

## **SUBMISSION – SSD-42425537**

### **Waverley College Redevelopment**

To Whom It May Concern:

My name is Guy Cooper. I am a resident and owner of Apartment 1402/2A Henrietta St. Waverley NSW 2024.

I am writing to express my concerns in regard to the above proposed redevelopment.

#### **Threat to and Loss of existing Trees and Green Space.**

As a former President of the National Parks & Wildlife Foundation I find myself appalled by the proposed loss of green space and trees as set out in the present development proposal. This appears contrary to the careful and extensive work and planting Waverley Council has been commendably engaged in over the years. In particular, and in common with many others expressing concern, the work to be undertaken in such close proximity to one of the significant Fig Trees (no 76) carries a serious likelihood of inflicting long-term damage. In regard to the loss of greenspace, the benefit of a further tennis court has to be questioned.

#### **Increased Pedestrian Danger**

The proposal as it stands will add significant foot traffic to Henrietta St. which is already a relatively narrow one-way roadway. It is extremely busy at certain times and particularly during the commencement and close of school day. Sporting activities are also a factor. Traffic is further added by school pupils and sporting clubs making use of the Waverley sports ground and utilizing the heavily employed pedestrian crossing on Birrell St. leading to Henrietta St. The present footpaths are very narrow for even this present traffic flow with danger increasingly caused by the approved and frequent use of bikes heading against the traffic and pedestrian flow. Many of these bikes are motorized, are both quiet and speedy and employed for deliveries. Concern has been expressed on the present design and the impact of this increased traffic on already busy pathways.

#### **Detrimental Impact on Present Streetscape**

The present cottages on Henrietta street scheduled for removal currently provide reasonable setbacks from the roadway. Such space presently offers valuable area for shrubs and garden and in contrast to the present proposal should certainly be retained and developed. In regard to the Langlee, commendable care and planning was taken by the developing company to provide valuable setback from the roadway. Excellent use of this space has been made for the significant and very excellent planting and landscaping it currently provides. It is my belief that the Waverley College development should reflect this same care

and consideration to aid privacy and to soften the impact of the building. It may be noted that the Western façade of the Langlee building also features excellent living walls - greenery and planting at all levels facing the street and that the present planting will even improve with further growth. I believe Waverley Council should ensure that similar consideration is shown by the developers of the Waverley College building.

### **Noise**

Again, improving set-back from the roadway will also assist in reducing the undoubted increased noise impact and adding privacy for Langlee residents. Concern relating to noise is also felt in regard to the proposed Roof Top Deck and the addition of a further tennis court.

### **Area Harmony**

At present I think it can be said that the endeavours of the Langlee together with the present longstanding trees and green space of the College provide a very beautiful and distinctive feel and look and are very much in harmony with the Waverley Park oval, the Reservoir area and surrounds. I very much hope this commendable balance can be retained by consideration given to the points made by Langlee residents and others.

Sincerely,  
Guy Cooper PSM  
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