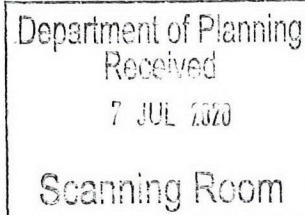




PCU079771

Director of Social Infrastructural Assessment.

Attention: John Doubleday



Re: Blue Gum School Development Application DA/1119/2019 for 'Mount Errington' (Heritage Listed Home) at 1 Rosemead Rd. Hornsby.

Dear Sir

I advise that I have carefully looked at the DA reports for the above property and in particular the Statement of Heritage Impact by Heritage 21 and traffic reports.

I advise that I totally oppose the proposed development for the following reasons.

1. Traffic: William St and particularly Rosemead and Dural Sts. have relatively narrow carriage ways for existing traffic. Both Dural and William Sts. have a lot of commuter parking with the parking on some days being more extensive than others. These conditions make it awkward to negotiate whereby a vehicle has to pull over to a vacant spot when available to allow traffic travelling in the opposite direction to pass. Much of the traffic comes from the lower Rosemead Rd in the valley on the western side. A school of the size proposed would make conditions worse. This is totally not suitable. I understand that the traffic movement report was based on the traffic counting road strips laid in Rosemead Rd, as observed by the local residents, in the property area at the northern end only.
2. Water pressure and fire: Several years ago, the Fire Brigade tested the water mains pressure for the west side and found it to be barely adequate to supply the existing residents. This is still as it is today. In the event of a serious bush fire, which I witnessed in Hornsby in 1957, a lower water supply, let alone the traffic exodus difficulties could present a real serious problem.
3. The Heritage Home: This steeply sloped slate roofed two storey home is situated in the Hornsby West Side Heritage Building Conservation Area where strict conditions relating to house modifications need to apply. Proposed alterations to the internal design such as widening of doorways, removal of a wall (upstairs), the construction of additional toilets (at least 8 in total) require extensive plumbing and the removal of original floorboards in two rear rooms to enable the placement of concrete floors (wet areas), would render any restoration to the original condition virtually impossible and extremely expensive to do so. It is worth mentioning that I visited this old home many times prior to 2001 when it was sold and noted that many door architraves, some doors and other wood fittings inside the house including the stair balustrades, before they were painted by a subsequent owner, were made of Australian Red Cedar, now a rare timber. There is also a full marble fire place in the study room on the ground floor. These important facts are not mentioned in the Heritage 21 report.
4. Grounds and trees: Approximately 40 trees are to be removed for the construction of an exit drive way, parking site for twelve cars on the old tennis court site and possibly for the proposed large plumbing alterations. Many of the original trees were of large size and

mature when the Mason family moved into the property in 1953, many rainforest trees were subsequently planted by Dr. Mason. The large number of trees and plants within this large site attracted many of the shy native birds especially the Topknot Pigeon which fed on the tall Cabbage Tree Palm seeds in the warmer months of the year. Removal of these trees, many of them rainforest species, together with the increase in activities will result in these species not visiting the block.

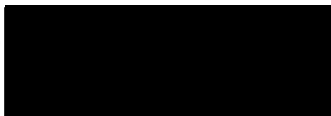
5. This proposed development is totally inappropriate for this location for the above reasons and for the noise generated during school hours. This would also result in the depreciation of property values of the homes adjacent to the school.
6. Approval for this type of development in many cases can result in future property rezoning and the subsequent property division resulting in eventual loss of heritage values to the vicinity.

This magnificent old home is situated on a 3000 sq mtrs. property which is of value to the whole of Hornsby Shire and its heritage history, the size of this site enhances the heritage value of the property and the vicinity. Many of the wonderful large old homes that existed in this Shire have sadly been removed. The home and grounds should remain intact to preserve this beautiful home and its location in perpetuity.

It is worth noting that Dural St. entrance from Peats Ferry Rd at the Hornsby west side heritage shopping centre will be closed off when construction of a huge inappropriately approved 26 story development commences. This will exacerbate traffic movement difficulties to all the local residents.

In my view a visit to the proposed site should definitely be made by the Planning Panel prior to any determination being made.

Yours sincerely.



30/6/2020