To the Minister of NSW Planning,

It has come to my attention that the controversial plans to develop the historic Graythwaite site on Union Road in North Sydney present an ominous threat not only to the community of North Sydney but also to the suburb's lack of supporting and existing infrastructure, its residents and most importantly, our heritage.

I therefore request you 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.
2. The Part 3A application is deficient and does not satisfy the Director General's 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. Many residents have not received a letter notifying them that the application was on exhibition. An invitation only presentation to six people from three precincts during the exhibition period is not only discriminatory but also 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.
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).

The Concept Plan application must not be approved in its current form. Major revisions are required and if this is not forthcoming the application should be refused.

While conservation of the heritage buildings is supported in principle, the impact of the new buildings and such a major expansion of the school is unacceptable. This is an item 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. The Minister must protect these areas. If a State heritage listing can't do that, what can?

Furthermore, the impact on trees has not been adequately addressed and the removal of over 80 trees remains unjustified. In particular, the application does not address the following:

1. The impact on the trees of the changes to sub-surface drainage caused by the excavation.
2. The impact on the trees of overshadowing by buildings.
3. Precisely which trees are impacted – there is no overlay of the buildings and excavated areas with the tree removal plan.
4. 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.

Additional traffic and parking issues will definitely result should the development go ahead. These issues include:

1. 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.
2. 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.
3. The proposal ignores these access and congestion problems and transfers these impacts to the public streets.
4. The site needs to be re-planned to allow for school coaches to be wholly contained on site and parent drop offs to occur either on site or on Edward Street south of Lord Street.

I thank you for your time in considering this grave objection to such an unacceptable development and trust you will act out of your better judgement and common sense, thus ensuring the health of, protecting the functioning of and safeguarding the heritage of this important community.

Sincerely,

Julia Mathams