



## SITE INSPECTION NOTES

**This meeting is part of the determination process**

**Project:** Blue Gum Community School (SSD10444)  
**Location:** 1 Rosemead Road and surrounding local area (map included as **Attachment A**)  
**Date:** Tuesday, 9 February 2021  
**Time:** 1:00pm

## ATTENDANCE

**Commission Members:** Peter Duncan (Chair)  
Adrian Pilton

**Office of the IPC:** Jane Anderson Senior Planning Officer  
Casey Joshua Principal Case Manager  
Margaret Mason Administrative Coordinator

**Applicant:** Jill McLachlan Blue Gum Community School  
Maureen Hartung OAM Blue Gum Community School  
Jeff Mead Planning Ingenuity  
Jarrod Lamshed Armada Architects

**Community Members:** David Martin Hornsby Conservation Society  
Richard Mason Hornsby Conservation Society  
Ian Cubitt Neighbour  
Bob Sendt Neighbour

**Invited, but did not attend:** Daven Timms

## LOCATIONS & KEY FEATURES

(photos included as **Attachment B**)

1. Front garden of the building
  - Opening statement and introductions.
2. Inside of the building – upstairs

The Panel observed:

- Location of the proposed new fire stair egress – existing window proposed to be altered to provide door
- The handrail of the internal stairs, which is the location of new balustrading to achieve BCA requirements

- External balcony and balustrade, proposed for alteration in alignment with BCA requirements
- First floor rooms and bathrooms.

### 3. Exterior of the building – rear

The Panel observed:

- alterations to the rear entrance (from the proposed new carpark)
- Location of proposed new pedestrian path to William Street.

### 4. Inside of the building – downstairs

The Panel observed:

- Location of the proposed new bathrooms and staff room.
- The existing kitchen.
- The existing leadlight windows, which are proposed to be retained.

Discussion about proposed lighting and flooring and potential air conditioning.

### 5. Exterior of the building – east side

The Panel observed:

- The location of the proposed new external fire stairs.

### 6. Exterior of the building – rear

The Panel observed:

- Location of the proposed new play areas and discussed proposed fencing.
- Viewed the area of the former tennis court (area of proposed new car parking), trees proposed to be removed and proposed boundary landscaping around the carpark.

### 7. Exterior of the building – west side

The Panel observed:

- location of the proposed extension to the driveway for the purpose of the loop road and new vehicle crossing
- trees proposed to be removed and those to be retained.
- Proposed bin storage location.

### 8. Front garden of the building

The Panel observed:

- viewed the existing front gates, proposed to be expanded and a new pedestrian access point added.
- trees proposed to be removed and retained

A community member noted the Canary Palms to the east of the front gardens should be removed. A community member noted that traffic and acoustic issues are a key concern.

Following the site and building tour, the panel walked around Rosemead and William Streets to observe the intersection configuration and the nearby residences

Site inspection closed at 2.05pm



## 1 Rosemead Rd, Hornsby



9 February 2021

*Location 1*



*Location 2*





# SITE INSPECTION PHOTOS

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*Location 3*



*Location 4*





# SITE INSPECTION PHOTOS

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*Location 5*



*Location 6*





# SITE INSPECTION PHOTOS

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*Location 7*



*Location 8*

