

SUBMISSION WAVERLEY COLLEGE ALTERATIONS AND ADDITIONS PROPOSAL

SSD-42425537

Introduction

We live in 1307/2A Henrietta Street Waverley, a 3-bedroom unit in the Palmerston building of the Langlee over 55's residences. Our unit is on the Henrietta Street side facing the proposed Waverley College development. Our apartment is shown in the following photo.



Unit 1307 Langlee

The following photograph was taken from our balcony looking west towards Waverley College and the area where a six-story building has been proposed.



View from Apartment 1307, 2A Henrietta Street (Langlee Palmerston building)

Our main concerns with the development are set out below. We are happy invite you to visit our unit to better understand our concerns and the impacts.

Summary

Henrietta Street is a narrow one-way street which already gets quite congested in the morning and afternoon drop-off times for the schools. This is an important artery for school children, dog walkers and cyclists. We are concerned about the increased traffic that construction of the proposed development will cause, with resulting traffic congestion, noise and vibration. This will be bad during the extended construction period and as the school student numbers increase.

Demolition of the six residences on the west side of Henrietta Street (less than 50m away) will result in noise, dust (potentially contaminated by lead and asbestos) and excessive vibration.

Construction of the proposed six-story building will have major short- and long-term adverse effects on our amenity. It would be preferable if this building were to be reduced in height and extend no closer to Henrietta Street than what is proposed in Phase 1, and the Phase 2 extension should not proceed. This would enable more generous landscaping between the building and Henrietta Street to lessen the

visual impact. Levels 5 and 6 of this proposed building have very large rooftop terraces and these should also be deleted or completely screened to reduce potential noise and privacy impacts.

The iconic fig tree (shown on the left side of the above figure), Nb 76 in the EIS documents, is an important contribution to our south-western views. It is listed in Waverley Council's register of significant trees. The proposed construction activities are likely to have adverse effects on this important tree.

Our concerns are detailed in the following sections:

Deficiencies in the site investigations (EIS):

Appendix II Traffic Impact Assessment (internal name on document is "Transport Impact Assessment")

Table 5 lists Henrietta Street as a "Local Road". It is signposted at the Birrell Street intersection banning vehicles heavier than 2t and hence unsuitable to large construction vehicles. The Traffic Impact Assessment states that it is planned that vehicles up to 8m in length will be used in Henrietta Street during construction. These would exceed the current 2t limit.

Despite Table 5 stating that there is "No Parking" on the west side of Henrietta Street, there is currently parking for 9 vehicles between Birrell Street and the Waverley College Gate 13. These will be lost during construction.

There will be significant Impact on pedestrian and bicycle access along Henrietta Street during construction. The footpaths and one-way bicycle path are heavily used by students from several nearby schools both morning and afternoon, and also during the school day due to sports activities.

Henrietta Street is also a heavily used bicycle commuter route for city and Bondi Beach workers. It is also used by bicycle delivery workers.

Henrietta Street is used day and night for parking by users of the sports fields in the adjacent Waverley Park. It is also used by patrons of the Waverley Bowling Club (note that underground parking below the club will be reduced as 25 parking spaces are to be leased to Waverley College).

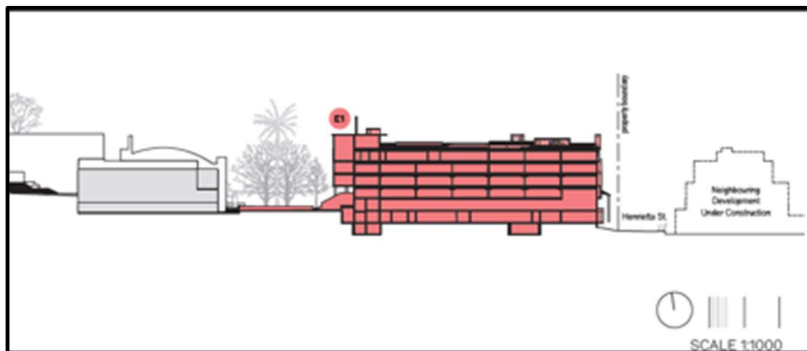
Courier and postal deliveries to the Langlee Apartments in Henrietta Street will be affected by the loss of parking and its use by trades people during construction.

