

Date: 30th January 2020

Ken Daniels

Normanhurst NSW 20

Planning Services,
Department of Planning and Environment
Attention Director – Social and Other Infrastructure Assessments
GPO Box 39
Sydney NSW 2001

Dear Madam / Sir

Subject: Objection to Application No: SSD-8996, Loreto Normanhurst School Redevelopment (Concept Proposal and Stage 1).

I would like to voice my objection to the above referenced development application by Loreto Normanhurst which would provide facilities to increase its student intake from approximately 1,250 to 2,000 students, some 60% increase.

I have lived in Dunbar Close for approximately 27 years and am fully aware of the impacts that this development would have on the surrounding area, hence our opposition to the development application that has been submitted.

Osborn Road is the only means of exit and entry for residents of Dunbar close, Wendy Avenue, Nepean Avenue, Rivertop Close and Currawong Avenue and I have grave concerns that the development would have on the increase of traffic congestion in Osborn Road. Loreto's proposed expansion would exacerbate the sometimes chaotic traffic conditions in Osbourne Road during school term mornings, afternoons, Saturdays and when the school has special events. Regularly sections of Osbourne Road and Nepean Avenue are basically turned into one lane streets due to parked vehicles which do not allow two cars to pass each other.

Not only does the traffic increase around Loreto need to be considered, consideration of the competing traffic associated with cars and buses related to Normanhurst Public school at the already dangerous intersection of Osbourne/Normanhurst roads and Pennant Hills Road. The current situation is already dangerous and would be particularly dangerous if there was a fire emergency or other emergency in the area. In addition to this, Loreto students, parents and staff parking in Osborn Road sometimes partially blocking driveways, make it very dangerous for property owners in Osbourne Road exiting and entering their properties. There is also particularly extreme congestion on Saturday mornings and during other School events due to the narrow nature of Osbourne road and vehicles trying to park, enter and exit the school grounds.

The size of the development is very large and will tower over the street scape taking away from our street ambience. A one-story building would be more suitable and in keeping with the street ambience and street scape with appropriate set back from the street than the proposed development should any development go ahead. The proposed development would have a negative impact on the area.


Loreto's vision to capitalise on the growth potential of the school seems to be intent on maximising every square meter of the small grounds that it occupies with no respect or consideration of the residents in the surrounding area. The proposed three to six story building is not within keeping of the surrounding residential buildings, would dominate the street scape and would be in keeping with the surrounding building and dwelling architecture.

There are some 10 schools in the surrounding area and I do not see the need for the school to expand into a "super school" and believe that the expansion of Loreto will only place pressure on dwindling numbers at other established schools in the area.

In summary, I object to the significant increase in school numbers as the area cannot cope with the additional traffic. Further I object to a 3 to 6 story boarding house as it is not in keeping with local architecture. I also believe that Hornsby Shire Council have concerns with the buildings in Loreto's current development plans, loss of established trees and concerns with safety and traffic management in the area.

I urge that you take the above points into consideration when assessing the Loreto Normanhurst School Redevelopment Application No. SSD-8996

Yours Faithfully,


Ken Daniels