

Alexandria Park Community School Redevelopment Submission

To Planning & Environment,

I am writing to make objections to the significant development application SSD 8373 for Alexandria Park Community School, Park Road, Alexandria. The proposed Alexandria Park Community School (APCS) redevelopment is out of character for the neighbourhood and will adversely affect the village atmosphere of Alexandria and its residents. It will especially impact the life of the people that live in buildings immediately adjacent to the redevelopment. Therefore I am objecting to the redevelopment for the following reasons:

1. Exceeding height restrictions
2. The physical bulk
3. Increased noise
4. Traffic congestion

Objection to Height

This proposed redevelopment makes very little attempt to integrate with the surrounding buildings by exceeding the Sydney City Council's height restrictions by 6 or more metres (please see attachment). The buildings immediately adjoining meet the council restrictions of 15 metres with flat roof lines. Other buildings on Wyndham Street and Power Avenue also meet these same restrictions by not exceeding 15 metres. While the buildings on Buckland Street meet the restrictions of 9 metres height limit. The APCS redevelopment exceeds these limits by about 6 to 12 metres.

The APCS redevelopment will reduce the light and sunlight entering the adjoining buildings by shadow the buildings on Belmont Street and Fountain Street especially during the winter solstice. This will also reduce light and sunlight entering principle living spaces adversely impacting residents and the sustainability benefits of these buildings during the winter months due to the reduction of winter sun.

The redevelopment of APCS should be required to adhere to height restriction of 15 metres for the area with flat roofs that have solar panels with a angle of no more than 10 degrees from the horizontal (this would also maximise sun exposure).

Objection to Physical Bulk

Due to the physical bulk of the APCS redevelopment existing buildings bordering the development will have their outlooks adversely affected and seem very small in comparison. The bulkiness of redevelopment also contradicts the 'Department of Education's Principle 3 - Be aesthetically pleasing'.

The physical bulk of the APCS redevelopment will change the wind directions for the surrounding area in particular the North Eastern cooling winds during the summer months. A building of this size will block these winds and may create unwanted wind tunnelling especially through the tunnel area above the storm water easement.

Additionally the wind assessment report recommends that wind barriers from 1.2 metres to 2 metres in height be installed on stepped back areas reducing any architectural design elements that might mask the impact APCS redevelopment's bulk. These wind barriers are not included in the current redevelopment plans.

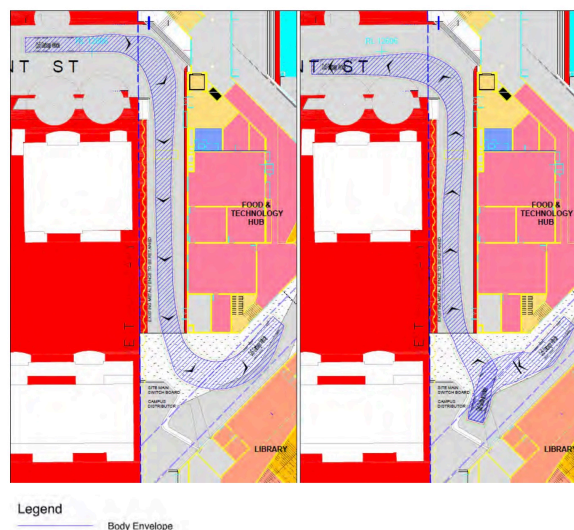
Moving these buildings back from the boundary lines of the adjacent buildings on Belmont Street and Fountain Street, as first proposed by the Department of Education (see picture on following page), would improve the acceptability of the APCS redevelopment and reduce the impact on adjoining buildings. The original site plan below had a roadway and car park as a set back from the boundaries of the existing buildings on Belmont Street and Fountain Street. Maintaining this set back or increasing set back would benefit neighbouring residents.



Objection to Noise

With the current design of the building and the positioning of the waste area the garbage trucks will enter the property adjacent to the Belmont Street residential buildings and travel alongside these building to the area above the storm water easement. This is where the two buildings join at level 4 to become one. The current design of the redevelopment would see the garbage truck stop and pick up its load inside a tunnel structure that would act as a echo chamber (see picture following). Thus increasing the noise from the garbage trucks to not only Belmont Street residents but also the residents on Fountain Street. Since garbage is usually an early morning pick, with several pickups a day due to recycling, this would disrupt the normal sleep patterns of all the residences in both buildings.

It would be best to move the waste area to the Park Road side of the APCS redevelopment near the pre-school where it is furthest from any residential buildings. Thus the impact of the garbage removal would be reduced considerably.

