

From: [John Dennis](#)
To: [IPCN Enquiries Mailbox](#)
Subject: Blue Gum Community School Application Number SSD-10444
Date: Tuesday, 16 February 2021 10:00:21 PM

Submission to the Independent Planning Commission.
My name is John Dennis at 25 Rosemead Rd. Hornsby NSW 2077

I have many concerns about this development at 1 Rosemead Rd Hornsby.
Traffic and Parking - Cars and parking would be a major problem. William St and Dural St's are narrow and are clogged with traffic now, adding up to another 80 cars both morning and afternoon would make this even worse. Both William & Dural Streets up to and including parts of Rosemead Rd are used now by commuters parking and leaving their cars there all day to use the trains. Any day we try to drive out using these streets we have to give way to other cars by having to pull over to the left and stop to allow other cars through coming from the opposite direction. Add this to the recently approved development (DA/201/2018) of an 18 storey and a 9 storey tower comprising 200 residential units on the corner of Dural St and Peats Ferry Road and the traffic this will generate, the roads on the west side of Hornsby are going to be clogged. An independent Traffic Report has been attached to a submission by another concerned neighbor.

Noise, Amenity and Heritage - With 80 school children, noise from the school will affect the amenity of the area and will be compromised. It is noted, that, in this submission that this is also to be a long day care centre from 8.00am to 6.00pm and I understand could be extended to the hours of 6.00am to 6.30pm.

Tree Canopy - The significant loss of more trees given that a large Angophora has already been taken down in November 2019 will be to the detriment to the Hornsby West Side Heritage Conservation Area and the Mt Errington Heritage Precinct. Mt Errington being the name given to the stately Heritage Home which was built in the 1800's. If the proposed alterations to both inside and outside of this home are made then the heritage value of this building will be lost forever.

Fire Risk - This is a bushfire prone area and in the case of an emergency evacuation the safest way is via William Street and school traffic would add to existing residents trying to make their way out.

I strongly oppose this proposed development.

Regards,
John Dennis