

Submissions to oppose the proposed development for the demolition and redevelopment of the Kyeemagh Public School

This submission **opposes** the proposed development for the demolition and redevelopment of the Kyeemagh Public School located at 30A Jacobson Avenue, Kyeemagh (**Proposed Development**).

For the reasons set out below, the Proposed Development should **not** proceed. Alternative options to the Development Application should be considered.

Please note that a petition with signatures from residents of Kyeemagh opposing the Proposed Development is currently being collected and will be provided separately to this submission. A vast number of residents in Kyeemagh were not aware of the Proposed Development until we personally notified them. As such, they did not have an opportunity to individually submit a formal submission before the submission close date of 13 March 2019.

At the outset it is important to note that:

- the Development Application will increase the capacity of the students increase from 42 students to 500 students with "*a potential increase to 600 students in future*" (page 5 SEARs). This equates to a **12 times (1,200%)** increase to the current school's population (not taking into account teachers, other staff members or future expansion to accommodate 600 students or more);
- Kyeemagh is a low density, low scale residential area which includes predominately single and two storey private residences and a smaller proportion of townhouse developments. The roads and amenities in Kyeemagh are not adequate for a 1200% increase to the school's population; and
- The Proposed Development will have significant and detrimental impacts to traffic, demand for parking, road safety, overshadowing and other impacts. These impacts will adversely affect the residential amenity of the locality.

The reasons for opposition of the Proposed Development are as follows:

1. the Proposed Development will have a significant and detrimental impact on the residents of the surrounding area with regards to traffic

- a. The current total number of total residents (adults and children) of Kyeemagh is 919 of which 107 are school aged between 5-14 years old. A Proposed Development that caters for a school for 500 – 600 students is clearly catering for students not in the suburb of Kyeemagh. This means that residents from other suburbs will be commuting to Kyeemagh. This will have a significant and detrimental impact on our roads which are currently congested at peak times and cannot adequately accommodate current residents. There is also a concern whether the Proposed Development is being driven to facilitate the Cooks Cove development proposal which has been withdrawn with 'revised plans to be submitted in coming months' but included a development application for inter alia, 5000 new apartments (Leader Article).
- b. Page 9 of the Traffic Report forecasts that a majority of students (78%) will be attending school by car. This equates to approximately 390 - 468 students attending by car (calculated on 500 – 600 students). With an average of 1.3 students per vehicle (using the statistics in the Traffic Report), this equates to an additional 300-360 vehicles entering and exiting Jacobson avenue per day during the high traffic hours of school drop-off and pick up. Page 27 of the Traffic Report refers to "*a net impact of additional 249 vehicles*" however it is important to note this is calculated on 380 students. It is not clear why the report is based on 380 students when the school will be built to accommodate up to 600 students. Even on a calculation of 380 students, it will be a 7 fold increase to the number of vehicles that travel to and from Kyeemagh. The roads in Kyeemagh cannot cater for such a significant increase as they cannot adequately accommodate the current residents .
- c. Jacobson Avenue and the surrounding streets are "one-way in and one-way out" streets. There is only one exit point to General Homes Drive in the mornings from Jacobson Avenue via Bestic Street. Beehag Street is a no left turn to General Holmes Drive from 6am to 10am Monday to Friday and police often monitor vehicles turning illegally from this street, creating further congestion at the Jacobson Avenue / Bestic Street intersection as these vehicles then exit

Kyeemagh via Jacobson Avenue. There is no mention in the Traffic Report of any Traffic Management Plan that will be implemented to accommodate the additional number of vehicles that will need to enter and exit Kyeemagh on a daily basis on Monday - Friday. Additionally, the exit from Jacobson Avenue to Bestic Street is only one lane and vehicles need to wait for a break in the traffic to be able to turn left or right onto Bestic Street, with often numerous sets of lights changing before a vehicle can turn into Bestic Street. It is irrelevant, as is mentioned in the Traffic Report, the direction of the catchment (that is whether the traffic is coming from or to the east or the west) because all vehicles, irrespective of where they are travelling from, will need to que in Jacobson Avenue, single file, to exit onto Bestic Street to either go left towards General Homes Drive or west to West Botany Street. With increased vehicles, there will be a significant que of traffic leading to Bestic Street because there is limited traffic flow at the Jacobson Avenue and Bestic Street intersection, which is currently heavily congested during peak hours. It is relevant to note that the Traffic Report states that the Bestic Street intersection is currently rated a 'F' Level of Service, being the lowest rating intersection. Increased traffic will only exacerbate traffic issues at this 'Level F' intersection. The surrounding side streets for example Caroma Avenue and Mutch Avenue will not alleviate any traffic issues as these streets all lead to Bestic Street. Additionally, Caroma Avenue is a very narrow street allowing only one vehicle to travel at any one time. Bestic Street is currently bumper to bumper during peak hours and leads to a bottle neck of traffic trying to enter Bestic Street from side streets.

