

15 December 2023

Ingrid Zhu  
Planning Officer | School and Infrastructure Assessments  
4 Parramatta Square  
12 Darcy Street  
Parramatta NSW 2150

Dear Miss Zhu

**Re: SSD-8996 – Mod 1 - Loreto Normanhurst - 91-93 Pennant Hills Road and 6-12 Mount Pleasant Avenue, Normanhurst – Response to latest amendment**

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I refer to the above amended development proposal and provide the following comments.

**Traffic Response**

**Staging/ Increase in Student Numbers**

Council originally wrote to the Department in its letter dated 25 June 2021 recommending Osborn Road be widened to reduce existing and future traffic queuing issues during pick up/drop off. Council at the time of its letter observed traffic queuing onto Pennant Hills Road during School pick up/drop off.

In response to traffic concerns during pick-up/drop-off, the previous application was amended to bring forward the staging of the pickup/drop off areas to Stage 1 and restrictions on student enrolment were imposed until infrastructure is completed to alleviate existing traffic congestion and future traffic on surrounding streets which was welcomed by Council.

The modification now proposes to bring forward enrolments before key traffic and parking infrastructure are completed. This goes against the Independent Planning Commission's Statement of Reasons paragraph 137 and 138 which state:

137. During its meeting with the Commission on 21 September 2021, the Applicant described that Stage 1 is proposed to be delivered through a number of sub-phases with the aim of ensuring that the required traffic related infrastructure and student pick-up/drop-off facilities would be completed prior to an increase in student numbers (Meeting Transcript, pages 15 and 16). The Applicant noted that the works proposed to be delivered first would also alleviate existing traffic congestion issues at the Site.
138. The Commission is satisfied with the Applicant's proposed staging plan and has imposed Schedule 3, conditions A9 to A12 to ensure the delivery of the required car parking and pick-up/drop-off spaces prior to each proposed increase in school population.

Council opposes bringing forward the increase in capacity of the school until all of the approved Stage 1 works are complete as per the original conditions approved by the Independent Planning Commission as the carpark/traffic improvements are a fundamental element in improving the existing traffic/parking for the site.

Council regularly receives correspondence from residents regarding concerns with illegal parking on surrounding roads, in particular vehicles parked 'nose first' across the nature strip in front of the Loreto School. Council's Rangers regularly patrol these streets and issue warnings; however the parking issues continue. Council met with the School to discuss these parking issues however no resolution was made, and it was put back to Council to find a solution. It is for these reasons that Council recommends the school formalise the road with kerb and gutter on the school side to address this issue and the following conditions/recommendations be imposed:

1. The school should install kerb and Gutter and footpath in Mount Pleasant Avenue, school side, along the full frontage at proposed Substage 5.
2. Review of parking implications of school Saturday sport activities on Currawong Avenue before the proposed Substage 4. (numerous complaints are made regarding parking out of Currawong Avenue).
3. The school is to provide a pedestrian refuge on Mount Pleasant Avenue near Pennant Hills Road as proposed at Substage 5. (The School informed Council there is a safety issue, however it is Council's view that this modification resulting in an increase in student numbers warrants a condition requiring the School to build this crossing).
4. All traffic related conditions for SSD-8996 to be retained.

#### Signage Plan

Council wishes to bring to the attention of the Department an inconsistency with the documentation submitted. Page 10 of the submitted Traffic Report prepared by Taylor Thomson Whitting references Figure 2.1 (Early Learning DA) depicts an '**existing left turn on red permitted**' sign at the Osborn Road intersection to be removed.

During the assessment of DA/1227/2018 and DA/1227/2018/A Council imposed condition 1A which recommended this plan be amended to remove this item from the plan set. Council maintains this sign should be removed from the plan set.

Council has also reviewed the submissions within the SSD modification file that raise concerns with the '**no right hand turn during peak periods**' on Mount Pleasant Avenue as DA/1227/2018 also recommended this sign be removed. Notwithstanding, It is acknowledged that in the approval of SSD 8996, the Independent Planning Commission recommended condition E27, Schedule 3 restricting turning right at Mount Pleasant Avenue during peak periods 8am to 9:30am school days and 2.30pm to 4pm school days to deliver significant safety benefits. The approval of this aspect is subject to approval by the Local Traffic Committee.

#### Early Learning Centre

The Modification relies on additional temporary car parking on the site of the Early Learning Centre. It is requested a plan be submitted showing construction of a temporary car park for 15 spaces that is implemented as part of the Stage 1 works/increase in student enrolment numbers.

#### **Tree Protection**

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Council supports the Department's letter dated 11 December 2023 with respect to tree protection and recommends the following additional point with respect to tree protection near the boarding house/driveway ramp.

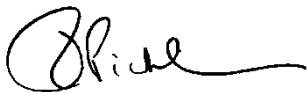
- Numerous trees are plotted for removal to accommodate fill batter for a pedestrian pathway and driveway ramp. It is suggested the Department review retaining more of these trees by utilising sensitive tree construction techniques and utilising different construction materials/techniques such as pier and beam instead of fill batter.

### **Planning Issues**

With the exception of the above-mentioned traffic and tree issues, Council supports the Department's letter dated 11 December 2023 with respect to issues already raised.

Please contact me on telephone 9847 6731 or email [rpickles@hornsby.nsw.gov.au](mailto:rpickles@hornsby.nsw.gov.au) should you wish to discuss this matter further.

Yours sincerely



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