

4th March 2011

Director, Government Land and Social Projects
Major Projects Assessment
Department of Planning

RE: Extension of Shore School onto Graythwaite site
Application No: Concept Plan (MP10_0149) and Stage 1 Capital Project Application (MP10_0150)
Proponent: Sydney Church of England Grammar School (Shore)

Dear Sir,

We, Professor Anthony Lawrence Cunningham AO and Dr Ilona Cunningham, are the owners of 46 Bank Street McMahon's Point and wish to register our concerns and objections to the substance of the Part 3 Application of the above project. Our house is directly below and on the opposite side of Bank street to the planned stage 3 building. Our Objections are:

1. This development is excessive in height, bulk and scale. In particular the height of 14 metres exceeds the 8 metre maximum height restriction for the adjoining area.
2. It is set too close to the western boundary of the site and to the houses of Bank street
3. It will have a significant visual and acoustic impact on the neighbouring houses of Bank street, including our own, and also cause overshadowing.
4. Therefore it will change the character of the historic neighbourhood of Bank street (130 years old)
5. It will lead to significantly increase traffic flows and parking pressure in Bank street where most residents do not have off street parking. In particular the extra 500 boys in this development will significantly increase dropoff and pickup events. Shore should contribute to the neighbourhood by providing such dropoff points within their greatly enlarged precinct.
6. We are also concerned about the survival of the heritage fig trees which are so much a feature of this historic suburb. They can be seen from all over McMahon's Point and Waverton .

We strongly advocate a refusal of the current application and reduction in size of this excessive development. We demand a Public Enquiry and the following substantial modifications to the plan:

1. The stage 3 building footprint needs to be substantially reduced in size, especially height. It should not be more than 8 metres above the existing ground level at any point.
2. It should be set back much further from the western boundary, away from the adjoining houses and also from the fig trees.
3. Any future planned school developments on adjoining land likely to impact on housing should be no more than 8 metres in height
4. Shore should create adequate carparking and dropoff points internally to reduce traffic impact on the neighbourhood.

We have made no political donations in the past two years.

Yours sincerely,

Professor Anthony L Cunningham AO

Dr Ilona Cunningham

Cc The Hon Tony Kelly MLC, Minister for Planning, Infrastructure and Lands
Mr Sam Haddad, Director-General, Department of Planning
The Hon Joe Hockey, MP. Federal Member for North Sydney, Shadow Treasurer
Mr Brad Hazzard MP, Shadow Minister for Planning
Ms Genia McCaffery, Mayor, North Sydney Council