SEARs Request

"This work will be undertaken to establish a six storey school building, an adjacent two storey carpark, eight tennis courts and landscaping works." This six- story building is located

adjacent to Henrietta Street, and not central to Waverley College as stated in Table 1 of the same document, so shadowing of adjacent development (e.g. The Langlee apartments) will be significant.

The following site west-east section from “SEARs Request Scope Plans” shows how close the proposed 6 story building comes to the property boundary, and to the Langlee Apartments on the other side of the narrow Henrietta Street (see following figure).



Appendix JJ Visual Impact

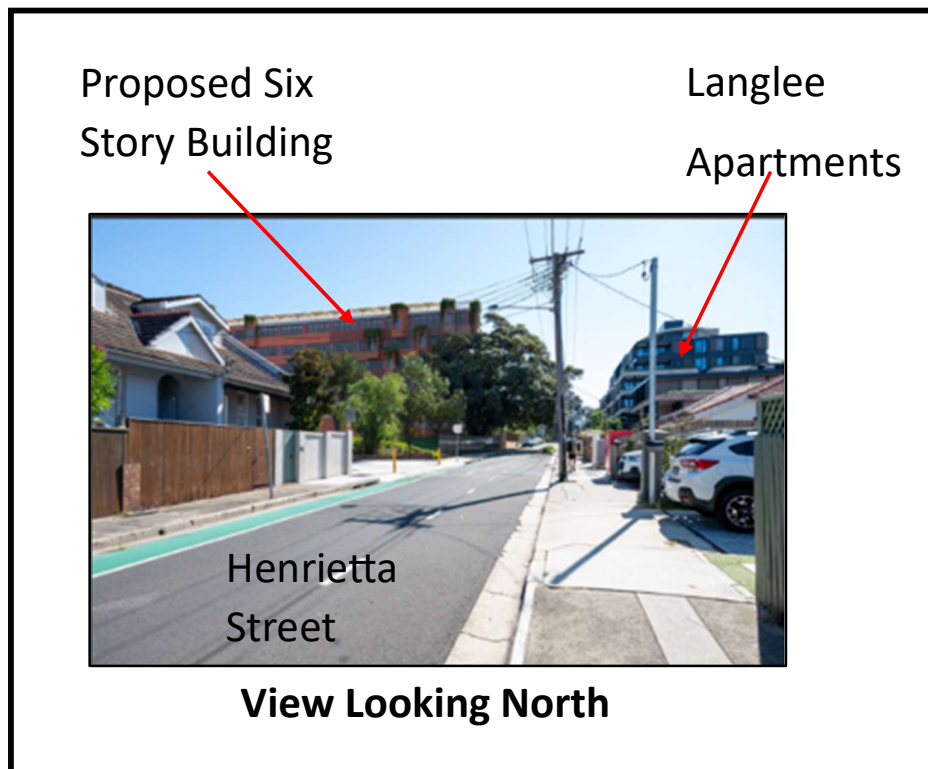
View 25 looking south along Henrietta Street from Birrell Street shows how close the proposed six story building comes to Henrietta Street. In-addition, the view shows significant extensions of the building to the north that are not shown on other site plans, increasing the visual impact to views from the Langlee apartments. The proposed two-story car park to be constructed north of the six-story building is also omitted. The width of Henrietta Street in this view is greatly exaggerated.



This view is further illustrated on p36 of this Appendix (Figure 5.5). The top half of the proposed six-story building in this conceptual view has been conveniently omitted making this illustration deliberately misleading. The extensions on the north side of the building and the proposed two-story car park are also omitted.

