

Ava Shirley
37 Bank Street,
North Sydney
NSW 2060

14/03/2011

Dear Minister for Planning Tony Kelly,

RE: Objection in regards to the Part3A SHORE Development on Graythwaite Lands

I am a local resident in the area affected by this proposed development, and I feel cheated by the abuse of the current Planning system by the applicant, SHORE.

I have lived at number 37 Bank Street, North Sydney, a property that borders the proposed development for my entire life (I am 21 years of age). Graythwaite has always existed at the rear of our property as a wild jungle that was the setting for many of the imaginary adventures my brother and I would create, while growing up as children.

We would often play in the protected Bamboo – as explorers in China looking for Giant Pandas. There are foundations in that area, that we honestly believed we had discovered (as budding archeologists) and we would re-create the stories of the people we thought may have lived there years ago. I remember tramping through the vegetation to find the honeysuckle bush where my parents taught me to pull out the stamens and suck out the sweet nectar. I was amazed at the time that something (other than lollies!) could be so sweet. Now that I'm older, I am amazed that this was even possible growing up in the middle of a city as large as Sydney. I can still remember the vivid purple stains the mulberries snatched from the mulberries trees would leave on my hands, and how I would stand in the bathroom for hours washing my hands to get them off. It was worth it though, to eat berries fresh off the tree, in the fantasy playground that Graythwaite was when I was growing up.

My parents are of New Zealand background, and although I was born here, I only became a citizen at age 5. I put on my very proper party dress (usually reserved for weddings) and attended the Citizenship ceremony at North Sydney Council. At the end of the event, I received an illustrated copy of the Australian Anthem and a eucalypt sapling. My family decided we would plant these trees on the Graythwaite land behind our house. It was significant to plant it here, since the land was dedicated to the ANZACS, and this was the symbol of our becoming both Australians and New Zealanders.

That tree has grown above me, beautifully tall and straight over the past 16 years. I am not sure what will happen to this tree as it is not even mentioned in the vegetation plan supplied

by the applicant. It is likely it will be chopped down as it is in close proximity to where the Western Building is proposed. For the applicants this tree means very little, but to me it is my heritage. And it symbolises many others heritage also.

The land at Graythwaite means a lot to me.

I would request that the proposed Part3A Shore Development on Graythwaite Lands be subject to a public inquiry as permitted under the Environmental Planning and Assessment Act for several reasons.

Graythwaite has been of interest to me my whole life, but also a matter of considerable public interest to many others in the area for many, many years.

The process undergone by the applicants fails to properly and adequately consult with the community, as required by the Director-General. We were not notified about the development in writing, even though I live on a neighbouring site. The only reason I was made aware was because my mother chanced upon a small Department of Planning notice in the *Sydney Morning Herald*.

I do not agree that the application satisfies the public benefit requirements (that are necessary for this type of development). Any argument that public benefit is addressed as they are improving the environment for their own students (the 'public') is outrageously misguided. Boys between the ages of 11 and 18, whose parents can afford approximately \$20,000 (after tax) per year in school fees, whom have been on the waiting list since their conception and whose own paternal family tree also attended as pupils, does not, in my opinion, represent the 'public.' The public include women, local residents, tourists to Sydney, ANZAC descendants, in fact everyone (inclusively). I would like to see these peoples interests looked after, for the greater good of our city and democratic society.

The application fails to include an ADOPTED conservation management plan (also as required by the Director-General's requirements).

I would urge you, Sir, to NOT approve the Concept Plan application in its current form. Major revisions are required, and if this is not forthcoming the application should be refused.

Although I do support the restoration and conservation of the heritage buildings proposed in this development, I would like to see public access granted to these buildings at certain times of the year, as a minimum. This site is of great significance and therefore this matter should be treated with every care. Minister, you must protect these heritage areas.

I would like to see a publicly accessible through-site link for pedestrians and cyclists from Edward Street to Union Street to improve connectivity between neighbourhoods. This can be achieved without compromising the safety of pupils.

Impact on trees not adequately addressed, nor is the removal the 80+ trees justified in many instances. In particular the application does not address

- The impact on the trees of the changes to sub-surface drainage caused by the excavation
- The impact on the trees of overshadowing by buildings

- Precisely which trees are impacted? (there is no overlay of the buildings and excavated areas with the tree removal plan)
- The removal of smaller trees and undergrowth along the slopes will remove habitat for birds and other fauna, reduce screening (and hence privacy) and have an enormous visual impact.

