

Mr Manuel Santos

**19 Kent Street
Waverley 2024
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16 December 2019

THE NSW PLANNING DEPARTMENT

MORIAH COLLEGE REDEVELOPMENT – MAJOR PROJECT 14741

I am an owner of 149 Newland Street, Queens Park and I have lived in this area for more 40 years and of Queens Park and I strongly object to this development as an owner and resident in the Waverley precinct for the following reasons:

1. Traffic congestion is already a major problem particularly between 7:30am and 9:30am and later in the afternoons. There is an almost continuous flow of traffic blocking local streets at peak times generated by student drop-offs and pick-ups.
2. Moriah College has failed to manage its own Transport, Traffic & Parking Plan (TTPP) for a long time, evidenced by the number of students, parents and staff vehicles parking daily in local streets contrary to its own TTPP.
3. Moriah College night-time events are frequent, attract large numbers of people and use local streets for parking. This will only worsen for residents if this proposal is approved.
4. Pedestrian safety risks and general road safety risks will escalate as a result of the increased traffic in local streets.
5. Noise and air pollution in our local streets will increase due to more traffic and people, and as a result, noise will increase and air quality will reduce.
6. The streets of Queens Park are becoming 'traffic sewers' which is impacting friendly interaction between neighbours, resulting in a decreased sense of well-being, community, connectedness and security.
7. The visual amenity of Queens Park and Centennial Park will be adversely impacted by the sheer size of the proposed new buildings.
8. 3 weeks, especially in the busy lead up to end of year for local residents, is grossly inadequate for informed responses to the proposal, which contains nearly 1600 pages of complicated text and diagrams – more time is needed.
9. The ripple-on effect of the increase in traffic, congestion and pollution will extend to many residents who have not been notified of the proposal and who deserve the right to be informed and to comment.
10. The 'Near Neighbour Letter Catchment' was inadequate and needs to be significantly expanded so that all impacted neighbours are aware of Moriah's intentions.

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11. Queens Park residents would like Waverley Council to conduct their own independent and public traffic survey so that all stakeholders can better understand the impact.

Yours sincerely

M SANTOS