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1/7/2020

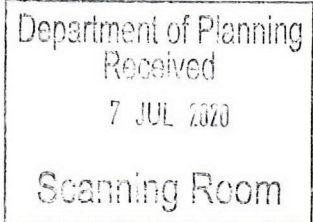
NSW Planning Industry and Environment

Locked Bag 5022,

Parramatta 2124

Dear Sirs,

Application No. SSD-10444  
1 Rosemead Road, Hornsby



I attach a list of objections.

It is not appropriate for a business to be allowed to shoehorn in an inappropriate commercial development into a quiet residential area. Best-Practice Education Group are suggesting that somehow they are not a developer. That is exactly what they are – a developer.

Unfortunately this is always a possibility when a Liberal State Government is involved (the same people who closed the perfectly good Hornsby Public Primary School years ago and continue to rubberstamp inappropriate developments that are progressively turning Hornsby into a 1950's UK style ghetto).

We have temporarily re-located to Albury for a year but continue to own property at [REDACTED]

I can be contacted by email at [REDACTED]

I do not want my contact details made public.

Yours faithfully,

[REDACTED]  
Angela & Kevin Lownie

**APPLICATION No.** SSD-10444  
**Location:** 1 Rosemead Rd, Hornsby  
**Applicant:** Best-Practice Education Group Limited  
**Council Area:** Hornsby Shire

I do not support this proposal as it is inappropriate for this area and an act of absurdity. The choices that 80 "special" families from outside the affected area want to exercise will degrade the lives of hundreds and perhaps thousands of other people who live in the area as I have since 1974:

1. Dural St is a narrow mostly one way road that is already difficult to drive along and on occasion is quite unsafe for residents trying to exit their properties. Dural St is already a heavily congested road and is used by commuters to park their cars for long periods.
2. William St is already presenting passing vehicles with serious safety issues as commuter vehicles are parked along both sides of the road and single vehicle passage prevails while oncoming traffic struggles to find a gap to pull over into so that oncoming vehicles can get past.
3. Rosemead Rd is similarly affected.
4. Commuter parking pressures are only going to get worse, and now a developer is planning to further degrade the environment for local residents by pouring hundreds of additional vehicle movements each day into an already congested area.
5. The obstructive effect of thousands of parked cars is already affecting all residents who live in this general area, not just those immediately affected. This is going to deprive local residents of parking spaces that they need for their own use and the use of visitors and persons delivering goods to their homes.
6. Rosemead Rd, William St and Dural St are used by a huge number of residents from Hornsby Valley and adjacent areas that travel through this area every day. This will add to the problems.
7. 80 students suggests that there will also be staff (numbers not identified) and it is likely that the 12 onsite spaces will be inadequate.
8. 80 students suggests that there will be 80 cars twice a day delivering and retrieving pupils. This amounts to 80 vehicles arriving and departing twice every day over a 15-20 minute time slot – one car every 10-15 seconds twice a day – this is going to be an unmitigated disaster that only a halfwit would fail to recognise. Each car will take perhaps minutes to remove all children, walk then to the "school" and then return to their vehicle and depart. There will be total logjam twice a day and for an extended period.
9. 80 sets of parents will have to park their vehicles when attending functions at the school. Where????
10. Noise associated with all the vehicular traffic.

11. The property is heritage listed, and the environment that will surround the overdevelopment of such a small site is unacceptable. The heritage value of the property will be seriously degraded.
12. The amenity of the local area will be destroyed and this will impact the lives of hundreds of residents whose rights apparently count for nothing.
13. The increased congestion is going to greatly increase the difficulty of responders attending any emergency in the area, and increase the risks for residents who may be fleeing the area. The area is a bushfire risk.
14. An accident or incident anywhere in the affected areas would exclude access for police, fire services and other emergency services and force them to take a time consuming detour to reach their destination via Pretoria Parade, all assuming that Pretoria Parade would never ever be closed at any time for any reason whatsoever.

K.J Lownie.