

Ben Eveleigh - Online Submission from Genevieve McArthur of Macquarie University (object)

From: Genevieve McArthur <genevieve.mcarthur@mq.edu.au>
To: Ben Eveleigh <ben.eveleigh@planning.nsw.gov.au>
Date: 8/03/2011 7:36 PM
Subject: Online Submission from Genevieve McArthur of Macquarie University (object)
CC: <assessments@planning.nsw.gov.au>

Dear Minister

This is a letter of objection regarding Shore School's Over-Development of Historic Graythwaite in McMahon's Point, Sydney.

Graythwaite is an historic ANZAC estate and gardens that the NSW Labor Government sold off to Shore Private Boys School in 2010 against the community wishes.

Shore school wants to pull down 85 trees including 3 historic fig trees to build a school complex, add an extra 500 students and 50 staff. The plans include no facilities for extra parking, and the complex is built against the far boundary of the property, presumably to allow further over-development.

A Part 3A application has been used to bypass North Sydney Council and the NSW Heritage Council, with no community consultation.

I object to Shore's development for six reasons.

First, there has been no community consultation about the development of Graythwaite even though this estate has been in the hearts of the community for many decades. Only a handful of residents have received a letter notifying that the application was on exhibition. An invitation only presentation to 6 people from 3 precincts during the exhibition period is completely inadequate and unacceptable to the vast majority of the community who were excluded from that meeting. When requested at that meeting, Shore School refused to hold a public meeting to explain their proposal.

Second, there are plans to remove three historic fig trees that were planted over 100 years ago, and the justification of the removal of 80+ other trees has not been justified. One aspect of Sydney that distinguishes it amongst major cities of the world is the conservation of large amounts of bushland and large trees even in the most built up areas around the harbour. Removal of the Graythwaite bushland will reduce the green space of Sydney Harbour.

Third, the additional 500 students and 50 staff will significantly increase the already unacceptable congestion at Edward, Lord and Mount Streets, and the parking in local residential streets by senior students on a daily basis. The massive influx of cars into the areas around Shore causes traffic chaos, and residents are not longer able to find places to park in their own street, even though they have parking permits. Shore's proposals make no attempt to address the increased parking or traffic due to the development, and hence shift the load of traffic and parking entirely onto the community, who are already suffering from Shore's lack of responsibility for their own traffic.

Fourth, the Stage 3 building envelope is unacceptable in its current form. 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); 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 the adjoining houses within the conservation area to the west and south-west; the use of this building for classrooms will have an unacceptable noise impact and loss of privacy for the adjoining owners; the proposal does not satisfy the relevant noise standards.

Fifth, the Design Principles report prepared by the heritage consultants for Shore identifies a further area (in the south-west corner of the site) that they think is suitable for future development. This indicates that further development of this heritage site is already planned. These areas need to be protected by The Minister.

Finally, and perhaps rather unconventionally, Shore's development will lead to the spread of the funnel-web spider population in Graythwaite. Residents on the Graythwaite-side of adjoining Bank Street frequently find funnel-web spiders on their properties. One property with a pool found 20 funnel-web spiders in their pool in a single year. This suggests a rather large colony of funnel-web spiders in the area, which will be relocated by the building at the extreme edge of the property. The inevitable result will be the spreading out of the colony into the school and into the backyards of the adjacent properties. Without wanting to be too dramatic, the proposed development will significantly increase the probability that a child or resident will encounter a funnel-web spider, which may have drastic consequences, particularly for younger children in the school and in the community.

Thank you for considering this objection to the proposed development of our ANZAC heritage. We really need your help to preserve this important site for future generations of this world-respected city.

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Submission for Job: #4274 MP 10_0150 - Graythwaite Project Application
https://majorprojects.onhiive.com/index.pl?action=view_job&id=4274

Site: #2350 Graythwaite
https://majorprojects.onhiive.com/index.pl?action=view_site&id=2350

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