

Director

Social and Infrastructure Assessments

Planning and Assessment

Department of Planning, Industry and Environment

Locked Bag 5022, Parramatta NSW 2124.

Dear Director

Re: Blue Gum Community School, Application No SSD-10444, 1 Rosemead Road, Hornsby.

I am writing to object this application, which has no merit, and declare that I have not made any reportable political donations in the previous two years.

The heritage significance of this residential property will be extensively affected by the proposal. The house at 1 Rosemead Rd is beautifully situated on the block with generous gardens. The graceful appearance of the house is supported by the grounds and gardens. The application will seriously threaten the heritage importance of the house and grounds, which are the keystone element to the heritage zone on the western side of Hornsby.

Heritage on the western area of Hornsby as a whole will suffer from this application.

The appearance of the property from the Rosemead Rd street frontage will be significantly changed by measures including fencing, widening the entrance and removing the heritage gates to the property, and removing the prominent Bird of Paradise plant and Cabbage Tree palm near the entrance. Widening the existing driveway, creating another (exit) driveway and removing more trees in doing so will also adversely affect the presentation of the property to the street. A significant number of car movements through the grounds will overwhelm the peaceful appearance of the property, while this quiet section of Rosemead Rd will be adversely affected by increased traffic movement.

Traffic and parking on Dural and William streets will increase. On week days these streets are already largely parked out to their western ends by train commuters. This has the effect of creating one lane driving conditions along Dural and William streets. Additional pressure will be added to these streets by temporary parking as children are dropped off and collected from 1 Rosemead Rd, and from all day parking by parents commuting to work from the station area.

The section of Rosemead Rd adjacent to the application site will also become parked out during the day – one lane driving conditions along Rosemead Rd can be expected from the corner of Dural St to the corner of William St.

Particular attention must be given to the fact that entering the driveway to the site or parking on Rosemead Rd will be dangerous because access is very close to the blind corner of Dural St and Rosemead Rd. This presents major risks for both pedestrians and road users.

Of the 200 trees on the property, some 42 are proposed for removal. The loss of 21% of trees on the property is not acceptable. The grounds and gardens of the site are a major feature of the western side of Hornsby and should be preserved.

The noise from the preschool and school will have major impacts on neighbours including our home at xxxxxx. The acoustic assessment report does not appear credible in terms of mitigation measures.

Further grounds for objecting are that:

- the application is for a large-scale commercial operation in a residential area, which degrades the amenity of the area for residents and visitors.
- emergency evacuation capacity in the event of bushfire is problematic, given foreseeable traffic congestion.

This development application involves significant adverse effects and should be rejected.

Please note that I am emailing you because your on-line portal to lodge an objection does not recognise my account password and also will not re-set my password. This problem has existed for the past week or so. It continues right up to five minutes ago