

Amanda Westcott

Normanhurst 2076

6 January 2020

Ms Jasmine Tranquille  
Planning and Assessments  
Dept of Planning, Industry and Development  
GPO Box 39  
SYDNEY NSW 2001

By email:

**Attention: Director – Social and Infrastructure Assessments**

Dear Ms Tranquille

**LORETO NORMANHURST SCHOOL REDEVELOPMENT (CONCEPT PROPOSAL AND STAGE 1)  
91-93 PENNANT HILLS RD NORMANHURST (SSD 8996) – OBJECTION**

Thank you for your letter of 3 December 2019, inviting submissions on the proposal by Loreto Normanhurst to redevelop its premises, including increasing its student number cap by 850 students, constructing an up-to-6 storey boarding house, and all the associated expansion works set out in the development proposal.

I am a resident of [REDACTED], who lives [REDACTED] Loreto Normanhurst. I have lived here for [REDACTED] years.

**I object to the proposal in the strongest possible terms.**

Your letter of 3 December 2019 notes that we, as a neighbouring landowner/occupier were 'inadvertently not notified' of the proposal, during the exhibition of the Environment Impact Statement six months ago, in June and July 2019.

I would be dismayed and disappointed by this failure to notify by Loreto Normanhurst and/or its paid contractor, if that failure did not neatly encapsulate the sense of entitlement that Loreto Normanhurst exhibits, and the disregard for its neighbours that is demonstrated by this latest proposal.

The reasons for my objection are set out below.

1. This application is part of an ongoing pattern of regular and relentless expansion by

Loreto Normanhurst, in what seems to be simply a drive for greater profit, with no regard for the amenity of neighbours in the surrounding streets.

In the last few years Loreto Normanhurst have erected large new structures such as the Gonzaga Barry Centre, have opened a new primary school catering for Year 5 and 6 students (thus increasing student numbers), are now planning an Early Learning Centre (this is the subject of a separate application by Loreto, and will further increase student numbers) and – most significantly of all – have lodged this application to dramatically increase their student number cap, by 60% from 1150 to 2000, with all associated pressure on parking and traffic.

All of this continuous and dramatic expansion is occurring in the same limited footprint of land, between Osborn Rd and Mt Pleasant Avenue in Normanhurst.

Thus, this application ought not be considered in isolation. It is not a modest, one-off proposal. It is part of a **pattern of relentless expansion** and should be viewed by the Department in the context of, and against the background of, the recent and other planned expansion mentioned earlier.

This latest proposal will squeeze yet more students into a confined area, entirely disregarding the amenity of neighbours, further limiting parking availability for residents, and exacerbating the already significant traffic issues around the school.

2. The proposal to increase the student number cap by 60% or 850 students, construct an up-to-6 storey boarding house, and all the associated works set out in SSD 8996, will have a dramatic and entirely negative effect on the surrounding streets, in terms of **parking and traffic**:

- a) **Parking:** Osborn Rd already has restricted parking. There is no parking at all available on one entire side of the street, alongside Loreto, as the street is too narrow for cars to park on both sides. Thus, residents' parking is already limited, and what parking there is, is regularly taken up with staff and student cars from Loreto. This is a daily occurrence in term time. To be clear, as it stands and even without this proposal, Loreto **already does not have sufficient parking available** within its grounds for its staff and students.

Loreto have attempted to tell residents in the past that its staff and students are 'encouraged to park within the grounds' or 'encouraged not to park in Osborn Road'. This encouragement may be well meaning but is routinely ignored by staff and students. It is also in practice terms useless, as there is insufficient parking in the grounds to cater for the current staff and student population. Daily in term time teachers, staff and students park all along Osborn Rd.

This proposal will further dramatically increase the population of Loreto, and the Loreto population will of necessity monopolize parking in Osborn and surrounding streets.

- b) **Traffic:** Osborn Rd is the only entry/exit point to and from Pennant Hills Road for 5 other residential streets: Currawong, Nepean, Rivertop, Wendy and Dunbar. The access of residents in those streets will be further compromised if this proposal goes ahead. Pennant Hills Road is already one of the most congested



traffic routes in NSW. In term time there are already long queues and waiting times to enter and exit Osborn Road. Many, many Loreto students are driven to school; and the number of parent cars using Osborn Rd will increase dramatically if student numbers were to increase by a further 60%.

To be clear, this dramatic increase in usage and traffic will be on top of the increase that occurred as a result of the recently opened primary school, and the further increase as a result of the separate proposal to open an Early Learning Centre.

As noted earlier, all of the relentless expansion being undertaken by Loreto Normanhurst is occurring in the same confined footprint of land, between Osborn Rd and Mt Pleasant Avenue. I assume this latest proposal, given its sheer magnitude, may be an initial, tactical 'ambit claim', deliberately pitched at an unrealistically high level in anticipation of residential objections, in order that it can then be scaled down to a lower level.

If so, and if expansion must occur so as to generate more profit for Loreto Normanhurst, a more modest approach would be welcomed by the community.

Thus I would ask, on behalf of all residents of the streets surrounding Loreto Normanhurst, that the Department consider the safety and amenity of the local community; and prioritize that safety and amenity over this latest example of the ongoing drive by Loreto Normanhurst for ever-greater profit.

I am happy to discuss any aspect of this submission.

Yours sincerely

A black rectangular box redacting the signature of Amanda Westcott.

Amanda Westcott