

Karen McPherson-Timms

Hornsby NSW 2077

Blue Gum Community School SSD-104444

Development Application - CHANGE DWELLING TO A PRESCHOOL CENTRE AND
PRIMARY SCHOOL - HERITAGE

Dear Sir/Madam,

I wish to emphatically **object** to the above development proposal based on the following issues:

- Increased noise;
- Increased traffic;
- Alterations to the heritage dwelling and environs;
- Tree removal;
- Risk to pedestrians;
- Bush fire risk; and
- Decrease in privacy.

Increased Noise and Emissions

At present, the level of noise in the area is low and is predominantly produced by birds, the wind in the trees, intermittent vehicles and an occasional plane. Having a school next door will result in a very different type of noise being produced (voices, screaming, music, equipment and vehicles) compared to what we experience now. The noise produced will also be at an unacceptable level. Furthermore, the increase in vehicle movements around the surrounding streets, adjacent to two of our boundaries and parking in an area covered with pebbles at the rear of our backyard will contribute to the unacceptable increase in noise. Air quality will also diminish due to increased vehicle movements producing greater exhaust emissions, especially adjacent to our backyard.

Increased Traffic

Currently, it is rare to be able to drive uninterrupted down William St or Dural St. Most commonly drivers are forced to look for a space to pull over to allow oncoming traffic to pass as cars are parked the whole way along both of these streets effectively making them one way. The significant increase in traffic is unacceptable along these already congested streets. The lack of parking will make it an absolute nightmare for residents trying to move around the streets and into and out of our homes. On a normal week day, commuters park the whole way down William St and out the front of our house at 1A Rosemead Rd and outside Mt Errington. All residents living on William St, Dural St, Lisgar Rd, Lisgar Lane, Rosemead Rd, Lowanna Place and residents living in the valley on the western side of Hornsby will be greatly impacted by an increase in traffic and limited parking.

Semi trailer trucks accessing the West Hornsby Wastewater Treatment Plant on Valley Rd, Hornsby will also be impacted. The trucks are unable to get up Pretoria Pde, therefore Rosemead Rd is the only the access route for them. The semi trailers will be further inhibited if greater congestion occurs along Rosemead and William Streets.

Most students would be driven to the site as there are not many preschool or primary school aged children that reside in the Mt Errington area that would be using the school. In addition, there are a

multitude of schools and preschools in the Hornsby area to service the needs of the residents as listed in the <https://www.goodschools.com.au/compare-schools/in-hornsby-2077?page=1>

Furthermore, there are numerous blind corners in the area which will greatly increase the risk for traffic accidents. The intersection with Rosemead Rd and William St is extremely hazardous likewise is the intersection with Rosemead Rd and Dural St. It is not uncommon to see vehicles charge negligently around these blind intersections. Even when drivers negotiate these intersections sensibly there is still a high risk of an incident occurring due to the limited vision.



Photo taken outside Mt Errington on a typical weekday in August 2019 showing congestion.

Alterations to the Heritage Dwelling and its Environs

Any changes to the heritage house “Mt Errington” will alter the heritage value and character of this house. This heritage dwelling is the premier heritage showpiece in the Hornsby Shire and should be preserved in its unadulterated form. This includes alterations to the gardens which are also heritage listed.

Tree removal

The DA proposes total destruction of the vegetation at the rear and side of our house to allow construction of a car park. This would involve removal of a significant number of Blackbutt trees from the rear of the site. The gardens are also heritage listed and this vegetation is part of the

character of Mt Errington. We currently enjoy an expansive, uninterrupted green view from our backyard.

Risk to Pedestrians

Many locals, and others, use the footpath along Rosemead Rd for exercise and to enjoy the surrounds of Mt Errington. Increasing car movements in and out of the heritage house will pose an increased risk to pedestrians using the footpath. Many elderly residents from the retirement units, Camellia Court and Azalea Court, love going for strolls along the footpath. As they are elderly, they move slowly and are even more at risk.

Bush Fire Risk

Mt Errington is close to the edge of the bush and is therefore at risk of being impacted by bushfires. Having a school full of children needing to be evacuated would be a nightmare in the event of a bushfire.

Decrease in Privacy

Our privacy will also decrease dramatically with many people coming and going. The top floor windows peer down into our backyard. Residents in Camellia Court will also have significantly reduced privacy as many of their windows overlook Mt Errington.

Conclusion

In conclusion, I strongly object to the development application to change the heritage dwelling "Mt Errington" into a preschool centre and primary school. This quiet, serene residential area is not an appropriate location for this type of development for the many reasons stated above. We have lived in our home adjacent to "Mt Errington" for over 21 years enjoying the sound of the wind through the trees and birds frolicking within them. We purchased our home next door to a heritage house not a school. We moved into this area to enjoy the peace and quiet and the green treed outlook. We do not want to feel as if we are living in a gaol with 2.1m solid timber fence enclosing us at the rear and side of our home. Any such development will immensely reduce our amenity and enjoyment of the area and our home.

A school of any size will decrease the amenity of our pre-existing serene surrounds. I am already feeling very stressed about the possibility of a school as our neighbour. Our wellbeing will be affected.