

February 19<sup>th</sup> 2011

Attention: Director  
Ben Eveleigh  
Government Land and Social Projects  
Major Projects Assessment  
Department of Planning  
GPO Box 39  
Sydney NSW 2001  
Fax: 02 9228 6455

Dear Mr Eveleigh,

**Re: MP 10\_0149 Graythwaite Concept Plan and Stage 1 Project Application MP 10\_150**

I am writing to **object** to the above mentioned project.

When I moved my family to Bank Street several years ago we were struck by the serenity of the street, so close to the CBD of North Sydney. As our home faces west, we spend most of our waking hours in the eastern (backyard) part of our house that faces Graythwaite. The proposed stages 2 and 3 of the concept plan will put a 20 m tall by 35 metre long building, some 15 metres from our back fence with direct view over our backyard, kitchen, laundry, dining room and 2 of our 3 bedrooms.

Mr Eveleigh I am writing to ask you to request a public enquiry into the proposed Graythwaite Concept plan. I feel a public enquiry into the proposal is justified on several grounds:

- 1) Graythwaite still represents a site of immense significance to the people of NSW and Australia (being one of the few locally based ANZAC sites of significance) and is held under the National Heritage List. Indeed the proposal does not even mention the WWII bunkers that still exist under the grounds!
- 2) The proposed development will eradicate 80 trees, 3 heritage protected Port Jackson Fig trees (which are over 150 years old) and the subterranean excavation will affect one of Australia's oldest and largest water cisterns.
- 3) Shore school failed to inform the local residents of the proposal, as they are obliged to do under the Planning Act (until 10 days prior to the closing date of objections).
- 4) The proposed stages 2 and 3 will bring more than 500 boys and 50 teachers to the area. The senior boys already look for all the 7 to 8 hour car parking spots around the area, many of them parking under the harbour bridge all day. Clearly another 600 extra parent drop off visits (for the junior boys) and 150 senior boys driving to school, will add tremendous congestion to an already crowded locale.
- 5) The stage 2 and 3 proposed buildings far exceed the residential high limit of 8 m (in some instances sitting 14 m above cleared land. When considered in conjunction the fact that the land rises above the adjacent residential properties, the building will appear 25 to 30 m above the street line of Bank street.

Mr Eveleigh, I understand that Shore school privately owns the land. However, I feel strongly that the site can still be protected whilst allowing the Stage 1 upgrade to the Graythwaite House and surrounding buildings.

Whilst I commend the school on it's first stage restoration of the original Graythwaite House, I am requesting that the Department consider several steps to reduce the visual and acoustic impact of the educational facility. I propose the following steps:

1. Move the stage 2 and 3 buildings to the eastern boundary of the headmaster house.
2. Reduce the stage 2 and 3 building sizes and footprints substantially; and ensure that it does not exceed the 8 m residential height limit.
3. Ensure that ALL the Port Jackson Fig trees and historic bamboo are protected and no building allowed within 15m of their root systems.
4. Ensure that no scrub or ground cover is removed on the western side of the Stage 2 and 3 buildings, so that the impact on local flora and fauna is minimised.
5. Reduce the amount of excavation so as to minimise the impact on subterrean watern cisterns and World War 2 Bunkers
6. Create a community connection with the school (which definitely does not exist at the moment), by reopening a public walkway (cycleway) between Edward Street and Union Street. Such a thoroughfare exists through many school campuses throughout Australia, with no detriment at all to the school children's safety.

I urge you to please request a public enquiry into the project, so that it can be scrutinised to provide the best outcome for both Shore School and the people of NSW and Australia.

I do not wish for my name and address to be made available to the proponent, these authorities or the Department website.

Yours Respectfully,

[Redacted Signature]

[Redacted Address Lines]

North Sydney NSW 2060