


Hornsby 2077

7th July 2020

Applicant: Best-Practice Education Group Limited

Application Number: SSD-10444

Minister for Planning and Public Spaces of Independent Planning

NSW Government

Dear Mr John Doubleday

I am writing to express my grave concerns and objections regarding the proposed development application (DA) for a school to be located at 1 Rosemead Rd, Hornsby. This proposal to change the character of this heritage property and heritage surroundings by the development of a school, is for us, as residents of 11 years, distressing.

My concerns are as follows:

- i. The significant increase in traffic along William and Dural Streets. William and Dural Streets are already highly congested with two- way access being severely inhibited by parked cars and current consistent flow of traffic.

For the applicant to suggest that the development proposal yields of traffic generation potential of approximately 71 vehicle trips between 7:00am-9:00am, approximately 31 vehicle trips between 2:30pm-4:00pm and approximately 28 vehicle trips between 4:00pm-6:00pm to be *"an acceptable service level for the proposal"*, given the already highly congested nature of traffic conditions within this area is, at best, deceitful. Safe access for residents to this area is already compromised and will diminish significantly with this expected increase in traffic flow.
- ii. Safety for adult pedestrians crossing at the corner of Dural Street and Rosemead Road is already problematic and significant caution is required to do. Children crossing the roads in this area will be particularly vulnerable to safety concerns.
- iii. Accessing street parking in William and Dural Streets, and Rosemead Road is already in significant demand by residents and train commuters, and problematic. The limited onsite parking for a total of 12 cars at various locations throughout the site of this development, fails to address the significant parking requirements for the effective operation of a school, contributing further to the existing congested parking issues.

- iv. The subject site is located within the boundaries of the Mount Errington Precinct, Hornsby West Side Heritage Conservation Area ('HCA) and is listed as an item of environmental heritage in the Hornsby Local Environmental Plan 2013 (HLEP2013). The site is also listed on the National Trust. The proposed changes to the property and site will compromise severely this environmental heritage area. Having viewed the plans and proposed property changes, the suggestion by the applicant that “only relative minor alterations are needed to the building and surrounds to facilitate its use” is totally misleading and deceitful.
- v. The associated increase in noise will also contribute to a decrease in the wellbeing of our community.

I declare I have made NO donations to any political party in the previous two years.

Regards

Renee Black