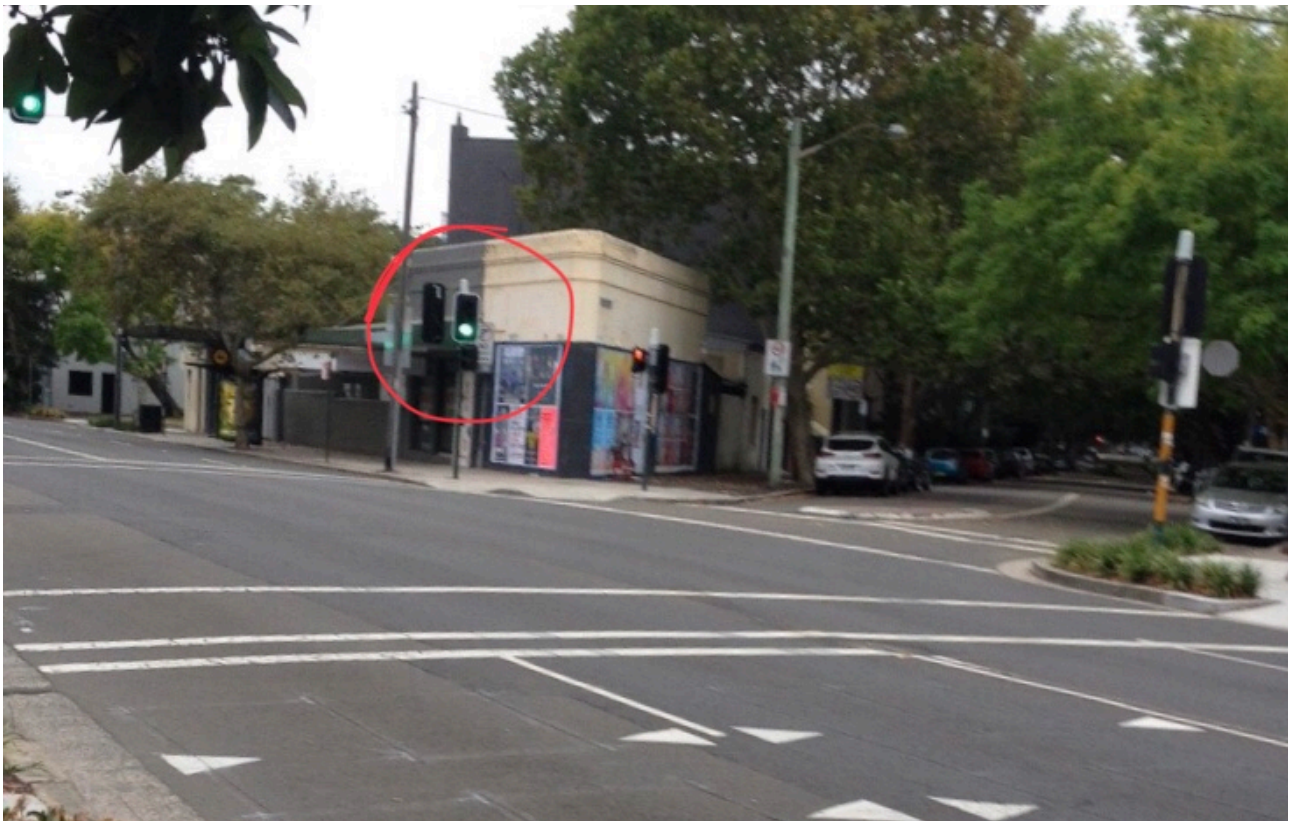


Objection to Traffic Flow Increase

There were some inconsistencies in the Transport assessment report which indicates that report may not be a true reflection of what is currently happening therefore a poor predictor of future traffic flow.

Point 3.4.2 Mitchell Road Traffic flow: the report states no significant traffic flow for north bound traffic on Mitchell Road. I would expect north bound traffic to be low as there is a No Right Turn

from the north bound lanes of Mitchell Road into Buckland Street (please see picture below). Therefore no school related traffic would access Mitchell Road and Buckland Street from these lanes. Additionally, the school on Mitchell Road is closed for redevelopment further reducing traffic flow for this area.



Other comments on the Transport Assessment

Travel from out of the school catchment area: In the transport assessment there seemed to be an omission in regards to the students that walk from Redfern station to attend the APCS. Many students use Redfern station as a transport hub. I see these students walking from Redfern station in the mornings. This to me is an indication that these students maybe traveling to APCS from outside the school catchment area. Thus indicating that the the projected numbers for students attending the school may not be accurate.

From reading the Transport assessment it seems some of the data was collected on Friday 7 June and Wednesday 12 June 2017. These dates included a long weekend which may have further reduce traffic flow due to students and locals residents taking extra days off over the long weekend. Again this may indicate that this is not an accurate reflection of traffic flow in the area.

In conclusion, I strongly object to the Height and Psychical Bulk of the school as it is not in keeping with the neighbourhood and will adversely impact all residents of Alexandria to varying degrees. It would be best to reduce the size off the APCS's redevelopment and build a school at Green Square where students could access by foot within minutes the new sporting, aquatic and library facilities that are being built.

Thank you for time and consideration,

Paula McCleery.