

Ms Aditi Coomar

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From

Ramkumar Narasimhan

[REDACTED]

Normanhurst, NSW 2076

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

I like to draw your attention to my serious objection to this expansion proposed by Loreto Normanhurst School.

This development proposed by Loreto is way beyond the needs of the locality. Why is such a massive expansion being considered for approval at the cost of tranquillity and peace in this residential zone?

Loreto are proposing to almost double their school size in the coming years. Their traffic management plan includes creating a flow of traffic from Osborne Rd, through their school and out onto Mount Pleasant Ave.

My property, [REDACTED] falls directly in line with this proposed interconnection between Osborne Rd & Mt Pleasant Ave.

As a result, my property is the most impacted by noise directly outside the two bedrooms on Mt. Pleasant side. At night, the lights from the traffic are sure to shine directly into these two bedrooms causing extreme inconvenience to sleep peacefully.
See diagram below:



There will be then considerable flow-on effects for me and my family to use MPA.

Here are my main concerns for the whole of MPA as well:

- With no traffic lights and a banning of the right hand turn from Mount Pleasant Avenue, hundreds of cars that would have otherwise turned right onto Pennant Hills Rd to go to Hornsby/Waitara will be funnelled down Normanhurst Rd. This road is already a traffic nightmare with a shopping centre at the bottom of it and two schools in the vicinity (Normanhurst Boys 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 grows and grows.
- The 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. 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 over time as Loreto grows and grows.
- Increased traffic will impact access for emergency vehicles on our 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.

Loreto's traffic management plan and Green Plan are woefully inadequate.

We previously raised that the Traffic Study conducted by Loreto with the Council was highly flawed in that it was conducted over holidays to push through previous approvals hastily. Already, Loreto students, teachers and busses use Mount Pleasant Avenue although the gate on MPA is not meant for regular entry or exit by Loreto.

In summary, I object to the Loreto Normanhurst amended proposal.

1. The proposal is way too big for the foreseeable future.
2. The proposal increases traffic hazards to the residents and other users of Mount Pleasant Avenue.
3. The proposal has proceeded based on flawed traffic study in the past which has been raised by MPA residents already.
4. The proposal inconveniences peace & tranquillity of a residential locality.
5. The expansion as a whole is of no significant benefit to local community and benefits only business interests of Loreto while severely inconveniencing local residents.
6. The increased traffic would make an already problematic traffic situation even more untenable for residents of Mount Pleasant Avenue, Osborne Road (and its five feeder streets), Normanhurst Rd, Denman Parade, Buckingham Ave and Malsbury Rd and other streets in the neighbourhood. This will impact on everyone.

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

Yours sincerely,



Ramkumar Narasimhan



Normanhurst NSW 2076