Michael Wensley
59 Mount Pleasant Avenue
Normanhurst NSW 20176

20 August 2025

The Hon Paul Scully MP
Minister for Planning
GPO Box 5341
Sydney NSW 2001

Also, via Portal with attention to: Ingrid Zhu

Objection to SSD-8996 Mod 2 Loreto Normanhurst Redevelopment

Dear Mr Scully and Ms Zhu,

I object to the proposed Modification 2.

Irrespective of Loreto's staff numbers, SSD-8996-MOD-1/ Schedule 3/ Condition B1 requires a minimum of 301 on-site car parking spaces before student numbers increase beyond 1,250. This condition should not be relaxed.

In attempting to defer construction of the P4A multi-purpose car park, Loreto continues to expect to push the burden onto surrounding residents in the form of unacceptable traffic and parking issues. This time a further shortfall of 64 car parking spaces.

The ramifications of the proposed modification are perhaps best demonstrated by Loreto's ongoing non-compliance with parking as per the CEMP in place to address C16 (SSD-8996-MOD-1/ Schedule 3/ Condition C16). In relation to the construction of the Boarding House on Mount Pleasant Avenue, the concessions to neighbours were that during construction:

1. Loreto staff and students would not park in Mount Pleasant Avenue at all

2. Construction contractors would park only on the oval side (and leave the eastern kerbside free for residents)

The ongoing non-compliance is currently being investigated by the Compliance Team. Clearly there is already a shortfall of parking spaces.

Finally, I again suggest the need to properly solve the traffic congestion problem. Attachment 1 below details how, with Loreto's cooperation, it is easily possible to improve the Osborn Road traffic lights without interfering with Pennant Hills Road efficiency.

Faithfully,

Michael Wensley

ATTACHMENT 1

Access fully-via-Osborn-Road-only

<u>With Loreto cooperation</u>, it is easily possible to have all access via the existing Osborn Road traffic lights. This would enable the removal of all Mount Pleasant Avenue entries to the site (leave the existing double retaining walls in place).

The components required are:

1. Move the lights on Pennant Hills Road to widen the Osborn Road intersection

2. Excavate existing Loreto land down to street level to create two additional lanes at the mouth of Osborn Road

3. Continue to have one incoming lane (albeit now slightly farther east)

4. Create two left-turn exit lanes and two right-turn exit lanes. The pre-existing through traffic misalignment can be corrected by allowing a lane 3 to either go straight or turn right

5. Increase the capacity (within the existing lights cycle times) for cars to exit onto Pennant Hills Road by lengthening the area with marked lanes for cars queueing

6. Widen the existing internal road to allow two-way traffic to the northern internal car parking areas (marked 'Proposal' below)

7. Consider an extension of the pedestrian overhead bridge over the internal road