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Planning Services, Department
Of Planning and Environment
GPO Box 39
Sydney NSW 2001

To whom it may concern

APPLICATION: SSD 8790
REDEVELOPMENT OF PARRAMTTA WEST PUBLIC SCHOOL

PARTIAL OBJECTION TO PROPOSAL

I refer to the above Notice of Exhibition for plans to redevelop the Parramatta West Public School. I wish to advise that I have owned the property located at 53 Franklin St Parramatta since 2009 and am pleased to see government support for much needed increased infrastructure in the growing city of Parramatta.

I have generally spoken with the other owners of properties in Franklin Street Parramatta and we have some concerns with respect to the proposed development application. We, as a whole are very disappointed with the lack of consultation and engagement by the Department and the local school as to the proposed development and design.

Our specific objections are outlined below.

Site of Proposed Mutli Purpose Building

As it stands the Development Application appears to demonstrate that a two storey multi-purpose building on the western boundary of our properties. I wish to point out that the spare and has three other boundaries unbordered by any residential buildings on which the proposed building could have been built or recommended and building a multi-story building overlooking the only residential properties adjoining the school seems generally, unfair.

I feel that the proposed redevelopment could have been more adequately designed to preclude a multi storey building being positioned against that particular boundary leading to a loss of our liability and enjoyment to the properties. Apart from the position of the pedestrian crossing, which could be moved, there appears to be no reason why the proposed buildings could be positioned on other parts of the available space.

In particular, I also have specific concerns that do not appear to have been adequately explained in the proposal documents.

These items are addressed in further detail here under:

a) Overshadowing

I understand that Parramatta Local Environmental Plan 2011, clause 4.3 requires buildings of ≤ 950 square metres to be no greater than 15 metres tall and that the current Redevelopment Application proposes a building of less than this size.

The proposed building will result in a 10-11 metre wall overlooking the boundaries to the aforementioned residential blocks. The building will lead to a significant overshadowing of the properties, particularly in Winter when the sun is lower. Appendix D11 appears to indicate that the overshadowing by 3PM will cover approximately 50% of the rear yards/ lawn areas of at least the properties located at 53 – 59A Franklin Street by 3pm. The Appendix does not state whether the overshadowing diagrams were representative of the Winter solstice and accordingly, could be significantly larger.

This will likely result in less sunlight to existing well established gardens, particularly as a number of the properties have North/ South privacy screens (trees) and larger fences. This means that there will be significant loss of light from both directions. The arborist report does not seek to comment on the impact of the proposed development to existing trees, shrubs or gardens on those adjoining properties with the exception of 'Tree 54', which has a major impact.

Lastly, the visual aspect of an imposing building overlooking the properties will lead to an ascetic loss of outlook to that direction (ie sunsets). This cannot be addressed in the current design, however a re-positioning of the proposed two story building would lessen the impact of same.

b. Loss of Privacy

The proposed development appears to have contemplated windows to the eastern side of the structure. Such windows will have an elevated position overlooking these properties. The diagrammatical screens displayed within the redevelopment application is insufficient to indicate whether privacy will be protected. This is our primary concern.

The residential houses of 49 & 51 Franklin St have renovated and open plan entertaining areas to the rear structure of the yards. Accordingly, the entire yard and significant portion of the rear houses (ie kitchen, dining and living area) will be viewed from the proposed structures.

There does not appear to have any consideration for such loss of privacy in the current proposals. Furthermore, the elevated position will reveal the content of the yards and access points to the rear of the house, currently screened. I have concerns with respect to security to the properties and contents given the elevated positions.

c. Noise – Appendix U

The proposed structure appears to encompass a hall / multi - purpose building closest to the residential blocks. The Wood & Grieve Engineers report at table 19.1 indicates that the decibel rage will increase over and above the recommended noise

level to the North aspect only. The report does not appear to take any consideration of increased traffic (foot and vehicle) during before and after school.

d. Inadequate storm water drainage

The current development drawings appear to have the roof structure angled down and toward our properties. I note that during excessive rain, the back part of the yards of the residential units become quite heavy with water. There appears to be no consideration given for further excesses of water from the proposed building onto the adjoining properties. I am also concerned that this may lead to further drainage issues and water log existing gardens and trees.

e. Traffic Management – Appendix – H

We note that we have serious concerns as to traffic management and safety during school pick up and drop off times. We have observed that presently on Franklin street, traffic is very heavy during these times and sometimes erratic, including:

- double parking;
- parking in residential driveways/ blocking driveways;
- unsafe crossing by pedestrians.

These concerns appear to have been identified by the report by ARUP which states:

“Vehicle movements were found to be busy in all surrounding streets with double parking observed along Franklin Street, making the overall school environment unsafe, as shown in Figure 22.”

I have concerns that the increased number of students will exacerbate the current situation. I also note that should the proposed development be re-positioned further to the west of the current proposed site (ie closer to the ambulance station), that it would likely encourage school drop offs further to the west. This combined with the proposed no-parking may alleviate some of the concerns raised in this objection.

f. Vibration

My review of the proposed redevelopment application did not reveal any comment on the potential risk of vibration damage due to earth moving and construction equipment to the residential buildings. The only reference located is made in Appendix U which on page 31 states:

“The proximity of the construction work to RC1 has the potential to exceed the safe working distance. The equipment selection should be such that the distances are complied with where feasible.”

We note that the residential dwellings, in some instance have been renovated on older style buildings and foundations. There appears to be little to no consideration given as to the likely impact of vibration to foundations.

Conclusion

I would like to express the view that I am dissatisfied with the current proposal in terms of its design and in particular, location.

I see why no reason why similar planning could be accommodated on either of the existing three boundaries of the school. Indeed, if the planning structure was to be inversed and constructed on the western side of the oval, the building would then overlook Burra Reserve without the existing complaints. It would appear that no residential blocks would be prejudiced from such a move. Furthermore, with the introduction of changes to pedestrian crossings, the flow of the school could be maintained in that alternate position.

As noted earlier in this objection, I openly encourage the growth of the city and acknowledge and welcome expansion of the school, however not as currently proposed. I would encourage the department to engage with the residents so that our views can be expressed in an open forum.

You may contact me on 0430 287 769 to discuss.

Your sincerely

A handwritten signature in black ink, appearing to read 'Darrin Paine', written over a horizontal line.

Darrin Paine
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