

SUBMISSION - SSD-42425537

Waverley College Redevelopment

To Whom it May Concern:

My name is Claire O'Brien. I am a resident at Unit 4102/2d Henrietta St Waverley NSW 2024.

I am writing regarding the proposed development at Waverley College, a large part of which is directly opposite my front windows and balcony. If the planning committee would like to see the interior of my apartment to assess the impact this proposed development at Waverley College will have on the quiet enjoyment of my home, please contact me to arrange. I would like to object to the development for the following reasons:

TREES

The Fig Tree marked on the plan as 76 is intended to be kept. However, the storm water drainage system appears to be very close to this tree and it is hard to see how the roots and even the tree itself will not be affected by this construction. There are also a number of other trees which are marked for removal, one of which is a very mature fig tree. The trees provide protection from the sun, give the street and the school a very pleasant appearance and are home to numerous bird species. I have an expert coming to name these birds but may not have that information available before the submission date. I can send an amendment with that information.

NOISE

While the school has been in existence since long long before the Langlee Apartments were built, the new development plans were not in existence (at least not to my knowledge) at the inception of The Langlee. This new development has the potential to vastly change the look, feel, comfort and noise level of all apartments on Henrietta St.

MORE TRAFFIC

With the plan to have a car park entrance and exit on Henrietta St, there will obviously be at least a doubling of traffic, adding to the congestion that already exists in Henrietta St and it's outlet streets.

PARKING SPACES

Due to limits set by the council, my apartment does not have parking and I rely on Henrietta St parking. During a prolonged construction period it is fairly obvious the parking spaces currently available will be greatly if not all taken up by constructions personnel. I don't see any plan for managing that disruption.

CONTAMINATION FROM DEMOLITION

It is very likely the houses on Henrietta St which are marked for demolition on the plan, contain lead paint and asbestos. This is a hazard to remove and will contribute to poor air quality and increased dust levels.

ROOF TOP DECK

It is not clear what type of activity will be taking place on the roof deck of the science building. This activity could be very noisy at night creating disruption for all residents of the Langlee who face Waverley College.

TENNIS COURT

There is a plan to add another tennis court right in front of the fig tree number 76. Construction needed for a tennis court is almost certainly going to interfere with the tree roots, not to mention there is already a steady stream of noise from the numerous existing tennis courts. The construction of the additional tennis court will also cause the beautiful grassy green embankment to be diminished if not destroyed. The beauty of the fig tree number 76 and the grassy embankment give both The Langlee and Waverley College a very beautiful and distinctive feel and look. This should be preserved.

DANGER TO CYCLISTS

Although Henrietta is a one way street, the food delivery cyclists ride up and down Henrietta in both directions, mostly at high speed. There is definitely going to be some danger for them and the students due to the plan to add a car park exit to Henrietta St (which will be in addition to the exiting car park entrance on Henrietta).

INCREASE IN STAFF AND STUDENTS

The foot traffic and noise level at various times of the day is quite high. With the projected increase in students and staff, this will obviously worsen.

NO SET BACK ON HENRIETTA BUILDING

Based on the plans, the building which runs right up to Henrietta St has virtually no setback. This will block the sun to the Langlee building, causing large shadows and cutting out light. This aspect of the buildings does not seem to have been studied.

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Attachment:
Photo from living room window

