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FOR THE ATTENTION OF:

Mr Sam Haddad FVIPA MAICD
Director-General
Department of Planning
GPO Box 39
Sydney NSW 2001

SUBMISSION IN OBJECTION TO:

Application Name: Graythwaite Site Concept Plan and stage 1
Project Application
Application Number: Concept Plan (MP10_1049) and Stage 1
Project Application (MP10_0150)

SUBMITTED BY:

[REDACTED]
[REDACTED]

McMahons Point NSW 2060

**Name and address to be suppressed in publication of this
submission**

I hereby declare that I have made no political donations in the past
20 years.

Date of preparation: 26 February 2011

Summary of submission

I object to the above-mentioned Concept Plan and Project Application. My house adjoins Graythwaite from Bank Street. In its present form, the proposal will have an unacceptable impact on me and my family in terms of:

- a. Loss of privacy
- b. Loss of greenery and bird-life at the back of my property
- c. Vastly increased noise
- d. Loss of winter sun to the back of my property
- e. Deleterious effect on the groundwater available to my property
- f. Increased competition for car parking spaces near my house
- g. Loss of value of my property

It will also have an unacceptable impact on the neighbourhood in terms of hazardous traffic conditions in surrounding streets, particularly Union Street; hazardous pedestrian conditions in Union Street; loss of heritage characteristics of the Graythwaite site; loss of green space, vegetation and wildlife; major disturbance to the water table; increased pressure on parking; and contributing to the ongoing deterioration of the historic charm and character of the McMahons Point/Waverton/North Sydney community as a place to live.

The proposal presages even more development almost immediately behind my house, quite possibly with a further increase in staff and student numbers (perhaps another 500, on top of the 500 mentioned in this proposal), leading to even greater impact of the sort described above. This is unacceptable.

The application under Part 3A is in breach of the Director General's requirements (*e.g.* no proper community consultation, and no adopted Conservation Management Plan). Further, past experience has demonstrated that assurances from the school about their intentions for development cannot be taken at face value. I request that a public enquiry be held to determine an alternative development acceptable both to the community and to the school.

Details of submission

1. The impact on my family and my property

a. Loss of value of my property. The loss of privacy, loss of greenery, increased noise, loss of winter sun, difficulty of parking ... all these factors will combine to diminish the value of my property. Nobody would want this happen to them. There are absolutely no compensating benefits to me and my family of having this development proceed.

b. Increased noise. The positioning and form of the proposed West building, and of new play areas, will create a great deal of noise during school hours, especially during breaks and change-over times between classes. You would not wish this noise on anybody.

c. Loss of winter sun to the back of my property. The width of the proposed building is approx 35 metres which spans the equivalent of at least 6 backyards. At present, our back garden and family room receive filtered sunlight in the morning during the winter period. This is particularly important in the family room. *Shadow diagrams indicate that this will disappear.* This is unacceptable to us. The applicant should provide details of the shadow cast by the building alone through some additional months between 21 June and 21 September. In particular in March and September.

d. Loss of privacy

The proposal makes it plain that shrubbery will be reduced to a minimum, and that a number of trees will be removed with no guarantee of replacement. Further, there is a strong likelihood that further damage to the water table by planned developments will lead to more trees sickening and being removed. As a consequence, there will be increasingly clear line of sight from the grounds of the school into our main bedroom at the back of my house, and even oversight of our family room.

e. Loss of greenery at the back of my property. One of the most delightful aspects of where we live is the magnificent array of fig trees, with their attendant population of native birds, particularly parrots. It was one of the principal charms of the property when we purchased it. It is a very calm place. The planned and likely clearances will, bit by bit, destroy this, and destroy our property value.

f. Likely deleterious effect on the groundwater available to my property. Over the last 8 years, I have noticed a significant reduction in the ground-water available to my property. This appears to be a consequence of changes to water courses in Graythwaite which used to be sufficient to supply water to significant parts of McMahons Point. Further development work will only exacerbate this problem.

g. Increased competition for car parking spaces near my house. I do not believe the assurances that Shore has no plans to increase student numbers. You would not construct such a large building for no reason. The school has a well-established track record of providing oral assurances and then going back on their word. Thus, I feel confident in assuming that they intend to enrol another 400 students as soon as the West building can be constructed, and to proceed expeditiously to enrol a further 400 students as soon as they can construct the 'Southwest' building almost immediately behind my house. Parking in Bank Street, which can already be a challenge, partly because there are always people having work done by tradesmen who have large trade vehicles, and partly because of students parking their cars, will thus get worse.