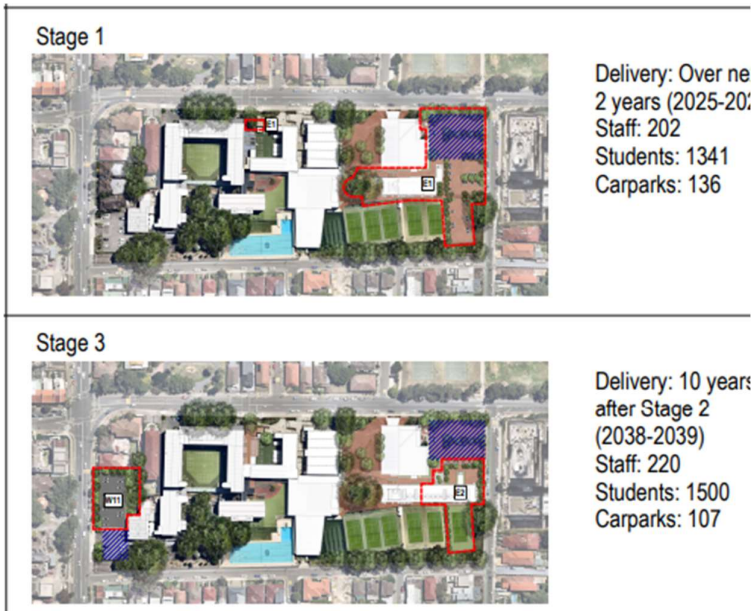


Figure 5.7 from Appendix JJ also shows the larger footprint of the proposed six story building compared to the Langlee apartments on the other side of Henrietta Street:

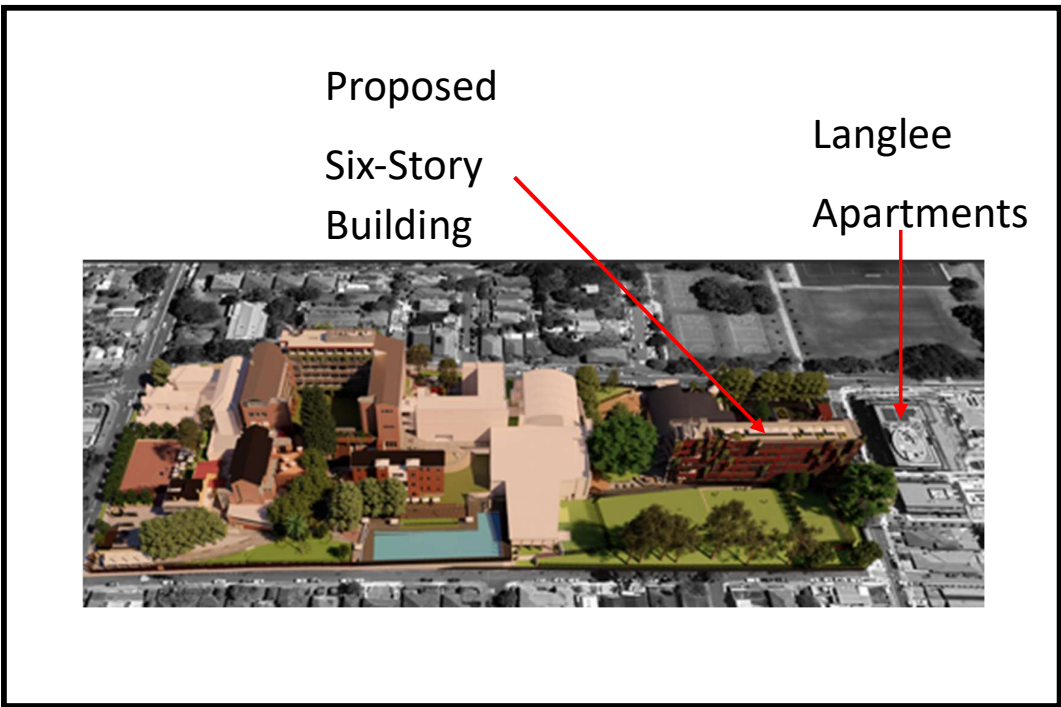


The landscape treatment planned for the Henrietta Street boundary will not appreciably improve the view from the residential levels 1-5 of the Langlee apartments.

The Stage 1 development of the six-story building is set well back from Henrietta Street, and has a much lower visual and over-shadowing impact than does its extension in Stages 2,3 (see the following Figure from Appendix E Architectural Plans).



Appendix E Architectural Plans shows the excessive bulk of the six-story building in relation to the nearby Langlee apartments:



Appendix K: Construction & Demolition Waste Management

“A Hazardous Construction Materials Survey has been prepared by P. Clifton & Associates Pty Ltd, which has confirmed that no asbestos or hazardous materials are present at the site, however, during any demolition and material recovery activities, all contractors should be aware of potentially hazardous materials.” This survey is not included in the provided documents.

