

23 January, 2020

Hornsby Shire Council
Attn. Planning Department.

RECEIVED BY
HORNSBY COUNCIL
ON 23/1/20 BY Sjohnson

Dear Planning Officers,

I make representations

on DA 1119/2019

1 Rosemead Rd HORNSBY

Lot A DP 327582.

I oppose this proposed development, being a
resident of this area for over 40 years.
The house is listed as Heritage on

1. 3,623 m² of land.
2. The proponent wishes to name the "school"
as 'Blue Gum School'.
Blue gums do not grow in this particular
area - it is predominantly a Blackbutt
[Eucalyptus pilularis] forest area.

3. The proponent shows in documentation
that [10] doors in this listed Heritage
house will need to be removed and
doorways widened - because in DTS
Compliance Departure 1 "Does not comply"
to requirements of AS 1428.1 - 2009.
4. "No actual number of internal doors that
"do not comply" is provided - although
ten [10] doors are circled red in documents

5. Why change any doors in this Heritage house?
6. Why do all the fireplaces have to be "enclosed"? What does this do to the Heritage aspect of N°1 Rosemead Rd, Mount Errington.
7. I am against the "new" toilet block to be "added" to this Heritage house.
8. Even the main pedestrian entry from Rosemead Road [into the house] does not comply with AS 1428.1-2009.
9. I do not agree with the provided monetary figure of \$92,739 being an accurate "estimated" Cost of Work. I consider this a gross underestimation of the real cost of these proposed alterations, free works etc.
10. I consider that the Acoustic Assessment Report dated 5 December 2019 [N.G. Child & Associates] is totally deficient as once the "tree work" is completed that the dampening effect of lower vegetation will result in greatly increased noise levels.

11. No correction factors for increased noise levels of sound spectra [once trees are removed/trimmed] has been provided in the Acoustic Assessment Report dated 5 December 2019.
12. I propose that if Council did pass this DA that the sound levels of 40 dBA throughout the internal areas of the proposed Blue Gum Community School and the sound levels of 30-35 dB(A) within any rest areas and noise levels of less than 55 dB(A) as stated to apply within the outdoor play areas be absolute conditions to be complied with.
13. I note some 100 trees are listed in the Arbicultural Impact Assessment Report - but where is the Arbicultural Impact Assessment Report prepared by Earthscape [Version 1] dated 17 October 2019?
14. Many of the trees referred to in documentation are street trees.
15. Why do any trees need to be removed from this Heritage Listed Site?

16. Did not Council's own architects who undertook the Heritage Study decades ago [Trophman & Trophman Pty Ltd] decide that this Heritage Precinct [Mount Errington Heritage Precinct] Hornsby was solely to be determined on the trees and the sandstone rocks of the area.
17. I am against the proposed "outside staircases" shown in Figures 10 & 11 Southern Elevation : Eastern Elevation.
18. What have these staircases got to do with a Heritage Listed house?
19. N°1 Rosemead Rd [Mount Errington] has stood since 1898 and previously has not required any of these "proposed new structures".
20. Any changes to N°1 Rosemead Rd [building] will destroy its Heritage value.
21. I consider that the ambience of the Mount Errington Precinct will be greatly diminished if this DA is approved by Council.

22. I consider that traffic issues will become disastrous on Dural St, Rosemead Rd and William St, Hornsby.
23. I advise that Council should be aware that the confluence of Dural St and Rosemead Road is a "blind spot".
24. The Mount Errington "Little Park" would become a drawcard for mothers & children — but their crossing of Rosemead Road from N°1 Rosemead Road to access the park will be greatly hazardous — due to the 'blind spot'.
25. Where are all the vehicles [bringing and taking] children to this proposed Blue Gum Community School going to park?
26. Year by year "all day car parking" is increasing — for persons accessing Hornsby Rail Station.
27. For some reasons this proposed school wants to remove trees in this Mount Errington Heritage Precinct. However I note that 'The Bush School Wahroonga and Thornleigh West Public School [a totally forested Public School] do not remove trees.
28. I oppose this proposed DA for N°1 Rosemead Rd
- Regards
- [REDACTED] Hornsby, N.S.W.