

SUBJECT MATTER

SUBMISSION WAVERLEY COLLEGE ALTERATIONS AND ADDITIONS PROPOSAL

SSD-42425537

BACKGROUND

Me and my wife live in Unit 1308/2A Henrietta Street Waverley. Our balcony and two bedrooms are facing the proposed “east precinct” redevelopment of the Waverley College under this Subject Matter as stated above.

The unit complex is developed by Mirvac and commonly known as “The Langlee”. It’s a residential development completed in October 2023.

The complex has 55 units and most of the occupants are retirees.

COMMENTS

One of the reasons we purchased our unit is the openness and amicable afternoon sunlight in the unit.

Attached please find photos taken from our balcony/windows/bedrooms looking across at the proposed development site.

Our concerns with the development are detailed out below:

Construction Impacts

Henrietta Street is a narrow one-way street which is quite congested in the mornings and afternoons drop off times for students attending the college.

With the construction traffic on Henrietta and Birrell street, the traffic congestion, road safety and noise would definitely multiply, not to mention about the noise of construction activities as well as the vibration and dust from demolition.

Blocking of sunlight and views

New Building 1 as proposed is a six-storey building. Such elevation will bring about a major change to the views and the afternoon sun from The Langlee and the other surrounding homes.

We were told that the New Building 1 development would be in two stages. It would be preferable if this building were to be reduced in height and extend no closer to Henrietta Street than what is proposed as Stage 1/Phase 1 and dropped Stage 2/Phase 2 completely. This would enable more generous landscaping to be placed between the building and Henrietta Street, to lessen the visual and sunlight impact. Moreover, if New Building 1 is of the same or higher height than Palmerston rooftop clubhouse, we have serious concerns about privacy as well.

CONCLUSION

In conclusion, we are happy to see the continuous growth of the Waverley College. However, we would want to bring your attention to the potential impact of this development would bring to the neighborhood and be more considerate for those who are living in the existing buildings around and across the Waverley College.

Yours faithfully,

Kevin Kai-Wang CHAN

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Balcony



Balcony



Living Room



Living Room



Bedroom 1



Bedroom 2

