

## **NEW EPPING SOUTH PRIMARY SCHOOL (CONCEPT & STAGE 1) AMENDED PROPOSAL**

**Application No SSD – 8873789**

**Location** - 86 Chelmsford Avenue, Epping

**Application** – Department of Education

**Site Plans** -

**RESPONDANT**

**Address** - 39 Edenlee Street Epping NSW 2121

**Statement** - **DO NOT** support the development (including the amended proposal)

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

### **REASONS FOR NOT SUPPORTING DEVELOPMENT**

#### **IN SUMMARY**

Whilst the amended proposal has addressed some of the issues relating to building height and location of buildings located on the southern boundary it has failed to address three primary concerns for residents to the northern and eastern boundaries, namely

1. Student numbers should be limited to 500-600 students
2. There is not enough on-site parking to accommodate the teaching & support staff, administration staff, visitor/parental parking, particularly considering hall events being held. The required parking needs to increase to 100-120 spots for stage 1 (500-600 students)
3. There is no traffic management plan submitted with the proposal

#### **1. STUDENT NUMBERS LIMITED TO 500 -600**

- The site is a sensitive eco-environment, with limited access via part of its northern boundary. The northern boundary is surrounded by low level residential housing with narrow streets.
- The idea of allowing 1000 students on such a site is an over development of the site causing significant impact to the flora and fauna, high traffic volumes and significant noise impact on quiet residential streets to the north boundary.
- Student numbers should be limited to 500-600 to minimise the impact on the environment, the increased noise and congestion on the quiet residential streets to the north.

#### **2. LACK OF ON-SITE PARKING**

- The development has not allowed enough parking.
- Assuming 500 students, the required teaching and support team is estimated at between 60-70 staff, assuming no high dependency learning is offered at the school (if so, high student numbers again).

- For stage 1 only 32 parking spots have been proposed (50% of minimum required for the teaching staff & no visitor/parental parking).
- A school of only 500 students, combined with weekend usage of the hall would require 100-120 parking spots (4 times the proposal).
- 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.

### **3. NO TRAFFIC PLAN**

- No planning for residential parking. Residential permit parking will be required combined with limited hour parking during school hours for First and Second Avenue and Chelmsford Avenue.
- 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.
- Given the narrow streets there is an increased of vehicle and pedestrian accidents occurring as residential parking is required on both sides of the 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 Street & 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.