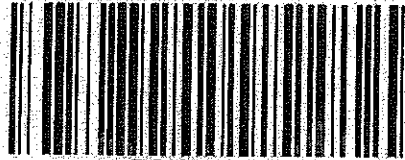


Sub 36

February 19th 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

Department of Planning
Received
22 FEB 2011
Scanning Room

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 and to **request a Public Enquiry** into the proposal.

I have lived in Bank Street for several years now and am constantly struck by the peace and serenity that the Graythwaite estate with its large and old fig trees, as well as its abundant bird life, provides. Our home faces west and we tend to spend most of our living time facing the park. Our visitors are regularly commenting on the peacefulness of the aspect and also make regular comments on the diverse and busy bird and animal life. The stage 1 buildings being proposed by Shore School will significantly disrupt the Park land and its natural habitat.

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:

- Graythwaite Estate is still a National Heritage listed site and represents a site of immense significance to the people of NSW, as well as Australia (being one of the rare ANZAC sites being on the mainland of Australia)
- The building envelope in its current form is too large (being 35 x 30m and over 5 levels) and too close to the Bank Street Conservation area. The shadow diagrams illustrate how there will be considerable visual and shadow impact on the western and south western buildings of the Bank Street Conservation area.
- Shore school failed to inform the local residents of the proposal, as they are obliged to do under the Planning Act. When asked to explain their proposal to the community, this request was refused.
- The environmental impact of the excavation and current building footprint are immense. This includes but is not limited to destruction of three 130 year old Port Jackson Fig trees, destruction of the root systems of many more ancient fig trees and historic bamboo, due to the excavation. Destruction of a very important natural water cistern under the Graythwaite estate. Destruction of the scrub and vegetation, which provides the home for much of the diverse birdlife and fauna of the North Sydney region.
- Ignoring Residential Planning rules - The stage 2 and 3 proposed buildings far exceed the residential high limit of 8 m. When the proposed 14m tall buildings are placed on the up sloping land of the western border of the Estate, 15m from the boundary line, the visual and shadow impacts on the southern end of the Bank Street Conservation district are unacceptable.
- Traffic impact of the proposed 500 students and 50 teachers will be enormous. Upto 600 parent visit drop offs and 150 more senior students parking all day during the

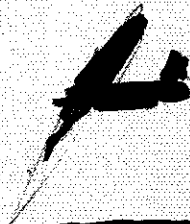
weekdays, will significantly stress the already strained road systems of McMahon's Point, North Sydney, Milson's Point, Lavendar Bay and Kirribilli. I personally have seen senior shore students parking as far away as the North Sydney Pools and walking to secure all day parking.

I commend the proposed first stage restoration of the Graythwaite house and surrounding sites. However, I feel strongly that the remainder of the estate can still be protected whilst allowing the Stage 1 upgrade.

I urge you to request a public enquiry into the project to allow a suitable solution to both Shore School as well as the people of North Sydney, 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,

A handwritten signature in dark ink, appearing to be a stylized 'L' or similar character, followed by a horizontal line.A rectangular area of the document has been completely blacked out, redacting the sender's address.

McMahons Point NSW 2060