



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

I write 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 development so big?

It must be borne in mind that Mount Pleasant Avenue (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.

Here are my main concerns:

- Mount Pleasant Avenue is already a traffic nightmare during school operating hours. Ours is a narrow street made worse when Loreto teachers and students park on both sides of the street, effectively turning MPA into a one-lane street. Loreto doubling their numbers will make this much worse.
- Residents already find it hard to exit their homes onto MPA with cars from Loreto parked right up to their driveways. Loreto doubling their numbers will make this much worse.
- An oversized new boarding house on the street, a tripling of the junior school facing our street, a new childcare centre on our street, 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.

- The intersection between MPA and PHR is problematic. A five foot 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. We fear a serious accident may eventuate.
- Increased traffic will impact access for emergency vehicles on this street – a particular concern given the aged care facility at the end of our street and our close proximity to bush
- 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 when they cross from one side of MPA street onto the other. Loreto doubling their numbers will make this much worse.
- There will be at least 4 more entrances and exits to be built on the street with cars and trucks using them in large numbers.
- The proposed buildings are unsightly, too large and out of keeping with the residential zoning of our street.

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.

