

## Ben Eveleigh - Online Submission from Louise Silburn (object)

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**From:** Louise Silburn <louise@transformingpartnerships.com.au>  
**To:** Ben Eveleigh <ben.eveleigh@planning.nsw.gov.au>  
**Date:** 12/03/2011 1:42 PM  
**Subject:** Online Submission from Louise Silburn (object)  
**CC:** <assessments@planning.nsw.gov.au>

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Dear Sir/Madam

In addition to the points made by others regarding the over-development of this site (attached at end of this note), as an immediate neighbour, I have the following concerns:

1. There is no mention of how Shore intend to fence the area. Currently my and other properties back onto woodland - with views of trees through discreet black chain link fencing. I would like reassurance that Shore is not going to refence the area in such a way as to reduce our view of the trees which is a significant element in our amenity.
2. There is no mention of how the properties being proposed will be built - ie will there be access down through the woodland at the back of Bank Lane? If so I strongly object to the amount of construction noise that will result.
3. I also strongly object to NSW Planning agreeing to such vaguely represented development as worded in the pink area 'potential scope for sensitive new development'. If approved it opens possibilities for future atrocities as planned in relation to the 2 and 3 storey buildings towering over Bank Street.
3. I would also like to point out that this site has significant amounts of wildlife occupying the trees and bushland. All of this will be eradicated with this development.
4. My observations on parking are as follows: With the current number of year 11 and 12 students Bank Street and other local streets are regularly crawling with students looking for spaces to park in our residential neighbourhood. I notice that students have recently been told to remove their p plates from their cars (I have watched this been done) in order to reduce the impact of this parking in a current traffic management survey. Quite apart from the ethics of this from a Church of England school - essentially asking their students to consciously deceive - it is important that you realise that the school is aware that even more students will have even greater impact on our neighbourhood.
5. Whilst not directly affected by the 2 to 3 storey building I would agree that it is major imposition in terms of shadowing and very probably student noise for those people living in Bank Lane.
6. I request that the NSW Dept of Planning require Shore school to discuss their plans with each of the directly affected neighbours (ie those of us backing onto the site) in order to hear our concerns, listen to constructive suggestions and build relationships.

Please also accept the following prepared objection as part of my objection.

1. 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:
  - o The development of this site has been a matter of considerable public interest for many years.
  - o 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. Many of us residents have not received a letter notifying us 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.

- o 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.
  - o The application fails to include an ADOPTED conservation management plan (also as required by the Director-General's requirements).
2. 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.
3. The conservation of the heritage buildings is supported in principle. However 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?
4. No objection to the demolition of the Ward building east of the Graythwaite House or the Tom O'Neil Centre.
5. A publicly accessible through-site link for pedestrians and cyclists must be included from Edward Street to Union Street to improve connectivity between neighbourhoods. This can be achieved without compromising the safety of pupils.
6. Impact on trees not adequately addressed, nor is the removal the 80+ trees justified in many instances. In particular the application does not address
- o The impact on the trees of the changes to sub-surface drainage caused by the excavation
  - o The impact on the trees of overshadowing by buildings
  - o Precisely which trees are impacted? (there is no overlay of the buildings and excavated areas with the tree removal plan)
  - o 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.
7. Traffic and parking impacts
- o 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.
  - o 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.
  - o The proposal ignores these access and congestion problems and transfers these impacts to the public streets.
  - o The site needs to be replanned 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.
8. The Stage 3 building envelope is unacceptable in its current form:
- o 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).
  - o It does not comply with the 8 metre maximum height limit for the adjoining residential area (in places it is over 14 metres).
  - o it will have significant visual and shadow impacts on the adjoining houses within the conservation area to the west and south-west.
  - o the private open space at the rear of the Bank Street residences will be significantly affected.
  - o the use of this building for classrooms will have an unacceptable noise impact and loss of privacy for the adjoining owners.
  - o The proposal does not satisfy the relevant noise standards.
9. The stage 3 building footprint needs to be;
- o substantially reduced in size
  - o set back much further from the western boundary heritage fig trees. It should not protrude west of the eastern alignment of the Headmasters house
  - o 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.

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McMahons Point

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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](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](https://majorprojects.onhiive.com/index.pl?action=view_site&id=2350)

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