

## **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 (UPDATED)**

#### **1. IN SUMMARY**

- a. We were given only 12 days to review the 114 page submission response document. A 12 day Exhibition period is not enough time to properly review and respond especially considering our community is currently unable to meet up due to lockdown restrictions.
- b. While the submission response does respond to some of the concerns raised in some cases it merely acknowledges and clarifies its failings or shows the after without the before for context when considering impact and in other cases infers that it will work towards addressing a failing sometime in the future. This is not adequate.
- c. The revised plan outlines that the school will be built for a capacity of 1000 students. Student numbers should not exceed 500 for such a small site and location.
- d. The current proposal of such a large school will have a significant traffic congestion and noise impact on otherwise quiet residential streets.
- e. The current proposed site cannot support the parking capacity required to accommodate the teaching & support staff, administration staff, visitor parking and parental parking, particularly given the hall catering for school events. This lack of consideration will affect residential parking detrimentally.
- f. 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.
- g. 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.

- h. Due to the inadequately small area of the site, the building envelope has been condensed and resulted in 3 storey buildings with estimated heights of above 12.5-13.5metres. The area is not zoned for this and the placement of these buildings is up against single or double storey residential housing to the north (Grimes Lane) and the east (Chelmsford Avenue). The revised plan moves the placement of the buildings but does not take into consideration the previous submissions relating to usage of the current TAFE footprint as the basis for the development.
- i. The placement of the building envelope needs to be set to the back of the site close to the tall residential apartments.
- j. 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. INADEQUATE TRAFFIC CONDITIONS**

- a. The transport access impact assessment provided with the proposal is inadequate and does not provide a realistic traffic management plan. Additionally it does not correctly reflect the current conditions.
- b. Narrow street access to site, particularly in First and Second Avenue and Chelmsford Avenue will require changes to enable buses to have access. This would require removal of trees and environmental disturbance.
- c. The revised plan shows how Traffic noise will comply with NSW Road Noise Policy and shows gives a measurement of what the noise will be but it does not show the current noise and the massive difference the significant traffic movement through First Avenue, Second Avenue and Chelmsford Avenue will make.
- d. The traffic movement will require changes to traffic management, like roundabouts or traffic lights at the intersection of Dunlop St & First & Second Avenue and Chelmsford & Edenlee Street which are not outlined in the plan.
- e. The submission response says the street will remain below 200 vehicles per hour, the current cars per hour is less than 20 during peak hour.
- f. Access to site was not considered from the south west via Epping Park Drive or Ferntree Place to ease the pressure from the north of the site.
- g. Still no planning has been made for residential parking. Residential permit parking will be required combined with limited hour parking during school hours for Chelmsford Avenue. This is not acceptable.
- h. 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.

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

- a. The development will not have enough space for parking. This will affect residential parking detrimentally.
- 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 students 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 surrounding narrow streets which has been allocated for residential parking.

#### **4. INADEQUATE ENVIRONMENTAL AND HERITAGE CONSIDERATION**

- a. The revised plan does not consider the aboriginal and historical significance of the site and also does not address the previous mishandling of the aboriginal artefacts found on the site during the surveying process.
- b. The plan does not even consider the full potential of utilizing the previous agricultural TAFE site to make the school an environmentally conscious site and the ability to use that in any future curriculum at the school.
- c. The updated development footprint proposed does not prioritise the sensitive species of trees and fauna that are at the site. The revised proposal only clarifies the removal of trees. The trees are well established and diverse in their selection and should be saved.
- d. As mentioned above, the site was previously an agricultural TAFE and before that a private garden. It was also supposedly 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.
- e. 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 12.5m, have been concentrated against the north-east corner of the site against single/double storey residential housing.
- b. 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.
- c. 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.