2. The impact on the neighbourhood

a. Hazardous traffic conditions in surrounding streets, particularly Union Street. My own street, already has problems with newly-licensed student P-plated drivers speeding up and down, looking for parking places. The same problem exists in Edward Street/Lord Street.

Union Street is already difficult to use in the period leading up to 9am on week-days. It is a principle through road that channels traffic from the Harbour Bridge through to Waverton, Crows Nest, Greenwich, Lane Cove and points beyond, and in the reverse direction. Buses also use this road. This road is used to gain entrance to Shore, as well as to exit from the school. The proposal provides for major traffic flow into and out of the school grounds, using not just the current entrance in Union Street, but also the newly acquired entrance via Graythwaite. This will become a nightmare for traffic, twice a day. There is also increased congestion caused by visitors to the school during events, such as parent/teacher nights.

The proposal ignores these access and congestion problems and transfers these impacts to the public streets. And the boosted student numbers will only make this worse. The traffic survey commissioned by the school, inadequate though it was in terms of actual responses to questions, still demonstrated very clearly that a large proportion of students arrive at school in private vehicles.

b. Hazardous pedestrian conditions in Union Street. This will become increasingly hazardous for pedestrians. Pedestrians will have to cope both with cars entering one gate then, a few metres further on, the cars leaving through the other gate

c. Loss of heritage characteristics of the Graythwaite site. There is no reason to believe that the school will pay any more than lip service to heritage issues. For example,

- The proposal as it relates to heritage issues is superficial at best, and fails to mention known heritage features, e.g. the Bunkers in the Graythwaite paddock and the set of stairs behind the Giant Bamboo, dating from before 1890.
- A notable aspect of the heritage of the Graythwaite site is the magnificent line of fig trees. The proposal describes the removal of a significant number of trees.
- The pine tree, planted by the RSL some years ago as a memorial to the ANZACs tradition and the role Graythwaite played in their tradition, receives no mention except that it is scheduled for removal.

For an application under Part 3A, there is a requirement that an adopted Conservation Management Plan be submitted. This has not occurred, a clear breach of the Director General's requirements.

d. Loss of green space, vegetation and wildlife. Graythwaite once had wonderful gardens. Over the years, these became run down, but then were restored to a considerable extent by the efforts of a voluntary group, assisted by North Sydney Council. Since the school acquired Graythwaite, these are once again being allowed to deteriorate, and rampant weeds continually threaten to invade my property.

e. Major disturbance to the water table. This affects the whole community of McMahons Point and Waverton who reside down-hill from the school to the west.

f. Increased pressure on parking. See 1g above. This affects the whole community of McMahons Point and Waverton who reside down-hill from the school to the west. The area is quite old and the streets rather narrow. This area is already at capacity in relation to parking and access, and is not equipped to cope with a major development or the impact of another 500 students and staff. The plans need to take the current and future congestion and parking problems off the local streets and onto the site of the school.

g. Contributing to the ongoing deterioration of the historic charm and character of the McMahons Point/Waverton/North Sydney community as a place to live. This is a very general and important issue. In all the time that I have been a resident in this area, Shore school has not made the slightest effort to contribute to the community in which the school resides. On the contrary, many of its actions serve to alienate and impoverish the community, and to diminish the quality of life and value of the property of the residents:

- The school continues to acquire residential properties near the school. Many of these were once very attractive terraces and stone cottages, and an important part of the historical significance of the North Sydney/Waverton/McMahons Point area.
- Once acquired, the properties are being allowed to run down in appearance contributing to a general run-down appearance of the neighbourhood. There is absolutely no community spirit manifested in the way the properties are managed.
- The presence of the Graythwaite property added peace, heritage value, charm and very necessary green space to the area. Removing historic trees and all the shrubbery, surrounding the property with high fences, and dramatically increasing the traffic flows and noise, will all contribute to destroying these values.

There was a failure to properly and adequately consult with the community. I think it is time for a decision to be made about the extent to which a school can continue to take over an entire community. Now is the time to stop it, before the community is destroyed irrevocably.

It is my understanding that the development proposal was required to demonstrate how the developments would contribute to the community. There is no evidence of this.

I request:

1. **That a public Enquiry be** held before any decision is made to look at the current proposal, and determine a proposal that is acceptable to both the school and the community. Proper consultation did not occur with this proposal even though it was supposed to.
2. **The proposed new building be reduced in scale**, particularly in terms of height and location - the building should be set back much further than currently planned, i.e. well away from the backyards of the residents of Bank Street. (With all the land available why are they building so close to residential homes and backyards?)
3. **That any proposal for a further building** on the lower bank at the southern end be rejected, as the infrastructure will not support this - nor will the community.