

Independent Planning Commission: Level 3, 201 Elizabeth Street, Sydney, NSW 2000, Phone: (02) 9383 2100, Email: [ipcn@ipcn.nsw.gov.au](mailto:ipcn@ipcn.nsw.gov.au).

**Re: Loreto Normanhurst School Redevelopment SSD 8996 (Concept Proposal and Stage 1)**

Dear Commissioners Juliet Grant, Wendy Lewin and Adrian Pilton,

Thank for taking the time to read this submission.

I would like to ask the IPC to take a much deeper look at the traffic analysis that the DPIE have presented which itself has come from the Applicant. At every stage of this process, residents and our own peer reviews have questioned the basis of the traffic plan. The data that this process relies upon seems paper-thin and unverified. They have relied on selective drone footage taken on a day when some of the school was not even in attendance. Micro simulation should have been used for this SSD.

The figures just don't add up in the DPIE Assessment Report. The problem is, the mathematical foundations on which they are built are flawed which puts everything else into question. The TAR, which is relied upon, has its foundations from the wrong modelling. Greys has pointed this out.

I am particularly concerned about these things which I feel the DPIE has not done their due diligence on in probing the Applicant's supporting evidence:

- The intersection of Mount Pleasant Ave and Pennant Hills Road will simply not cope with the amount of traffic this development and increased numbers will generate. It is madness to think otherwise. The intersection is a difficult one, with a brick wall impacting on sight combined with trying to enter a busy three lane arterial road. We saw the result on the day Loreto trialed their end of day traffic on Mount Pleasant Ave – gridlock and extremely unsafe pedestrian movement.
- Banning the right hand turn out of Mount Pleasant Ave will result in all traffic trying to head east from Loreto needing to cross three lanes of traffic to turn right into Normanhurst Road. A difficult maneuver and one that will be downright dangerous if it involves a large number of cars at peak time.
- Felling of trees on Mount Pleasant Avenue and the resulting impact on the amenity of the residents from our quiet cul-de-sac and on biodiversity. These advanced trees that will be cut down are homes to Powerful Owls and bat species, possums and many birds. There aren't many sanctuaries left in the city. I don't know why Loreto should be given permission to cull trees on council land.
- Pedestrian safety: many school children need to cross Mount Pleasant Ave to get to Loreto and other schools and bus stops nearby (such as Normanhurst Public School, Normanhurst Boys High, Barker College and Turramurra High). Residents also need to cross the street. How will this be able to be safely done with half of Loreto's traffic being dumped on our street – a street with no lights and no pedestrian crossing? We are also facing an ELC, already approved and being built by Loreto, which will bring an additional 200 car movements per day on top of the Loreto through-traffic coming from the link road.

- Bulk and scale: why so big? This area is zoned residential and this development, especially the proposed 5 story Boarding House, is way too big and not in keeping with our neighbourhood.

Loreto should not be denied the opportunity to grow and plan for their future but I am deeply concerned on the impact of their development on our neighbourhood.

Kind regards,

A handwritten signature in black ink, appearing to read 'J. Gee', with a stylized flourish at the end.

Joanna Gee