

There are two components of the project I object to, as detailed below:

1) I object to the proposed increase in student numbers from 1150 to 2000 (an increase of almost 75%). This is completely inconsistent with projections of student numbers supplied by the College when making previous (approved) development applications. It would lead to a significant increase in pedestrian and vehicular traffic and would have a substantial impact on amenity of residents in the two surrounding residential streets. These are Mt Pleasant Ave which has a long recognised dangerous intersection with Pennant Hills Rd (in meetings the RMS has acknowledged this but stated that they will not countenance installing traffic signals because of the likely impact on traffic flow in Pennant Hills Rd). Mt Pleasant Ave is a dead-end street so the only access for residents is via this intersection. As the previous Business Manager of an exclusive Girls Boarding School in the Eastern Suburbs of Sydney, I am conversant with and very experienced in traffic management flow. This scenario WILL NOT work. I have witnessed often in Mt Pleasant Avenue., unfortunately, parents of students allowing their children to put on L plates and/or P plates in this already congested thoroughfare which adds to the confusion as cars approach Pennant Hills Road. The current traffic in Mt Pleasant Avenue struggles to clear the street in a timely manner which is also hugely exacerbated by Saturday morning sport when people from other schools in their vehicles park in Mt Pleasant Avenue. I experienced a similar traffic flow as envisaged at Loreto Normanhurst in my previous position and it proved to be a nightmare for ALL concerned. In my experience it took 2 deaths before Traffic Lights were finally installed on New South Head Road and sadly I can foresee (God forbid) the same situation occurring on the intersection of Mt Pleasant Avenue and Pennant Hills Road. **Does Loreto Normanhurst want to have this on their conscience especially if this death occurs to one of their parents or students OR anyone else for that matter?** Obviously we would never want this to happen. The College also has a current development application before Hornsby Council for a childcare facility for 80 children with access and egress via the intersection (the two developments will obviously be additive in regards to loading on the intersection). I understand that in regard to the childcare facility many residents of Mt Pleasant Ave objected to the proposal and that the State Member (Alister Henskens) wrote to Council asking that the development be put on hold until difficulties at the intersection can be resolved. This is absolutely critical. The other residential street is Osborn Rd which is a narrow street and cannot support a large increase in traffic density.

2) I object to the size and siting of the proposed six story boarding house. Statistics done by the Association of Independent Schools has shown that boarding numbers are in decline in most Independent Boarding Schools largely due to the financial impact it is having on most communities especially the Rural Community which has been the traditional source for Boarding Students. What makes Loreto Normanhurst any different from them and I do not believe boarding numbers will increase. .? The size would be out of keeping with surrounding residential buildings and would dominate what is currently an old and established residential area. In earlier College/resident meetings the College had envisioned a three storey building, partially below ground, with parking underneath. I believe that, in order to remain in keeping with surrounding residences and the College's proposal at that time, only two storeys should be above the level of Mt Pleasant Ave. The College has a great deal of undeveloped land (apart from two houses and what appears to be a temporary building which I assume are to be demolished as part of this project) on or adjacent to the site of the proposed boarding house so a different design utilising this land could allow the College to build a boarding house with the same amount of accommodation but greatly reduced visual impact. In regard to siting, the building appears on the drawings to be far too close to Mt Pleasant Ave. If it were set further back from Mt Pleasant Ave there would be

room for trees and other landscaping to ameliorate the visual impact of the building and, because the land slopes sharply away from Mt Pleasant Ave, a minor re-siting would assist to reduce the visual impact of the building from Mt Pleasant Ave. Thinking outside the square, to utilise the underdeveloped land towards Osborn Road would give the Boarders who would be utilising the building more privacy and less noise from surrounding roads. Also the building where it is proposed to be built will hide the sun which will reduce sunlight much earlier in the afternoon than would normally be experienced.

In summary, I strongly object to the increase in student numbers and with the size and siting of the proposed boarding house.

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