

Unit 1108
2A Henrietta Street
Waverley NSW 2024

20 November 2024

Department of Planning and Development
Waverley Council
Bondi Junction
NSW 2024

Subject: SSD-42425537 – Waverley College Alterations and Additions Proposal

To Whom It May Concern,

I am writing to formally express my concerns regarding the proposed expansion and redevelopment of Waverley College across the road from the Langlee Building. Whilst we understand the importance of education infrastructure expansion and the need for growth, the scale and nature of this development raises several significant and impactful issues for the local community. This includes but is not restricted to the residents of the Langlee Building but specifically those units looking on to Henrietta Street.

Environmental Impact - Firstly, we are deeply concerned about the potential loss of mature trees on the site. These trees not only enhance the natural beauty of our surroundings but also provide essential environmental benefits, including improved air quality and noise buffering. As an over 55's development we are also extremely concerned that we have all invested in expensive properties and lifestyles that were supposed to give us a suburban feel as opposed a concreted façade at the expense of these iconic trees. Their removal would significantly alter the character of the area and negatively impact the view and privacy we receive from these trees. As retirees or semi-retirees, many residents will be spending significantly more time in our residences than other households.

Invasion of Privacy - Additionally, the planned large science building, particularly with a terrace on the rooftop, is seen to be problematic. This structure would block views from many units within the Langlee Building, drastically diminishing the visual amenity for residents. As homeowners and tenants who chose this location for its outlook and liveability, the proposed development would have a detrimental effect on our quality of life. It is understood that the rooftop will be developed to include an entertainment area

which would impact the residents afterhours and again allow for unsightly traffic and noise in the evenings and weekends.

Noise levels are also a significant concern. The construction phase itself will bring months, if not years, of disruption. Once operational, the school's increased student population is likely to create ongoing noise from outdoor activities, amplified further by the proximity of the terrace area to residential buildings. This will not only be contained to school hours but more significantly to after-hours activities.

Short and Long-term Traffic Congestion - Finally, we foresee a considerable rise in traffic congestion not only on Birrell Street but more significantly on Henrietta Street. The current road infrastructure is already struggling to cope during peak hours and it is virtually impossible to cross over or enter into these streets. The influx of students, staff, and parents dropping off and picking up children will exacerbate this, posing safety risks to pedestrians and adding to the area's already stressed parking situation.

We urge the council to carefully review the plans for this development with these concerns in mind. Alternative solutions, such as preserving green spaces, reconsidering the scale and height of the science building, implementing noise-reduction measures, and addressing traffic management proactively, should be explored to mitigate these impacts.

We hope the council will take these grievous points into account and adjust the development plans accordingly. The Langley Building residents are committed to engaging in further discussions to ensure this project is beneficial for all stakeholders.

Thank you for considering our concerns. I look forward to your response.



Yours sincerely,

Terry and Geoff Meskin
residents of Langlee Building