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Joanna Gee

[REDACTED]
Normanhurst 2076
8 March 2021

Attention: 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

As a resident of Mt Pleasant Ave (MPA), I write to you **to object the above proposal** in the strongest possible terms.

Nobody denies Loreto a chance to grow and develop however I believe the current plans before your department will compromise the safety of Normanhurst residents and are completely inappropriate for the Loreto Normanhurst School site.

It must be borne in mind that MPA is a dead-end street. It has no traffic lights. It is one of only a few on Pennant Hills Road (PHR) that offers motorists no other alternative route out of the street, once in it. The intersection with PHR is particularly problematic and one that I believe will be increasingly unsafe if the Loreto redevelopment proposal is accepted.

Here are my main concerns:

Over 100 trees are to be removed from MPA if this development goes ahead. Apart from the impact on the residents and local wildlife, this will have an enormous impact on streetscape. Our beautiful, leafy street will be changed forever.

Hornsby council is committed “to preserving the unique aspects of our Shire”... they state “The importance of trees is often taken for granted along with the benefits provided to the community such as social wellbeing, attracting people and visitors to the area, increasing property values, maintaining the environmental health of our region by protecting soil and water supplies, storing carbon and providing habitat for wildlife. Indigenous trees and many introduced species provide food, shelter and protection from predators for birds, animals and insects.” (<https://www.hornsby.nsw.gov.au/environment/flora-and-fauna/tree-management/tree-management>)

A development which includes the removal of over 100 trees from one street should not be approved. Almost all reasons listed on the Hornsby Council website are relevant to the need to reject this proposal.

The trees in question are almost entirely west of the residents' homes and provide vital protection from the Western sun. Recently a large London Plane tree on the boarder of Loreto fell over in a storm. The effect of the removal of just one tree has been felt enormously, with the houses opposite this tree heating up and a need to use air-conditioning much more than prior to losing the tree.

Photos attached show Mt Pleasant Ave as it currently is. A corridor of trees, including indigenous species, provide shade to our houses, protection and habitat for Ringtail Possums, Brushtail Possums, Lorikeets, Galahs, Cockatoos, Kookaburras, Butcher Birds as well as many species of smaller birds and insects. Surely given the current crisis the world finds itself around climate change, we must preserve trees and minimise their removal. Over 100 trees along Mount Pleasant Ave are to go if this proposal is given the go-ahead.



- An oversized new boarding house on the street
- A tripling of the junior school facing our street
- A new childcare centre on our street (already approved through Hornsby Council and yet to be built)
- A new staff carpark with courts built on top on our street

and most concerning

- A new link road that results in all drop off and pick up traffic from Loreto exiting onto MPA.

This is an enormous cost for one street to bear. Surely, it is **too much** for one street to bear.

The intersection between MPA and PHR is problematic. A high brick fence at the corner severely restricts visibility of oncoming traffic. PHR drops down for first 50m looking north from MPA makes visibility worse. The geometry of the intersection means drivers turning left from MPA face a little to the south and have to look back over their right shoulder at an acute angle to see oncoming traffic. The intersection between MPA and PHR will not cope with the increased traffic this development will result in. There have been a number of accidents at this intersection including a fatality. We fear with the traffic this development will allow, another serious accident may eventuate.

The proposed buildings are **unsightly, too large and out of keeping** with the residential zoning of our street. A 5-storey building running alongside the fence on Mount Pleasant Ave will be an eyesore.

Loreto's traffic management plan is based around the number of students being dropped at school in a private car being reduced enormously. All evidence points to the fact that the number of students being dropped at school in a private car is in fact **increasingly enormously**. Those using public transport is declining in numbers. The diagram below clearly demonstrates the trend. NB this was pre-covid. Since COVID, numbers of travellers on all public transport, including school students, has decreased even further.

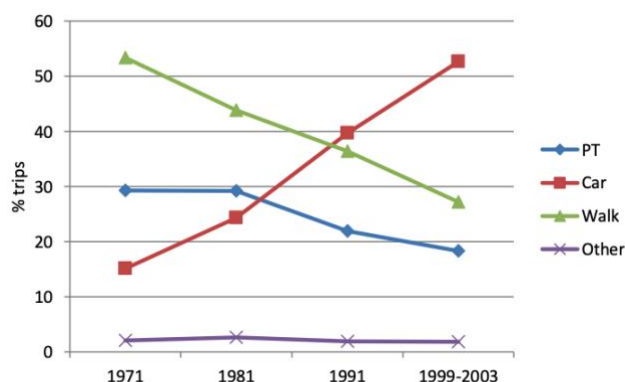


Figure 6: Travel to school, Sydney, age 5-14, between 1971 and 2003

(Source: Van der Ploeg et al., 2008)

https://dpti.sa.gov.au/data/assets/pdf_file/0004/513508/Walking_riding_or_driving_to_school-what_influences_parents_decision_making-Literature_Review.pdf

The above statistics are supported

by: https://www.healthactivebydesign.com.au/images/uploads/Active_Travel_to_School.pdf. "4 decades ago, 3 out of 4 children walked/cycled to school, compared to only 1 out of 4 children today"

Loreto has based their plan on their prediction that students will catch public transport/Loreto school buses however research and statistics, along with Loreto parent behaviours demonstrate parents will continue to drop their children in private cars. This means traffic on Mount Pleasant Avenue (and surrounding streets) will be severely and negatively impacted by the increase of hundreds of cars in the morning and afternoon.



This is a view of MPA travelling southbound. This is approximately where the proposed boarding facility is going on the right. As part of that development, Loreto show in their plans, a kerbed and guttered W side of MPA where currently there is grass (where the cars are parked screen right – parents of children playing Saturday sport at Loreto and accessing their rear gate/playing fields). Should kerbing and guttering be created, these cars parked here will be forced off the grass and will have to park in a perpendicular fashion on MPA, similar to the cars seen screen left. Arguably, there will scarcely be enough room in the street for cars to actually drive *as a one-way street*. Has Loreto thought about this? The residents have.

As the school plans to almost double their numbers, their traffic management plan and Green Plan are woefully inadequate.

In summary, I object to the Loreto Normanhurst amended proposal. The increased traffic would make an already problematic traffic situation even more untenable for residents of Mount Pleasant Avenue and Osborne Road and its five feeder streets, all of which are cul-de-sac roads.

Declaration – I have not made a political donation in the last two years.

Yours sincerely,

Joanna Gee