

Ben Eveleigh - Online Submission from [REDACTED] (object)

From: [REDACTED]
To: Ben Eveleigh <ben.eveleigh@planning.nsw.gov.au>
Date: 10/03/2011 5:06 PM
Subject: Online Submission from [REDACTED] (object)
CC: <assessments@planning.nsw.gov.au>

I am writing to outline my objection to the above proposal by Shore school.

Apart from the lack of any appropriate consultation, my family and many residents affected by the proposal, are concerned about the obvious increase in traffic that will be generated by the proposed extra 500 students and 50 staff.

With the acquisition of Graythwaite, Shore school has abundant land on which to provide parking for students and staff without having to clog surrounding streets. Shore school as not provided enough extra parking spaces for current students and staff, let alone for the projected extra 500 students and 50 staff. It is unacceptable for Shore school to expect to assume that it is their right to take many extra parking spaces and use these for buses and staff and student parking. Mount St, Edward St, William St and Lord St have unacceptable levels of congestion during drop off and pick up times, despite the fact that North Sydney Station is just a few metres away.

A survey of students and staff found that, when asked the question "how did you arrive at school?" 46% of respondents answered "by car". Again, it is utterly unacceptable that Shore school commandeer our local streets and present a proposal such as this application that fundamentally overlooks the significant issue of providing parking for their own staff and students.

Shore have made application to develop the site of Graythwaite estate, which was bequeathed the people of NSW by the owner in the early part of 20th Century. The house was used as a rehabilitation centre for returned diggers after WWI. Shore school bought the property in 2009.

The Concept Plan in its current form is unacceptable based on the fact that the application in Part 3A of the Environmental Planning and Assessment Act by-passes the control and over-sight of North Sydney Council, as well as the Heritage Council. This is truly arrogant, in spite of the fact that it qualifies under the Capital Investment Value provisions.

Noting that the estate and most of this part of North Sydney and McMahons Point are conservation areas, the proposed building on the western boundary of the estate is fundamenally at odds with the surrounding built environment. Graythwaite House and Coach House are heritage items.

Indeed, the height of the building at 14m breaches existing height restrictions for the area of 8.5m.

There is the obvious loss of amenity for the surrounding residents with loss of privacy, overlooking, shadowing, acoustics etc.

The proponent's architects have clearly stated that further development of the site is envisaged beyond the current Stages 1, 2 and 3. Further loss of open space in this very densely built environment would be a tragedy. The open space of Graythwaite Estate is appreciated and held affectionately by the local community. Inded, Friends of Graythwaite volunteered a considerable amount of time on a regular basis to attend to the upkeep of the parkland and surrounding gardens. They have been locked out by the school!

Shore school knew only too well how affectionately Graythwaite was held in the community by the public outrage that ensued at the revelation that the site was to be sold off. Many protests and rallies were to no avail. The Concept Plan in its present form is cynical and slap in the face to the community. This Plan is not at all sympathetic

to the communities wishes.

The Plan also proposes the removal of 85 trees. Many of these trees are well established fig trees planted early in the 20th Century. There are also natural springs running through the site. These springs will suffer detrimentally with this development.

In summary, my objections to the Concept Plan and Application above are based on the fact that little consultation was afforded the local community, the Plan amounts to an over-development of the site, considering that further development is envisaged beyond this Plan, loss of amenity and open space in a densely built up area; disregard of the heritage and conservation of the area; destruction of so many majestic trees in an era where we are all urged to plant more trees and, lastly, the fact that this community simply cannot cope with the traffic that is already generated by Shore school, let alone the addition 500 students and 50 staff. It is absolutely incumbent on Shore school to manage the traffic it generates from within and make this a priority in any development of the Graythwaite Estate.

I do not wish my name to be made available to the proponent or advertised on any website. I do not make political donations.

Thank you.
[REDACTED]

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

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

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