

Ms Aditi Coomar

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Ms Marian Webb

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8 March 2021

Attn: Director – Social and Other Infrastructure Assessments

Dear Ms Coomar,

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

I am writing to you **to object to the above proposal** in the strongest possible terms.

Nobody denies Loreto a chance to grow and develop but why is the proposed development so big? I have personally seen the number of students at Loreto double during the years that I have lived opposite the school and with each successive increase the school has failed to minimise the impact that those increases have had on their immediate neighbours. Loreto are now proposing to almost double their school size again, in the coming years, which will further reduce our ability to enjoy the peace and quiet of our homes.

Traffic issues created by the school, at current student levels, are already causing problems for those wishing to use the surrounding streets. Their traffic management plan includes creating a flow of traffic from Osborne Rd, through their school and out onto Mount Pleasant Ave and from there onto Pennant Hills Road at an intersection where there are no traffic lights. This does little to address the existing traffic issues generated by the school and is likely to make them worse. There will also be considerable flow-on effects for other Normanhurst streets, causing traffic delays and threatening the safety of the community. The thousands of school children, including students from Loreto, who walk up Normanhurst Rd will be most at risk.

Here are my main concerns:

- With no traffic light and a banning of the right hand turn from Mount Pleasant Ave, hundreds of cars that would otherwise have turned right onto Pennant Hills Rd to go

to Hornsby/Wahroonga will be funnelled down Normanhurst Rd. This road is already a traffic nightmare with a shopping centre and railway station at the bottom of it and two schools in the vicinity (Normanhurst Boys High School and Normanhurst Public School). Local traffic could be delayed by 30-60 minutes should the increased traffic from Loreto be funnelled down Normanhurst Rd. The situation will get worse over time as Loreto continues to grow.

- The intersection of Pennant Hills Rd and Osborne Rd is already dangerous. Northbound traffic from Osborne Rd to Normanhurst Rd or Pennant Hills Rd and southbound traffic from Normanhurst Rd to Osborne Rd or Pennant Hills Rd already creates a tricky situation for motorists. Add in hundreds more cars forced onto Normanhurst Rd due to the changed traffic conditions and it is a recipe for disaster. This situation will also get worse over time as Loreto continues to grow and grow.
- The intersection of Pennant Hills Rd and Mount Pleasant Ave is also very dangerous. There have already been accidents that have caused serious injury and even death at this intersection. Loreto's proposed traffic management plan is only going to make this worse.
- Increased traffic will further impact access to our streets for emergency vehicles which are now impeded by cars parked on both sides of the road during daylight hours during term time and often in the weekends too.
- Our children's safety is at risk. Students attending Normanhurst Public School, Normanhurst Boys High School and those walking to the bus stop outside Loreto are already at risk from Pennant Hills Rd and the morning and afternoon traffic from the schools in the area. Loreto doubling their numbers will make it much worse.
- The proposed Stage 1 buildings are unsightly, too large and out of keeping with the Residential zoning of Normanhurst. Their plans for "underground" parking in Mount Pleasant Ave are not underground but are actually located at street level, with sports courts on top.
- The revised student boarding accommodation in Mount Pleasant Ave is designed to house 220 students and when added to the upgrading of an existing building for another 50 students gives a total of 270 boarders. Loreto has advised its neighbours that they currently have around 100 boarders, so plans to increase the numbers they can accommodate by a further 270% seems rather ambitious. The building they are proposing to house this massive increase in numbers is unattractive, overshadowing and doesn't blend well with the other buildings that exist on the school site. Are ever likely to have the planned level of boarders or will the building end up as an ugly white elephant that the neighbours will have to look at every day?

Loreto's traffic management plan and Green Plan are woefully inadequate and their plans for the boarding accommodation are excessive.

In summary, I object to the Loreto Normanhurst amended proposal. The increased traffic would make an already problematic traffic situation even more untenable for the residents of Mount Pleasant Ave, Osborne Rd (and its five feeder streets), Normanhurst Rd, Denman Parade, Buckingham Ave, Malsbury Rd and other streets in the neighbourhood. This will impact on everyone.

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

Yours sincerely,

Marian Webb