- d. Page 33 of the Traffic Report states that *"it is considered that the operational deficiencies along Bestic Street, particularly in the am period, are an existing issue and are not reflective of the school traffic impact."* This is not acceptable. The increased traffic that will be caused cannot be ignored just because there are "current deficiencies". The school traffic will significantly exacerbate the traffic issues in Kyeemagh with no solution. This is inconsistent with the statement at 6.1.8 on page 36 that regard must be had to residential neighbours.
 - e. There is great concern as to whether the Traffic Impact Assessment Report:
 - i. adequately addresses each of the issues relating to traffic; and
 - ii. is consistent. The assumptions throughout the report are based on varying numbers for example, a range of 249 to 500 students (refer to pages 22 to 27 as an example). There is no consistency in the report and it appears that the numbers are skewed to support the Proposed Development.
 - f. Given the current roads of Kyeemagh, it is highly unlikely, if not impossible, that Kyeemagh will be able to accommodate increased traffic that will result from a 1200% increase to the school's population, with this increased traffic entering and exiting on a daily basis (Monday to Friday).
- 2. The Proposed Development will have a significant and detrimental impact on the residents of the surrounding area with regards to parking**
- a. Parking in Jacobson Avenue is limited.
 - b. The Proposed Development will only accommodate 19 car spaces however it is estimated that there will be 27 staff. It is also inconceivable how a school with 500-600 students will only have 27 staff. Additional staff are likely to increase to accommodate 500-600 students. The additional staff will have no option but to park in surrounding streets, depleting parking for residents.
 - c. The Proposed Development proposes to remove 10 car spaces from Jacobson Avenue to accommodate kiss and go and pick and drop off. This also depletes resident parking on a street that has already limited parking. There is not alternate parking for residents of Jacobson Avenue who reside across or near the school.
 - d. Also, limited parking means that parents are likely to be blocking driveways or parking illegally to drop off / pick up. This results in safety issues and inconvenience to residents.
 - e. Parking issues (and traffic) may also be an issue on weekends if the school hall is used (as is proposed) for community purposes and other activities.
- 3. the Proposed Development will have a significant and detrimental impact on the residents of the surrounding area with regards to public transport**
- a. There is currently only one bus that services Kyeemagh being route 479. It is not a frequent service. The only other bus service is on General Holmes Drive.

- b. If additional bus routes are introduced to cater for the increased school population, this will only exacerbate the traffic issues referred to in 1 above and in particular, the congestion at the Jacobson Avenue and Bestic Street intersection.
- 4. the Proposed Development will have a significant and detrimental impact on the residents of the surrounding area with regards to overshadowing**
- a. It is relevant to note that the tallest part of the Proposed Development will be 9.85 m which is taller than the maximum building height permitted of 8.5m.
 - b. This Proposed Development will result in overshadowing on the houses surrounding the school having a dramatic effect on natural light. This is unacceptable.
- 5. The Proposed Development will have a significant and detrimental impact on safety**
- a. In addition to traffic congestion, there will undoubtedly be an increase to safety hazards and traffic incidents.
 - b. Vehicles dropping up and picking up their children are likely to be doing 3 point turns and crossing driveways to exit Jacobson Avenue to leave from Bestic Street. The majority of residents in Kyeemagh have young children that ride their bikes and scooters on the footpath and this will be an increased safety concern with an increase of 300-360 vehicles to the area.
- 6. Other detrimental impacts of the Proposed Development**
- a. There will also undoubtedly be other impacts to the residents of Kyeemagh during the construction of the Proposed Development including but not limited to noise, dust, vibration and traffic management during construction.
 - b. The suburb does not have adequate amenities or services to cater for a 1200% increase in the school's population.
 - c. Noise, crime for example vandalism, loitering, littering etc are also other detrimental impacts of the Proposed Development. It is also relevant to note that there is currently anti-social behaviour at the boat ramp and surrounding streets of Kyeemagh including Jacobson Avenue which has been brought to the attention of Council and police for addressing.

The concerns of Kyeemagh residents who live in the area, are subjected to the current traffic issues and will be directly affected by the Proposed Development should be carefully considered.

We trust that these submissions, together with the petition to follow, will be given due and proper consideration.

Kind regards,

Kyeemagh resident