The preliminary Site Investigation Report – Waverley College, Waverley, NSW (Appendix AA) has identified the presence of asbestos and heavy metals in fill from previously demolished buildings, but does not include any investigation for the presence of heavy metals or asbestos in the “yet to be demolished” buildings in the SE of the site along Henrietta Street (very close to the Langlee Apartments). This is a serious omission. Section 5.1.1 in particular, notes the presence of asbestos (potentially across the site), heavy metals (south eastern corner of the site), total recoverable hydrocarbons (TRH) (south eastern corner of the site), Benzene, toluene, ethylbenzene, xylenes and naphthalene (BTEXN) (south eastern corner of the site), Polycyclic aromatic hydrocarbons (PAH) south eastern corner of the site. This is close to the Langlee Apartment buildings. Section 5.3 (Potential Human and Ecological Receptors and Exposure Pathway Linkages totally fails to deal with human receptors “off-site”, in particular the very nearby over 55’s residents of the Langlee Apartments and also pedestrians using Henrietta, Salisbury and Birrell Streets.

The buildings to be demolished adjacent to Henrietta Street are clearly visible in the 1943 aerial imagery, and also in the (poor) 1930 aerial imagery. From their age, the presence of asbestos and heavy metal contamination (lead pipes and lead paint) is highly likely. The lack of investigation of these buildings is a major omission in the report. The demolition of these buildings is highly likely to cause harm to the Langlee Apartment residents, as well as to the Waverley students, passing pedestrians and bicycle traffic along Henrietta Street.

Appendix Y: Pedestrian Wind Assessment

This report relies on summer and winter wind roses from the Sydney Airport. The low frequency of strong southerly winds in winter does not agree with our experience living in the Langlee Apartments with a south-facing patio. The southerly winds this last winter and spring have been so strong that our patio has frequently been unusable.

Image 5 in Appendix Y refers to the channelling that occurs when two buildings are situated side by side; wind flow tends to accelerate through the space due to the channelling effect caused by the narrow gap. The placement of the proposed six story building close to the narrow Henrietta Street boundary and close to the six story Langlee Apartments on the other side of Henrietta Street has the potential to cause channelling of wind resulting in dangerous conditions for pedestrians and cyclists during strong southerly winds. This will become worse with completion of stage 2 of the six-story building close to Henrietta Street.

Appendix W: Noise and Vibration Impact Assessment

Table 2 in Appendix W: Sensitive Receivers, completely omits the residents of the Langlee apartments located across Henrietta Street from the development. Mention is made only of the Waverley Bowling Club. This report has a 2024 date, but was probably completed before the Langlee apartments were built (they have been occupied since October 2023). As such, this report is seriously in error. The Langlee apartments are very close to the residential buildings planned to be demolished (across the narrow Henrietta Street) and also to the planned six-story building located close to Henrietta Street. Serious noise and vibration impacts are highly likely for the elderly residents of the Langlee apartments, and in particular, those in the Palmerston and Glenroy blocks that face Henrietta Street. These impacts will be worse during demolition and construction, but still significant afterwards, especially with the planned tennis courts close to the Henrietta Street boundary. The tennis courts at Waverley College are used for many recreational and cultural activities during the school day. This does not cause any disturbance currently as the tennis courts now used are further from Henrietta Street.

Other Concerns

Privacy Impacts

Most of the over-55's residents of the Langlee Apartments facing Henrietta Street do not currently have significant privacy impacts from buildings in the Waverley College precinct as those buildings close to Henrietta Street are single story. There is some impact for the residents of the ground floor apartments in the Glenroy Block but has been mitigated by screening hedges. This situation will be much different when a six-story building is built close to the Henrietta Street boundary of the college precinct. Henrietta Street is much narrower than Birrell Street so the privacy impacts are worse for nearby residents. Langlee residents on all floors will be affected if their apartments face west.

Preservation of Important Trees

It is important to retain the iconic large fig tree located in Henrietta St near Salisbury Street. This old (but healthy) fig tree could be seriously affected by ground level and drainage changes caused by excavation nearby. Such damage could then be used to excuse removal. This tree is an important visual feature of the views from Apartment 1307.

In conclusion, we are not against Waverley College being redeveloped but hope you will take notice of our concerns.

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