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North Sydney
NSW 2060

Director
Government Land and Social Projects
Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

(Fax 9228 6455)

11 March 2011

Dear Director,

Re: Environmental Assessment for the Extension of Shore School onto Graythwaite Site (Concept Plan MP10_0419 & Project Application MP10_0150)

I live at 59 Bank Street, North Sydney, and have resided here with my family for 31 years since 1979. The land behind my property slopes upwards onto the western boundary of Shore School and the adjoining Graythwaite Site. My property is to the north west of, and not far from, the Shore headmaster's residence.

I am very familiar with the area covered by the proposal and I have considered the Environmental Assessment material.

I object to the proposal.

The reasons for my objection are as follows:

1. I acknowledge that Shore School recently purchased the Graythwaite site (against strong local opposition) to use for educational purposes as an adjunct to the existing school. In pursuing this purpose, Shore must do so with respect to: (i) the neighbourhood and residents surrounding Shore School and the Graythwaite Site; and, (ii) the historical significance of the Graythwaite Site.
2. I object to the plan to build the 'West Building' and increase the school population by an additional 500 students and 50 staff.
3. Although I will not have a sight line to the West Building, the scale model exhibited, shows its enormous 'footprint' in comparison to nearby houses, especially those in Bank Street, immediately to the west side of the West building. The building is too large for the surrounding neighbourhood streetscape.
4. There is already a problem with Shore pupils parking their cars in Bank Street which is a congested cul-de-sac street with 2 hour parking, unless a resident. This problem will only become worse with an increase in the school population by 500 students

and 50 teachers.

5. There is already a traffic problem at the intersection of Edward and Mount Streets with parents dropping off their children at Shore School. I walk past this intersection on weekday mornings around 8am. Edward Street, at the intersection with Mount Street, narrows into a one lane cul-de-sac road with an entrance to the school at the end. It is chaotic and dangerous most mornings with parents driving in and out to drop off their children. This dramatically increases at least once a week when large buses, sometimes three, park at the intersection (in Mount Street) to collect pupils waiting on the footpath. This problem will only become worse with an increase in the school population by 500 students and 50 teachers.
6. Another entrance to the school is via a driveway off Union Street which is a very busy street in peak hours being a main route for cars and buses from Milson's point to Waverton, Wollstonecraft, Lane Cove and St Leonards. Union Street is only two lanes wide; and, as a result, the driveway into Shore is sharp and cars entering and exiting the school cause chaos. This will only become worse with an increase in the school population by 500 students and 50 teachers.
7. The proposed erection of a solid fence along the Union Street boundary of the Graythwaite site is not in keeping with how the site has historically been visually open to the public. Nor, is it in keeping with the streetscape in the general area, eg, nearby North Sydney Demonstration School is surrounded by an open fence.
8. I support the proposed conservation and refurbishment of Graythwaite House, the Coach House and Tom O'Neil Centre provided it is done with respect to and in compliance with the heritage history of the site. In this regard, Shore School has demonstrated in the past that it cannot be trusted to conserve and refurbish buildings of historic value - eg. Shore's midnight bulldozing in January 1980 of Kailoa House on the Graythwaite site.
9. In keeping with the Anzac heritage of the site and the fact that the buildings and six acres of beautiful garden, including historic fig trees, were bequeathed by Sir Thomas Dibbs in 1915 to the people of NSW, there should be some form of public access to the site. At the very least there should be access through the site between Edward and Union Streets.

I submit that the proposal should be refused. If not, there should at least be a public inquiry to consider in detail the proposal and its impact.

Yours faithfully,



Will Hutchins