There are also huge traffic and parking impacts that seem to have been overlooked by the applicants.

- The additional 500 students and 50 staff will only make worse the already unacceptable congestion (especially associated with junior school) at Edward, Lord and Mount Streets, and the parking in local residential streets by senior students on a daily basis and by visitors to the school during events, such as parent/teacher nights.
- Currently, 47% of SHORE students reported that they arrived at school by car on the day a survey was conducted. 47% of 500 is 235 students. An additional drop-off by 235 cars is not adequately accommodated in this application.
- The double driveways (next to each other) off Union Street are unsafe and will block traffic in this narrow street, which is a major thoroughfare to Waverton.
- The proposal ignores these access and congestion problems and transfers these impacts to the public streets.
- The site needs to be re-planned to allow for school coaches to be wholly contained on site and parent drop off to occur either on site or on Edward Street south of Lord Street. They most definitely have enough space for some of these measures, but would rather outsource their problems to the neighbourhood.

The Stage 3 building envelope is unacceptable in its current form. This building will be metres from the rear boundary of my property, number 37 Bank Street.

- it is excessive and unacceptable in terms of its height, bulk, and scale (approximately 30 metres x by 35 metres in area and over 5 levels). There is little consideration for the building's context. All the surrounding dwellings are of residential scale, not huge industrial-like sheds. There most definitely needs to be a gradient of building size along this boundary between residential and CBD precincts.
- It does not comply with the 8 metre maximum height limit for the adjoining residential area (in places it is over 14 metres).
- it will have significant visual and shadow impacts on my house and the other adjoining houses within the conservation area to the west and south-west.
- the private open space at the rear of my property and the other Bank Street residences will be significantly affected.
- the use of this building for classrooms will have an unacceptable noise impact and loss of privacy for the adjoining owners. The noise created by the boys in the junior school site, located further away, is already very significant. The plans the show cross ventilation from East-West will not only allow air to travel, but noise also. All in all, this proposal does not satisfy the relevant noise standards.

The stage 3 building footprint needs to be;

- substantially reduced in size
- set back much further from the western boundary heritage fig trees. If any damage were to come to these trees due to the close proximity of building works they would be impossible to replace in my lifetime, if ever. Excavation works will absolutely disrupt the root balls of these magnificent trees, as well as the natural irrigation systems that have so wonderfully watered these trees for decades.
- It should not protrude west of the eastern alignment of the Headmasters house
- reduced in height so that at no point does it protrude more than 8 metres above the existing ground level, consistent with Council's height limit for the adjoining land.

As a Student of Architecture, specialising in Urban Design, I see many oversights and 'bully techniques' in this application. I suspect that the scale of this development has been super-sized to enable it to be considered as part of the Part3A application process, as well as an extreme place from which to negotiate a more reasonable building. Given these tactics, and totally disregard for the community, I hope that they are not rewarded with an approved application as it currently stands. A moderately smaller Western Building and minor changes to the public linkages through the site would NOT be a big enough concession for SHORE to make.

When considering what should be built on Graythwaite (because of course I expect some development), the design should be compared to what is currently there, and not what they are proposing. We need to think of any development on this land as an increase to the existing, not a decrease to the proposed. Taking this distinctly different perspective will give you much greater sensitivity towards this precious site. The Graythwaite Land deserves a public enquiry, and plenty of time to ensure a sensitive and community inclusive design is created.

I am sure that you have seen plans, photographs, models and the like, of both the site and the development. I urge you to go to Graythwaite and see for your own eyes what a precious piece of land this is. The historic buildings, protected vegetation and native fauna are quite spectacular. I would invite you to my house for tea, and for a tour of the site.

Your planning department has angered many people, especially with the mis-use of Part3A applications by many. I would urge you Sir, as possibly one of your last actions, to make right some of the mistakes that have been approved through this process. Please, there is no need for Labor to make another planning blunder. I want to support Labor, but so many of these planning issues in particular make it very hard for me to do so. Please, stop playing politics and start thinking about what is truly good for all concerned.

I would be happy to talk to your further about this at any time.

Kindest Regards,

Ava Shirley