

NEW EPPING SOUTH PRIMARY SCHOOL (CONCEPT & STAGE 1)

Application No SSD: SSD-8873789

Development Type: Educational establishments

Local Government Area: City of Parramatta

Location: 86 Chelmsford Ave, Epping NSW 2121

RESPONDANT

Name: Sean Newton

Address: 83 Chelmsford Ave, Epping NSW 2121

Statement: I **DO NOT SUPPORT** the development

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

REASONS FOR NOT SUPPORTING THE DEVELOPMENT

1. IN SUMMARY

- a. Student numbers should not exceed 500 for such a small site and location
- b. The current proposal of such a large school will have a significant traffic congestion and noise impact on otherwise quiet residential streets.
- c. The current proposed 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. The proposal also puts parking entries right up next to and in front of residential houses instead of maintaining the current parking entry at the corner of the street.
- d. The development footprint proposed does not prioritise the sensitive species of trees and fauna that are at the site, being that was an agricultural TAFE and private gardens and was the original planting site for the “Granny Smith” apple. The current development plan requires a significant proportion of the trees closest to the street and houses be removed.
- e. Due to the inadequately small area of site, the building envelope has been condensed and resulted in 3 storeys buildings with estimated heights of above 13-14 metres. The area is not zoned for this and 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.
- f. A number of Reports/Appendixes provided with the application appear to have been provided by companies which are currently under investigation by ICAC. Eco Logical is one that has been in the headlines recently for corruption in land dealings.

2. NO TRAFFIC PLAN

- a. The transport access impact assessment provided with the proposal is in adequate and does not provide a traffic management plan and does not correctly reflect the current conditions.
- b. 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
- c. 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.
- d. 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.
- e. 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.
- f. No planning for residential parking. Residential permit parking will be required combined with limited hour parking during school hours for Chelmsford Avenue.

3. LACK OF ON-SITE PARKING

- a. The development has not allowed enough parking.
- b. 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)
- c. For stage 1 alone only 32 parking spots have been allocated, which is less than half the minimum required for the teaching staff only.
- d. For a school of 500 student parking alone would require at least 100-120 spots.
- e. 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.

4. INADEQUATE ENVIRONMENTAL CONSIDERATION

- a. The development footprint proposed does not prioritise the sensitive species of trees and fauna that are at the site. The trees are well established and diverse in their selection and should be saved.
- b. The site was previously an agricultural TAFE and before that a private gardens and was the original planting site for the “Granny Smith” apple. The Granny Smith Festival is held annually in Eastwood to celebrate that original planting and is a major attraction to the area.
- c. The current development plan requires a significant proportion of the trees closest to the street and houses be removed. Removing any trees from this site will significantly change outlook and environment on Chelmsford Ave and Grimes Lane so the development proposal should take this into consideration.

5. BUILDING BULK & HEIGHT

- a. 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. The current zoning does not allow for this.
- b. Setback from Grimes Lane is only 4m whereas setback from 84B Chelmsford Avenue is only estimated at 4-5m (undisclosed on drawings)
- c. 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 848 Chelmsford should be built with equivalent height to single storey residential.
- d. 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.

6. PERCEIVED CONFLICT OF INTEREST

- a. A number of Reports/Appendixes provided with the application appear to have been provided by companies which are currently under investigation by ICAC. Eco Logical is one that has been in the headlines recently for corruption in land dealings.