

We have reviewed the Proposed School Infrastructure Development plans for the Samuel Gilbert Primary School and are concerned with the scale of the proposal.

The Architectural plans detail a three storey school home base Admin building located adjacent to the low density residential street. We do feel that this development is totally out of character for the neighbourhood and the very modern design does not lend itself to the village look and feel of the current school in the bushland setting. The placement of the building is also not in character with the surrounding streetscape and the shadow diagram provided does not even provide details beyond the current school boundary. Our review of the shadow diagram would indicate that the siting of the proposed Homebase/School Admin would create overshadowing of the adjacent residential properties.

The position of this building, due to the three storey scale, would be better located further within the school property to provide less impact on the residential zone both visually and to the local amenity. The building standing at 17m (probably closer 20m if taken from the current street level) will be a dominant structure and will have an adverse effect on the streetscape all the way from the corner of Gilbert Rd and Ridgecrop Dr (roundabout closest to Showground Rd) right the way through to the second intersection of Gallahad Crescent and Ridgecrop Dr. to which we strongly object. The 17m high structure exceeds the 9m maximum height for this site as specified in the The Hills LEP 2012 and is virtually on the boundary of the property at a point opposite 1 Gallahad Cres. and 12 Ridgecrop Dr. This will have far reaching implications as the property prices will no doubt be negatively influenced.

Our other concern with the proposal is traffic. The traffic report correctly identifies that additional off street parking is required but the current plans do not provide this. The traffic plan seems to have been written to address the inadequacies of the off street parking instead of requiring proper planning to address them.

The traffic report also identifies that the current roundabout fails guidelines for adequate traffic flow and that the increase in school population will further increase this inadequacy. The report does not provide any methods of addressing this issue other than reporting the traffic increase. We consider that this is poor planning and increased off street pick up/drop off and better public transport use should be incorporated into the development.

The increase in the number of students will lead to further traffic along Ridgecrop Dr which is already battling to cope with the number of parents trying to drop off/pickup their children at the kiss and drop outside the school. This has been documented in the Traffic and Parking Impact Assessment. This frustration already leads parents to honk horns, some even driving aggressively in a 40km/h zone directly outside a school. The most dangerous practice is the U-turn into the kiss and drop from vehicles travelling in a westerly direction along Ridgecrop Dr, especially when done in large SUV's and the like. The bad driving habits are observed on a regular basis and has even drawn police on the odd occasion to park in our driveway in an attempt to curb traffic violations with their presence.

The fact that these school amenities will be made available for use by the community is good in some respects but will lead to problems for the homeowners living in the immediate vicinity. Fences and locked gates have been erected on the boundaries of all schools in NSW to keep vandals from destroying public property, but this new policy to open the school up for events when

the school is not in use can compromise the current security measures to protect the school. Noise from these events will also be detrimental to the peace and quiet that is currently enjoyed in the neighbourhood, not to mention the behaviour of unruly elements that might frequent these.

Considering the potential negative impact that this development could have on the Knightsbridge community I would strongly suggest that the Minister for Planning reconsider his position and call for a public hearing to be held.