

Ms Aditi Coomar

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Colin and Allison Watson

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Normanhurst NSW 2076
5/3/21

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

We are writing to you **to object to the above proposal** for the safety of the school community as much for the residents of the street.

We have supported the school in many ways over the last 12 years, but this latest proposal is beyond what anyone could possibly imagine. Loreto are proposing to almost double their school size and double their building footprint on the existing site in the coming years. We believe that the traffic congestion and safety to people who are trying to walk across roads, especially the Pennant Hills Road end of Mount Pleasant Avenue with 200 cars driving in and out of Mount Pleasant Avenue will mean people taking their lives into their hands each time they try and walk to Normanhurst Public School and back. The traffic management plan includes creating a flow of traffic from Osborne Rd, through their school and out onto Mount Pleasant Ave.

Both streets are dead-end streets. Therefore, the School has on each side of it - 2 dead end roads with a Retirement village at the end of Mount Pleasant as well as a Disability Group Home in the Street as well.

All other private schools in this area have two-way roads surrounding it and not all No through Roads. The only road access from the School which is not a dead end and onto a two-way street is Pennant Hills Road. However, the School are not exiting all traffic in the School onto Pennant Hills. The Roads and Traffic Authority are also, according to the School, not allowing the School to go in or out of the Heritage Gates that have direct access to Pennant Hills Road at present. (Please note that in the current proposal the School are demolishing a house at least on site which is sited as Heritage for the new enormous Boarding Building). There will be then considerable flow-on effects for other Normanhurst streets, causing traffic delays and threatening the safety of the community. The hundreds of school children that walk up and down Normanhurst Rd will be most at risk.

Our main concerns are that:

- With no traffic lights at Mount Pleasant Avenue pedestrians walking north or south on Pennant Hills Road will have to look out for cars turning in and out of Mount Pleasant Avenue and hundreds of cars will be funnelled down Normanhurst Rd.
- Normanhurst Road is already a traffic nightmare with the Normanhurst shopping centre being at the bottom of the road and two schools in the vicinity (Normanhurst Boys and Normanhurst Public School). At present it takes at least 30 minutes to get from Normanhurst Shops into Mount Pleasant Avenue in the afternoon when all Schools are finishing at the end of the day.

- At present when cars (those living in the street and traffic from the existing Loretto School Community) are coming into Mount Pleasant Avenue there are a lot of near misses with the already too many cars leaving Loretto in the afternoon. There are already Teachers, P plate student drivers and parents of the children from the existing Junior School and senior School. As well as Loretto School mini buses during the day dropping off and picking Loretto students which means we can- not pass the bus or get down the street. **One Teacher's car just 3 weeks ago was side swiped by a truck going down the street and the truck scraped every panel of the car and the car is now undrivable.**
- Mount Pleasant street is not suitable or safe for the existing amount of school traffic. There are already huge lines of traffic waiting to get out of the street during the week and on Saturday with School Sport.
- **With Mount Pleasant Ave being a no through road** it is now not suitable and certainly not for the traffic that will occur with the School's development proposal. First - the demolition trucks, cranes, construction material, increased number of trucks, cars for those working on the work site as well as the residents and all the current traffic from the School.
- The existing Loretto site is not suitable and is dangerous for what they are proposing. **They have outgrown their site for what they are wanting to do in the future.**
- **Both Mount Pleasant and Osborn Rd and the physical location of the School being surrounded by No Through Roads are not designed or appropriate for what is happening now let alone with the unsuitable developments that they are looking at. The number of car parks in the proposed plan include 4 exits all the way along Mount Pleasant Ave which is untenable, dangerous and unworkable.**
- Local traffic can 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 grows and grows.
- **The current intersection of Pennant Hills Rd and Osborn Rd is already very dangerous.** Northbound traffic from Osborne Rd to Normanhurst Rd and southbound traffic from Normanhurst Rd to Osborne Rd or Pennant Hills Rd currently creates a tricky situation. The number of minor accidents that occur and near misses every day is already high. I made the drive from Osborne Road to Normanhurst Avenue yesterday and cars turning right from Normanhurst Road do not think anyone is going to come straight across the intersection and one car turned right in front of me on a green light where I had right of way. Add in hundreds more cars forced onto Normanhurst Rd due to the changed traffic conditions and it is a recipe for disaster. The situation will get worse and be untenable if Loreto puts these unsustainable plans for the School's inappropriate site in place.
- Increased traffic will impact access for emergency vehicles on our streets, both of which are dead end streets with bush at each end. What a problem they will have if we have a bush fire in either end of the streets.
- Our children's safety is at risk. Students attending Normanhurst Public School, Normanhurst Boys 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 this much worse.
- The proposed buildings are unsightly, too large, and out of keeping with the **residential zoning of Normanhurst.**
- The big trees on the nature strip in front of the School and across the road from our house and neighbouring houses need to be retained. One has already been removed, without to our knowledge a proper Arborist Report as it was removed within 2 days of when a branch came down which has resulted in a significant increase of the amount of heat coming into our houses and has meant we can not now use our undercover front deck which is our main outside entertaining area. The house next door has now had to put all new double -glazed windows and air conditioning up stairs at their own expense as it became unbelievably hot.
- All houses in Mount Pleasant Ave face west. However, they are proposing to remove over 100 Trees along the street at least to do their proposed development. This is not in line or consistent with current environmentally sustainable policies.

- The idea that more students will ride bikes to school has just not been thought through. How many girls at the school already ride bikes? Also, Year 12 students with red P plates already park in Mount Pleasant Avenue. Doubling Year 12 will double the cars being driven to school just by them. The doubling of teachers will have a huge impact and parents picking up and dropping students will also make things intolerable for everybody.
- In the proposed plan they are also proposing to kerb and gutter the remainder of Mount Pleasant Ave directly in front of the proposed huge, long Boarding house as well as the adjoining playing fields so that the boarders, their parents, their cars and the weekly food trucks and supplies etc that will need direct access if the inappropriate Boarding house is built. This will decrease the already inadequate options for parking, 6 days a week as it includes Saturday Sport with parents and children also coming from a range of other Schools.

Loreto's traffic management plan and Green Plan are woefully inadequate, not a suitable solution and we cannot believe how Loreto will get these plans passed with such an inadequate plan for traffic management and for student and resident safety.

In summary, **we strongly object** to the Loreto Normanhurst amended proposal which is **completely inadequate and inappropriate for the existing site as it does not include any suitable options for the significant number of cars that they are proposing to both enter and then leave the School. The existing physical location of the School which has No through traffic roads on either side of the School and with no adequate access from the School straight on to Pennant Hills Road is entirely unsuitable and unsustainable.** We also do not want to see anyone killed or injured and this proposal would be extremely dangerous for many people.

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

Yours sincerely,

Colin and Allison Watson

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Normanhurst

NSW 2076

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