

Dear Sir/Madam

We thank you for the opportunity to comment on the proposed development by Loreto School.

We have no objection to the development and is happy for the growth the school is experiencing. This growth can only be attributed to good education standards.

Our concern is based on the impact on the traffic in Mount Pleasant Avenue (Mount Pleasant) and the intersection with Pennant Hills Road (Pennant Hills), during the development phase and post the development.

The Traffic Impact study makes for interesting reading and we find the conclusion that there will be no impact on the traffic as almost amusing if the issue was not so serious. The report makes no mention of the impact the development (both during development and post development) will have on the aged care facility at the end of Mount Pleasant.

Adventist Aged Care is a 94 bed residential aged care facility co-located with 50 independent living units. Our audits show that we have 55 staff drive to work for morning shift, 18 for afternoon shift and 10 for night shift. Throughout the day we have at least 17 visitors and night we have more. Delivery vehicles vary from day to day.

Over the past few years Adventist Aged Care (on behalf of facility and all residents in independent living units), residents of Mount Pleasant and Loreta School have petitioned Hornsby Council and RMS to look at traffic issue at the intersection of Mount Pleasant and Pennant Hills. We have used our local council members and also our State Representative, Mr Alister Henskens, MP.

At the behest of Mr Henskens, RMS did a comprehensive investigation of the intersection and agreed that a set of traffic lights are required but this was never done for a few reasons – one being the expected cost of +-\$2million and another the proximity to the traffic light at the intersection of Pennant Hills and Osborne Road.

A number of months later Mr Henskens arranged for a meeting between Hornsby Council, RMS, the concerned residents of Mount Pleasant and Adventist Aged Care. At this meeting the Council representative insisted that there was no issue with the intersection and that people turning into Mount Pleasant was driving too fast and that was the reason for the concerns raised that the permitted parking is too close to the intersection.

RMS response was that should people continue to raise concerns about the intersection they will make entry and exit to and from Mount Pleasant, left turns only. Drivers in Pennant Hills wanting to turn right into Mount Pleasant would need to turn left at the next traffic light (Jasmine Road – another aged care facility on this corner), make a u-turn and make a right hand turn into Pennant Hills and turn left into Mount Pleasant.

Drivers wanting to turn right when exiting Mount Pleasant would need to turn left into Pennant Hills, Left into Osborne Road, make a u-turn and turn right into Pennant Hills. RMS did not believe that this arrangement would have a negative effect on the roads where the u-turns were to be made.

Currently, due to parking on both sides of the road, the northern section of Mount Pleasant is a single lane only during school terms. Cars traveling in opposite directions cannot travel at the same time and need to give way.

The point of the above comments is to show that there are already major concerns with the traffic in Mount Pleasant and the intersection of Pennant Hills and Mount Pleasant even before any new developments take place.

We believe that in terms of the impact on traffic, the DA to extend the school (submitted to State) and the DA for an Early Learning Centre for 80 children (submitted to Council) cannot be viewed and assessed separately. The cumulative effect of these two developments could potentially double the traffic flow in Mount Pleasant and the intersection with Pennant Hills.

The focus of both developments is on younger children, and they will require transport by their parents (or other carers). The assertion that some people will change their commute from car to bicycle will most probably not hold true for people wanting to drop and pickup their toddlers or other younger kids.

The further assertion that most people will use Osborne Road may hold truth if considering the convenience of the traffic light but may not be the case if the narrowness of this street is considered. Cars parked on one side of this road already reduces it to one lane only. We are not sure how this road would manage the extra numbers of cars going in and out in the peak periods.

As users of Mount Pleasant, we would like to propose the installation of traffic lights on the intersection with Pennant Hills and that one side of Mount Pleasant Avenue has parking restrictions during the week (or at least School hours).

The Traffic Report already identifies the Mount Pleasant – Pennant Hills intersection as under stress and we believe that any development that increases the traffic flow will require an intervention at that intersection.

Kind regards

Brian Swanepoel

Managing Director of Adventist Aged Care.

PS – All residents of the 50 Independent Living Units support this submission