

Michael and Jane Diamond
7 Bank Lane
NORTH SYDNEY NSW 2060

10 March 2011

Department of Planning
GPO Box 39
SYDNEY NSW 2001

RE: GRAYTHWAITE PART 3A APPLICATIONS - Concept Plan (MP10-1049) and Stage 1 Project Application (MP10-0150)

We object to the above proposal.

We request the Minister, before making any decision, to hold a *public inquiry*, as permitted under the Environmental Planning and Assessment Act, on the grounds that:

1. The development of this site has been a matter of **considerable public interest for many years**. This indeed was apparent in the last Federal election whereby the two opposing candidates for North Sydney were outbidding each other in their commitment to save the site and keep it in public hands.
2. The Part 3A application is deficient and does not satisfy the Director-Generals requirements in many respects. **Most relevant to the request for an inquiry is the failure to properly and adequately consult with the community**. There has been no consultation with adjoining or other local residents. We only became aware of the application from another resident who had received the letter from the Department of Planning and this resident does not even adjoin the Graythwaite site at all. As direct adjoining neighbours we feel that the Department of Planning has been negligent in their duty.

An invitation-only presentation to six people from three local North Sydney Council Precincts during the exhibition period is completely inadequate and unacceptable to the vast majority of the community who were excluded from that meeting. SHORE School refused to hold a public meeting to explain their proposal.

On the 14 February 2011 we contacted the Department of Planning and were told that now we were aware to make a submission. At this point the due date was 28 February 2011. As the Department became aware of their gross error in not informing adjoining residents we were pleased to be informed that the deadline for submissions was extended to 14 March 2011.

We have worked and maintained the site now for over 10 years. Our back yard directly adjoins this site and we have made considerable effort to keep it weed free and in a respectable state.

This was due to deliberate negligence by the NSW Health Department' in their role of trustee of this site.

3. The application fails to satisfy the Director-General's requirements in terms of public benefits and development contributions under Council's s94 plan, or by a Voluntary Planning Agreement.
4. The application fails to include an ADOPTED conservation management plan (also as required by the Director-General's requirements).

Furthermore we object to the application on the following grounds:

The impact of the new buildings will be unacceptable. The Graythwaite mansion and its grounds are of State and National heritage significance and must be properly protected for future generations.

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 area is directly behind our property. There is no plan or wording to say what will happen to this area – will the trees remain? What of the native animals that harbour in the trees and shrubs? The Minister must protect these areas and ensure that any future applications address these issues.

The removal of heritage listed trees (100+ years old). The application does not directly indicate which trees are to be removed and what will be in their place.

No addressing of the need for a publicly accessible link for pedestrians and cyclists. There was a right of way that existed last century – what has become of this? It linked Edward Street to Union Street to improve connectivity between neighbourhoods.

There is not a detailed Traffic and Parking management plan for this site. This is incredibly important within the adjoining streets as it can barely cope with school and peak hour traffic as is. 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. The existing driveways that are on Union Street are unsafe and will block traffic in this narrow street, which is a major thoroughfare to Waverton and beyond. The proposal ignores these access and congestion problems and transfers these impacts to the public streets.

In summary we are terribly aggrieved that this application has been lodged without proper procedures. We are asking that all of our objections are considered and that this application be refused so correct and proper procedures can be followed.

We hereby declare that we have not made any political donations in the last 2 years.

Yours sincerely

Michael and Jane Diamond