

Lisa & Neil Brooks
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Submission to Planning Industry & Environment

Re: BLUE GUM COMMUNITY SCHOOL
Application No: SSD-10444

WE OBJECT TO THE PROPOSED DEVELOPMENT

We are residents of Rosemead Rd for now over 20 years, firstly at No [REDACTED]
We are one of many concerned residents regarding the development proposal of the above property and believe that approval for the Preschool/Primary School catering for 80 children will affect this 120 year old gem of an area.

Our concerns are as follows:-

1. Heritage

Mt Errington is a part of 'The Hornsby West Side Heritage Conservation Area' and should be protected as should all the other properties within these boundaries. The residents of this area chose to live here, some up to 50 years ago, and are here to protect and conserve the area as it is named.

Should this development be approved there can not then be any refusal from Council to develop other properties which will comply with the R2 Low Density Residential Zone criteria for allowed development.

How do you then call this 'The Hornsby West Side Heritage **Conservation** Area'? What will stop further development in this area?

This development will have a detrimental effect on the amenity of this area which is well known for it's peacefulness, character, heritage, streetscape and views and it will be the start of the destruction of a beautiful historical area.

2. Traffic

We have serious concerns regarding the traffic generated by this school/business and it's effect on the neighbourhood with **reduced levels of traffic safety**. The traffic report has some questionable points. 'The "tube" traffic surveys were undertaken over a 5-day period in Rosemead Road, directly outside the subject site, opposite No.4. Traffic report was completed on the the section of Rosemead Rd between William St and Dural St.'

- **Where is the traffic assessment for William St & Dural St?** The traffic report is substandard and has not covered all aspects of traffic for the area.

- The traffic turning onto William St from Peats Ferry Rd will be gridlocked as there is only enough space for a few cars waiting to turn right into William St. Along with the traffic congestion from a 20 storey development on Peats Ferry Rd and Dural St that has just been approved by Hornsby Council will make the West side of Hornsby a complete car park.
- The traffic and Parking assessment states 71 vph in the mornings and a total of 59 vph in the afternoons. These roads will not cope with this traffic on an everyday occasion. These vehicles will not all be able to park outside Mt Errington.
- William St (from Lisgar Rd) and Rosemead Rd have unrestricted parking on both sides of the streets leaving these streets ONE (1) x LANE for BOTH directions. Vehicles are parked up William St nearly to Rosemead Rd by people walking to Hornsby Station. The same in Dural St.
- Visibility is poor at both intersections of William/Rosemead and Rosemead/Dural and William St has TWO (2) areas where the road is narrowed (one is on the hill closest to Rosemead and has exceptionally poor visibility over the crest of the hill and vehicles are often parked where there are centre line dividers and ONE (1) lane each way.) In these instances to drive up or down William St you must drive on the opposite side of the road.
- Residents entering William St from Lisgar Lane have poor visibility with vehicles parked on both sides of William St (which leaves 1 lane for both directions) not even mentioning the vehicles reversing out of their driveways in William St in these already existing conditions. Compound this with 60-70 vph morning and afternoon travelling William St to access Mt Errington!
- In the event of a fire in the Berowra Valley National Park/Berowra Creek it would be a catastrophic disaster. There are a substantial number of residents down Rosemead Rd, Lowanna Place, Lochinvar Place and Valley Rd to evacuate should there be a disaster.
In the event of such a disaster how do Fire and emergency services access the area when the roads are choked with parked vehicles and excess number of vehicles trying to evacuate as well as a Preschool/Primary School?
- There is a ONE WAY westbound restriction in Dural Street, between Quarry Road and Lisgar Road means Dural St is not an exit in case of fire/emergency.

3. Removal of trees

- A considerable number of trees are to be removed for this development for the provision of a carpark, driveway and brick paved area.
- Proposal of the owner "The removal of the giant birds of paradise in the front gardens is the most significant visual change that would occur as a result of the DA. Its removal will allow the widening of the driveway as well as ensuring more natural light reaches the front garden area. This change would also open a wide view of Mt Errington from Rosemead Road, a benefit identified by the Heritage Consultants. 20 trees would be impacted by the provision of access and car parking. 10 trees would be impacted by the extension of the driveway. 2 are affected by the brick paved area proposed, 1 by the new fire stair."

- No.14 Rosemead Rd were denied application to remove a couple of trees from the nature strip to provide driveway access to their garage. **Why should Mt Errington be granted permission to remove in excess of THIRTY (30) trees when it is a Heritage listed property and gardens?**

The effect this development will have on the amenity of this area is a major reason for Council's refusal of this application along with

- Noise
- Traffic
- Parking
- Tree removal and most importantly
- Heritage Conservation

We urge the Department of Planning, Industry & Environment to carefully consider it's decision as this development is not at all sympathetic to the area and will be the destruction of **'The Hornsby West Side Heritage Conservation Area'**.

Kind Regards

Lisa & Neil Brooks