREE #T76

This tree is directly across from the Henrietta Street entrance to “The Langlee” and our apartment. Tree #T76 (in the applicants Arborist Report) is a very significant element in the locality and listed on Waverley Council’s Significant Tree Register.



VIEW FROM OUR BALCONY (Unit 1207) AT THE PROPOSED DEVELOPMENT SITE (Mature FigTree T76 in the foreground LHS photo and Mature Fig Tree T68 to be removed for Building 1 RHS photo)

The school’s Arborist’s Report states the tree is in good condition and has high retention value, but noted major encroachment into its root zone. This is caused by “major excavation works” planned in the South - East corner of the site to accommodate a car park and a rather large pre-fab concrete storm water retention tank some 3 metres deep adjacent to this tree. This car park is only temporary as it will be cut off when Building 1 - Stage 2 is commenced and replaced by a Tennis Court. How can tennis be played under the canopy of this mature Fig Tree ? Another mature Fig Tree # T68 near by is proposed for removal as it is in the footprint of Building 1.

In addition the removal of this soil and the need to construct a large retaining wall possibly 4 metres high to retain the existing Tennis Courts encroaches in to the trees roots. This work will likely impact the two(2) Wallangarra White Gum Trees that are on the Salisbury Street side of the College. These are listed as endangered under the “Threatened Species Conservation Act.

*I am concerned these Stage 1 works will damage if not kill the tree #T76, especially the excavation works below ground to house the huge OSD Tank, when the tank could be located under the car park in the North - East corner of the site where there are no existing trees. This work in the South -East corner makes no sense to me and I believe these works should be deleted to give this tree the best chance of survival.*

## BUILDING 1 FRONTING HENRIETTA STREET

The EIS states this building will be a Science and Innovation Centre constructed in “2 phases” (stage 1 & stage 3) in the “Eastern Precinct” being the Precinct closest to “The Langlee”.

The Stage 1 Building will have a reasonable setback from Henrietta Street, but at 6 storeys plus a “Roof Terrace” it will be much higher than “The Langlee” Palmerston Building 6 storeys, (ground floor+ residential storeys 1to 5) with floors 4 & 5 set back plus a roof top terrace and the Glenroy Building (3 storeys) with the top floor set back.

However the Stage 2 Building elevation facing Henrietta Street (and “The Langlee”) has a blank 6 storey facade with minimal set back from Henrietta Street and no set backs as the building rises in height where as The Langlee does. The long elevation of this building looking from the north and south from Henrietta Street shows a building out of scale with its surroundings. The planned roof top terrace will have potential privacy and noise impacts especially if used for night time use out of school hours.



Phase 1 (stage 1) will also see the demolition of the cottages on Henrietta Street owned by the school, re-grading of the existing carpark, removal of an existing large Fig Tree T68, the excavation up to 8m deep adjacent to the Fig Tree (T76) for the construction of the proposed OSD Tank and a “temporary” car park. At the end of a 10 year period, it is proposed to construct Phase 2 of Building 1 (as part of Stage 3 of the development) with the extension closer to Henrietta Street, and the conversion of the “temporary car park” to a tennis court on this south - east corner of the site shown below.



*I am concerned that Building 1 is 2 storeys too high, is too close to the Henrietta Street boundary, has no set backs as it increases in height, no provision for tall landscaping to soften the Eastern façade and the roof top terrace should be replaced with a metal roof and “solar panels”. Levels 5 & 6 have very large decks /roof top terraces and should be deleted as they have potential noise and privacy impacts. Also how can one play tennis under the canopy of the mature Fig Tree #T76. (shown above)*

#### HENRIETTA STREET- EASTERN PRECINCT CHANGES TO STAFF PARKING ENTRY & EXIT

At present the staff parking area (which is used by the community out of school hours as well) has the entrance off Henrietta Street and the exit on to Birrell Street. It is proposed to move this entrance further down Henrietta Street making it both “Entry & Exit”, which will bring more traffic down the narrow Henrietta Street and into Langlee Avenue.

*I am concerned firstly that the amount of construction traffic that will be forced onto Henrietta Street and Langlee Avenue together with school drop off & pick up for both the College and Junior School will cause congestion getting back onto Birrell Street.*

#### LANDSCAPING

The landscaping around the perimeter of the eastern proposed car parking area and in front of Building 1 in phase 2 is quite limited and there is no room for planting along the footpath.

*I am concerned (as mentioned earlier) Building 1 should be set back further in 10 years time in phase 2 to allow adequate area for landscaping.*

#### TRAFFIC SAFETY

Traffic safety, with the increase in traffic if student and staff numbers increase following the completion of the various stages of the development.

Many of The Langlee residents who are retirees avoid using their cars during the peak morning and afternoon periods plus school drop off & pick up times due to the traffic congestion and risky driver behaviour. Leaving The Langlee underground car park you have to turn left onto Langlee Street which directs you on to busy Birrell Street which often has long queues at these times despite the 40km per hour speed limit. In addition many cyclists and pedestrians connect through Henrietta Street at peak travel times to catch Public transport.

*I am concerned as mentioned earlier at the extra traffic being forced onto the narrow surrounding streets during the construction periods together with the College and Junior School pickup & drop offs and the after school community using the car parks.*

## ON STREET PARKING IMPACTS

There is limited street parking to the east of the proposed development owing to the bicycle lane in Henrietta Street and residents with parking permits taking up most parking bays.

Currently there are 87 parking spaces in the College staff car park. The proposal is to increase these to 136 in stage 1 and then reduce them to 73 when the 10 year "temporary" car park adjacent to the Fig Tree (T76) is converted to a tennis court owing to being cut off by the Building 1 extension. Currently according to the School's Traffic Report the staff enter a ballot to allocate car parking spaces as there is a demand for a greater number of spaces at present than the 87 provided.

The Traffic Report states that the School currently has 1,234 students enrolled and 190 staff with it projected to increase to 1,500 students and 220 staff by 2039.

*I am concerned that with increasing student and staff numbers, staff parking numbers is de-creased by 63 spaces being less than is currently now on site.*

## NOISE IMPACTS

The Schools Acoustic Report has not assessed the impacts on "The Langlee", rather it shows our site as a Bowling Club and has not assessed the noise impacts as a residential over 55's use.

Also the Proposed Building 1 has a roof terrace that would create much noise to residents both during school hours and after school community use.

*I am concerned the Acoustic Report is incorrect and should re-done.*

## COMMUNITY ENGAGEMENT

The EIS attaches a "Community Engagement Report" and the "Community Engagement Strategy". The first document records that letters were sent to residents within a 500 meter radius of the site but no one at The Langlee on checking received such letters.

There was also said to be a dedicated web page on the project on the College Web Site and a proposal to have such a web page now. But it is not there.

There is no model of the proposed development even though most Councils would require such a model with a lodged DA for not only major developments but in many cases for residential flat buildings and even dwelling houses.

## CONCLUSION

I am not against Waverley College being redeveloped but trust you will take my concerns on board in assessing the application for what is a development that faces established residential development on all four of its boundaries.

I invite you to inspect my apartment to better understand my concerns and the impacts of the development.

Yours faithfully,

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