

NEW EPPING SOUTH PRIMARY SCHOOL (CONCEPT & STAGE 1)

Application No SSD – 8873789

Location - 86 Chelmsford Avenue, Epping

Application – Department of Education

Site Plans -

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-8873789%2120210520T031017.590%20GMT>

Web Submission - www.planningportal.nsw.gov.au/major-projects/project/39531

https://majorprojects.planningportal.nsw.gov.au/prweb/IAC/Cc0BSdJ6OdBNUpuWBJD7zYCxcJRCjpn*/!STANDARD?pyActivity=%40baseclass.LaunchOnlineSubmission&ExhibitionID=EXH-19299721

RESPONDANT

Name – KENNETH AND MICHELE WEBB

Address - 83 Chelmsford Ave, Epping NSW 2121

Statement - DO NOT support the development

Declaration - I have not made any reportable donations in the previous two years

REASONS FOR NOT SUPPORTING DEVELOPMENT

1. IN SUMMARY

- Excessive student numbers. Student numbers should not exceed 500 for such a small site and location
- Such a large school will have significant traffic congestion and noise impact on quiet residential streets
- The site is sensitive to species of trees and fauna (given it was the original site of the Granny Smith tree). The development will require a significant portion of the trees to be removed from the site
- Due to small area of site, the building envelope has been condensed and resulted in 3 storeys building heights with estimated heights of above 13-14metres. The placement of these building are up against single or double storey residential housing to the north (Grimes Lane) and the east (Chelmsford Avenue). The placement of the building envelope needs to be set to the back of the site close the tall residential apartments.
- There is a lack of playing fields and play areas for such high numbers of students
- Site cannot support the required parking to accommodate the teaching & support staff, administration staff, visitor parking and parental parking, particularly given the hall catering for school events.

2. NO TRAFFIC PLAN

- There is no traffic management plans with the proposal
- Narrow street access to site, particularly in First and Second Avenue and Chelmsford Avenue will require careful consideration of traffic movement and planning around surrounding streets
- There has been no planning of bus access to site particularly given the narrow street access via Grimes Lane, First Avenue, Second Avenue & Chelmsford Avenue.
- Significant traffic movement through First Avenue, Second Avenue and Chelmsford Avenue will require roundabouts at intersection of Dunlop St & First & Second Avenue and Chelmsford & Edenlee Street.
- Access to site should be considered from the south west via Epping Park Drive or Ferntree Place to ease the pressure from the north of the site.
- No planning for residential parking. Residential permit parking will be required combined with limited hour parking during school hours for Chelmsford Avenue

3. BUILDING BULK & HEIGHT

- Three storey high buildings with heights estimated above 13-14m, have been concentrated against the north-east corner of the site against single/double storey residential housing.
- Setback from Grimes Lane is only 4m whereas setback from 84B Chelmsford Avenue is only estimated at 4-5m (undisclosed on drawings)
- Such high building heights should be moved to the back of the site against the residential apartment blocks to be more consistent with height scaling across the site. The front of the site along Grimes Lanes and to the side adjoining 84B Chelmsford should be built with equivalent height to single storey residential.
- The building envelope across the site should be more evenly distributed across the full site and utilise the current tree canopy for shading in order to reduce the site's increased radiant heat transfer from the new buildings.

4. LACK OF ON-SITE PARKING

- The development has not allowed enough parking
- Assuming 500 students, an estimated teaching staff of between 50-60 plus admin staff (assuming no high dependency learning is offered at the school (if so, high student numbers again)
- For stage 1 alone only 32 parking spots have been allocated, which is less than half the minimum required for the teaching staff only.
- For a school of 500 student parking alone would require 100-120 spots.
- Due to the lack of on-site parking in the development, there would be an increased pressure on parking in surrounded narrow streets which has been allocated for residential parking.