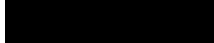


31 January 2020

Suzanne Shields



Normanhurst 2076

Attention: Director – Social and Infrastructure Assessments

**LORETO NORMANHURST SCHOOL REDEVELOPMENT (CONCEPT PROPOSAL & STAGE 1)**  
**Application No SSD-8996**

I am writing to object to the proposal for the following reasons:

**Size of the development**

A development of this size would impact adversely on the local residents, in particular those living in Osborn Road and Mt Pleasant Avenue. The proposed 60 - 75% increase in student population and associated over-development would create a very high density school population in a relatively small location. This is inappropriate for this low density residential area.

The Environmental Impact Statement (EIS) on page 8 indicates the masterplan seeks to preserve the “school’s unique aesthetic and ecological values”. I have no argument with that statement but my question is what about the unique aesthetic and ecological values of the local area? Loreto’s masterplan seems to be about preserving those values for the school whilst disrespecting and defiling those same values in the adjoining streets. On page 35 of the EIS it states that “car park access, buses and trucks [are] to be kept to the periphery of the site along Osborn Road and Mt Pleasant Avenue. This seems to be a classic case of NIMBYism. Loreto doesn’t want cars, buses and trucks spoiling its environment but seems more than happy for local residents (ratepayers) to bear the brunt of the expansion.

**Traffic**

Loreto shows great disrespect and lack of consideration to its neighbours with this proposal. The traffic caused by Loreto has been an ongoing issue for local residents for years yet Loreto and the council do nothing to deal with the situation. I believe they have an obligation to the local residents (ratepayers) and that this development should properly address street parking and the adverse traffic conditions that will be created.

The EIS and Loreto seem to almost assume that Osborn Road is a private road belonging to the school. The plans show construction traffic will be exiting via Osborn Road as well as a new underground carpark with access via Osborn Road. My suggestion is that most Loreto traffic should enter and exit via the main gates on Pennant Hills Road. There should be limited Loreto vehicle traffic in Osborn Road as it is a narrow road with five streets feeding into it (Nepean Avenue, Currawong Avenue, Wendy Avenue, Dunbar Avenue and Rivertop Close). These five streets can only be entered and exited via Osborn Road. These are narrow no-through roads and when cars are parked on the road there is only room for one vehicle to carefully move through.

The Drop off/Pick up location is via a slip road accessed from Osborn Road. This area does not operate efficiently, particularly at the beginning of the year with occasional significant queues in the afternoon with cars banked up Normanhurst Road and Pennant Hills Road.

There can also be significant queuing at the Osborn Road traffic lights in the morning in particular. At times up to three light changes have to be endured at peak morning times.

These traffic conditions are the lived experience of the local residents and the Ason traffic report has little credibility.

School buses could easily stop on Pennant Hills Road as there are bus stops very close to the school and a safe pedestrian overbridge for students to use. Buses should be completely banned from entering Osborn Road.

The need for traffic lights on Mt Pleasant Avenue has been requested for years but the request has always been refused by the relevant authority. The school traffic turning out of Mt Pleasant Avenue often turns left and then left again into Osborn Rd in order to do a U turn and then turn right onto Pennant Hills Road via the relative safety of the traffic lights. Osborn Road bears the brunt of Loreto traffic due to the benefits of having traffic lights and it would make sense for traffic lights to be installed at Mt Pleasant Avenue as well.

Local residents have been complaining for a long time about Loreto traffic in surrounding streets and for SSD-8996 to go ahead without those problems being resolved is just exacerbating the issue without providing any solutions. As the school has grown over the years so have the traffic issues. It's imperative that these issues be resolved before permission is granted for the development to be approved.

The focus of this development (as well as the planned early learning centre development) is on younger students and the vast majority will be transported to and from the school via caregivers in cars. I also find it hard to imagine the construction workers involved in this development arriving at work via public transport. The vast majority will be driving and attempting to find parking in local streets.

### **Fire danger**

This summer we have witnessed catastrophic bush fire conditions with Loreto and other local schools closed. How could Osborn Road with its 5 feeder streets ever cope with a fire or other emergency should a hazardous event occur? Exiting the street safely would be very difficult with emergency vehicles struggling to get through the congestion. This has the potential to be a very dangerous situation with everyone battling to escape the local narrow streets and get to Pennant Hills Road. The planned Loreto development would make it almost impossible to flee the area in an emergency.

For the reasons I have outlined above, I do not believe this redevelopment should go ahead.

Yours sincerely

Suzanne Shields

I have not made any reportable political donations in the last two years.

