

10 March 2021

TfNSW Reference: SYD17/01818/06

DPIE Reference: SSD 8996

The Director  
Department of Planning, Industry and Environmental  
GPO Box 39  
SYDNEY NSW 2001

Attention: **Aditi Coomar**

**RESPONSE TO SUBMISSIONS AND AMENDED REPORT FOR NORMANHURST  
MASTERPLAN - LORETO NORMANHURST SCHOOL CONCEPT AND STAGE 1  
- 91-93 PENNANT HILLS ROAD, NORMANHURST**

Dear Sir/Madam,

Reference is made to your correspondence dated 18 February 2021, regarding the abovementioned Application which was referred to Transport for NSW (TfNSW) for comment.

TfNSW has reviewed the submitted information and requests the following requirements to be included as conditions in the development consent:

1. TfNSW has previously resumed and dedicated a strip of land as road along Pennant Hills Road frontage of the subject property, as shown by grey colour on the attached Aerial – “X”.

The sub surface beneath part of the subject property, as shown in the attached Aerial – “Y”, was compulsory acquired by TfNSW for the NorthConnex Project on Government Gazette No 67 of 26 August 2016; Folio 2303. The acquired land is described as Lots 15-19 and 29-33 DP1218765 and Lots 6 and 9 DP 1217496.

All buildings and structures, together with any improvements integral to the future use of the site are to be wholly within the freehold property (partly limited in depth).

2. The existing vehicular access on Pennant Hills Road shall be closed to general traffic between Monday and Friday and will be only allowed use on the weekend for ceremonial vehicles accessing the Chapel.

3. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to TfNSW for assessment, in accordance with Technical Direction GTD2012/001.

The geotechnical designer of the development needs to ensure that there is no impact to the NorthConnex tunnel and verify that any sub basements do not encroach on the NorthConnex tunnel envelope. To do this, they will need to consult with NorthConnex tunnel operators to obtain accurate mapping of the sub surface structure to confirm the area of influence in relation to the NorthConnex tunnel.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by TfNSW. Documents should be submitted to [Development.Sydney@rms.nsw.gov.au](mailto:Development.Sydney@rms.nsw.gov.au)

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

4. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to TfNSW for approval, prior to the commencement of any works. Documents should be submitted to [Development.Sydney@rms.nsw.gov.au](mailto:Development.Sydney@rms.nsw.gov.au)

A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.

5. School Zones must be installed along all roads with a direct access point (either pedestrian or vehicular) from the school. School Zones must not be provided along roads adjacent to the school without a direct access point.
6. There should be suitable pedestrian paths/facilities within the vehicle accessible areas to corral pedestrians to appropriate crossing locations.
7. All vehicles are to enter and exit the site in a forward direction. Provision for vehicles to turn around must be provided within the property boundary.
8. All works/regulatory signposting associated with the proposed development are to be at no cost to TfNSW.
9. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate.

10. Prior to the Issue of the Occupation Certificate, the applicant shall update the Green Travel Plan in consultation with TfNSW with an Implementation Strategy that commits to specific management actions, including operational procedures to be implemented along with timeframes. The applicant shall submit a copy of the plan for the endorsement of Transport for NSW via [development.sco@transport.nsw.gov.au](mailto:development.sco@transport.nsw.gov.au), prior to the issue of the Occupation Certificate.

11. The Green Travel Plan should include, but not be limited to:

- be prepared by a suitably qualified traffic consultant
- analysis of current travel survey data and school postcode data and discussion of how this data has informed the mode share targets and actions of the GTP;
- identify the number of staff and students within reasonable walking / cycling distance;
- staged mode share targets for staff, students and visitors which reflect a commitment to increase non-car mode share for travel to and from the site;
- implementation strategy that commits to specific actions (including operational procedures to be implemented along with timeframes) to encourage the use of public and active transport and discourage the use of single occupant car travel to access the site;
- details of bicycle parking and dedicated end of trip facilities including but not limited to lockers, showers and change rooms and e-bike charging station(s) for staff and students to support an increase in the non-car mode share for travel to and from the site;
- a Transport Access Guide for staff, students and visitors providing information about the range of travel modes, access arrangements and supporting facilities that service the site;
- a communication strategy for engaging with students, staff and visitors regarding public and active transport use to the site and the promotion of the health and wellbeing benefits of active and non-car travel to the site;
- include a mechanism to monitor the effectiveness of the measures of the plan; and
- the appointment of a Travel Plan Coordinator responsible for implementing the plan and its ongoing monitoring and review, including the delivery of actions and associated mode share targets.

The plan shall be reviewed annually for at least the first five years and involve surveys, evaluation and review.

The plan (and any updates to the plan), shall be implemented and adhered to at all times by the applicant following the issue of the first occupation certificate.

The plan (as reviewed in consultation with TfNSW and updated annually) shall be implemented by the applicant for the life of the development.

12. Prior to the Issue of any Construction Certificate, the applicant shall prepare the following document and submit to Council for approval:

- Road Safety Audit for the school pick-up and drop off areas, through site link, pedestrian and vehicular accesses to the school in accordance with *Austroads Guide to Road Safety Part 6: Managing Road Safety Audits* and *Austroads Guide to Road Safety Part 6A: Implementing Road Safety Audits* by an independent TfNSW accredited road safety auditor; and
- Review the school pick-up and drop off as well as pedestrian and vehicle access arrangements based on the results of the road safety audit, and implement safety measures, if required, in consultation with Hornsby Shire Council and TfNSW.

TfNSW also provides the following comments for consideration in the determination of the application:

1. The proponent should be advised that there are existing vehicle size controls along the Pennant Hills Road frontage of the subject site. Heavy vehicles and buses (over 12.5m in length and 2.8m in height) coming from the south of Pennant Hills Road should use NorthConnex and exit at Hornsby exit.

Further information regarding NorthConnex and Pennant Hills Road Truck Enforcement is available on the website: <https://www.rms.nsw.gov.au/business-industry/heavy-vehicles/safety-compliance/pennant-hills-road-regulation/index.html>.

If you have any further questions, Mr. Felix Liu would be pleased to take your call on 8849 2113 or email [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au). I hope this has been of assistance.

Yours sincerely,



**Malgy Coman**  
Senior Land Use Planner