

**Response to:**  
**Upgrades to Carlingford West Public School and Cumberland High School (SSD- 43065987)**

**Statement of Objection:**

This is an **OBJECTION** to the **Carlingford West Public School and Cumberland High School (SSD- 43065987)** proposal.

**Reasons for Objection:**

**Parramatta Development Control Plan Document** outlines guidelines for residents who build/live adjacent to school facilities. I am struggling to understand how the guidelines apply to residents when building but do-not apply to schools when building.

These guidelines are developed to protect the safety, privacy and quality of life for the students and staff of the school. Why are local residents not afforded the same level of respect of safety, privacy and quality of life when a school wishes to build or further develop.

My objection shall begin by addressing a number of the Visual and Acoustic Design Principles in this report and the impact to residents on adjoining properties and then go on to outline a number of other local issues.

**Parramatta Development Control Plan Section 3.3.3 Visual and Acoustic Design Principles Section )**

**P.1 Development should be located, orientated and designed to maximise visual and acoustic privacy between buildings.**

The initial building plans proposed for Carlingford West Public displayed an adherence to this principle. Building were located more centrally in the school ground. Subsequent plans have pushed buildings of three levels to the outer boundaries of the school resulting in maximum privacy impact for adjacent properties.

In-fact the Visual Impact Statement produced as part of the proposal revision of plans, rates the impact as **HIGH** (P11, VIA document, View 3) for residences of adjacent properties (on Adrian Court boundary) with DOMINANT impact determined (P7 VIA document).

The initial design plans had the buildings closest to the West boundary of the school at angles which minimised the exposure of the building to adjacent properties, this was a more acceptable solution. Current plans replace a single level row of demountable classrooms (sympathetic with local residential surrounding buildings) with a three level building (completely unsympathetic to local surrounding buildings).

**P.2 The internal layout of buildings is to be designed to minimise overlooking of living areas, private open spaces and adjoining school yards.**

Internal layout of the classrooms has not been planned to minimise the overlooking of our living areas and private open spaces.

Boards and audio-visual equipment in the classrooms that over-look our outdoor living area, and private spaces (spa, bedrooms, living-room) should be placed on the East wall of those classroom (ensuring students will have their backs to our property). Instead the AV equipment and white boards will be placed on the north wall. Providing students who are sitting along the western side of the classroom full view of our bedrooms, spa, backyard and living room.

High horizontal windows in those classroom would allow light and ventilation, be energy efficient by minimising the need for air-conditioning to cool in summer (Westerly sun in the afternoon is brutal coming in that direction) and provide the adjoining neighbours with privacy. Alternatively fixed louvers could allow light, ventilation and privacy.

**P.4 The windows of dwellings are to be located so they do not provide direct and close views into the windows of other dwellings, particularly those of living areas.**

See above point.

**P.5 The windows of dwellings are to be located and designed so as to reduce the transmission of noise. Figure 3.3.3.2 Vertical separation**

See above point

**P.6 Building design elements should be used to increase visual and acoustic privacy such as recessed balconies and/or vertical fins between adjacent balconies, oblique windows, fencing, vegetation and louvres and pergolas which limit overlooking of lower dwellings, private open space and adjoining school yards.**

See above

**P.7 The internal layout of buildings is to be designed so as to reduce the effects of noise transmission. For example, dwellings with common party walls should locate noise generating rooms such as living rooms adjacent the noise generating rooms of other dwellings.**

See above

**P.8 Appropriate building materials should be used to provide acoustic privacy.**

**P.9 Consideration is to be given to the relationship between residential and non-residential components of mixed use development with regard to noise attenuation and privacy.**

**P.10 The ground floor level (finished) of any building should not exceed 500mm.**

[\*\*Retaining vegetation for privacy\*\*](#)

The proposal that retaining the trees along the western boundary to provide privacy is inadequate as per images below. The vegetation proposed as a solution is temporary, these trees may be removed or become diseased but the buildings will permanently remain.

### View 3 - 7 Adrian Ct/ site western boundary

Current Conditions



Post Primary School Development



Figure 37: View 3 - 7 Adrian Ct/ site western boundary (Source: Woods Bagot)

There will be a considerable cost impact to residents to plant and wait for screening hedges to grow to an acceptable height to provide adequate privacy to be able to use our outdoor living space during school hours. Not all local residents work during school hours, some would use their backyard and living areas during the school day, they will now be in full view of students. Our spa is in the direct line of sight of the windows in this building rendering it unusable during school hours.

### Environmental impact

Why is there no plan to have the external walls planted as green walls to soften the visual impact and improve energy efficiency?

Green walls facing into our property and louvered windows would soften the visual impact and minimise privacy issues.

### Lighting

Security lighting within this building will have a direct impact on our property as will the shadowing caused by the height of this building in winter. This negative shadowing impact was clearly stated in the Visual Impact Statement.

### Loss of property value

According to a local Real Estate, all of the above issues will result in an estimated loss on property values of approximately \$150,000- \$200,000. Thanks very much!

The value of our properties would further plunge if prospective buyers were to witness the school drop off and pick up. These hours basically render our property inaccessible to residents and emergency vehicles. The current situation is going to be further exacerbated with the addition of more students and planned onsite staff parking which developers have admitted is inadequate. The dream that local staff will walk, ride or use public transport is delusional. These are teachers who carry student books and technology backwards and forwards to school- they cannot walk or ride with all this gear! And public transport is inadequate and still requires walking.

### Traffic

Parking and traffic flow has been inadequately addressed in any planning to date, despite clear evidence from the local community and media.

The proposed number of street parking spaces in the report estimates that 376 spaces will be available in surrounding streets on the west exit of CWPS. This assumes two cars can be parked on each side of small narrow streets such as Adrian Court, Edinburgh Ave, Sandringham Dr, Ferndale Ave, Empire Circuit, Constitution Circuit, Barons Av, Billyard Pl. Once two cars are parked, there is only space for one way moving traffic thus creating a safety issue as cars are forced to reverse to allow traffic flow. See image below



Cars on Felton Rd currently double park and wait for children creating a safety hazard for other drivers who are forced to drive on the wrong side of the road to access their property and for pedestrians (small children).

The turning circle proposed at the West end will only create one way traffic flow in local residential streets.

### Emergency vehicle access

During peak times emergency access to our homes has been reported to be 54 minutes ( a normal run of 7 minutes). This is unacceptable and life threatening.

**This would put local and school community lives at even greater risk than already exists now - the EIS fails to recognise!**

### Estimated school population growth

The latest **forecast population growth rates from year 2022 to year 2041 for Carlingford** (as per [Parramatta Council official website details](#)) is only 17.8% !!! see **screenshot attached** So why the need for a massive Cumberland High overdevelopment to cater for nearly 300% increase in enrolments.

CHS and hence our area in Carlingford is being asked to bear the extraordinary **population forecast growth (186%) in Telopea** as result of the proposed Precinct Redevelopment with no high school infrastructure - the EIS for the Telopea development clearly indicated an increased high school children population in Telopea of approx 700 - enough to more than warrant its own high school. Build schools where they are needed ! The infrastructure cop out for this situation is simply to ensure massive profits for the developers.

### Location of the car park

The proposed car park at the West end of the school is located over our back fence. So it's a double whammy for the Western residents; we get pollution from the car park and students peering into our private residential sanctuary.

This car park and the additional traffic attracted to a local residential area by this development is a health risk due to the increased diesel and petrol fumes outputted and the dangerous poor air quality for which the EIS does not even propose monitoring !

In closing I would hope that sanity will prevail in this decision moving forward; that there is a respectful understanding and sympathy to the views of the local community which have been expressed on many occasions to multiple audiences and that an acceptable solution can be arrived at, ensuring that the local residents may continue to support logical public education initiatives in our area.