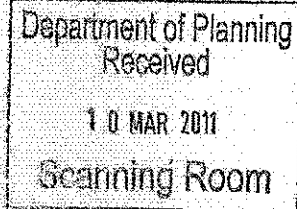




ATTENTION -

PCU020481

Director  
Government Land and Social Projects  
Dept of Planning  
GPO Box 39  
Sydney NSW 2001.



**SUBMISSION IN RELATION TO :**

**Application Number** – Concept Plan (MP 10\_0149) and  
Stage 1 Project Application (MP10\_0150)

**Location** – 20 Edward St, North Sydney  
Lot 2 in DP 539853 and part Lot 1 in DP 120268.

**Proponent** - SYDNEY CHURCH OF ENGLAND GRAMMAR SCHOOL  
(Shore)

**Council Area** - North Sydney Council

**Submitted by :**

**Name :** PROFESSOR ROBIN KRAMAR  
**Address :** 29 BANK CT  
NORTH SYDNEY  
NSW 2060

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

**Dated :**

1/3/11

29 Bank St

North Sydney

NSW 2060

13 February, 2011

Dear Mr Eveleigh,

I have lived at 29 Bank St North Sydney for almost 8 years. The rear boundary of my property backs onto the Graythwaite Estate which was recently bought by Shore School.

The Graythwaite Estate (Graythwaite) is a major heritage item of state and national importance. It is a beautiful property, which includes a grand house in need of restoration as well as many heritage listed plants, including Port Jackson figs and a bamboo grove both of which are more than 150 years old. In addition the property includes walking tracks carved into the rock, a water system which makes use of the natural springs and some bunkers constructed during the war. Graythwaite is one of the few sites in Australia with a connection to our ANZAC heritage. It is now going to be destroyed with the planned removal of many plants, including three fig trees and the construction of an imposing five storey building designed for educational purposes.

I have been fortunate to enjoy the peace of Graythwaite during my time in Bank St. The trees and bush behind the properties bordering Graythwaite attract many birds, wildlife and bats. The bush provides a wonderful green and gentle vista and this was a major attraction for me purchasing the property.

I am appalled by the Extension of Shore School onto Graythwaite Concept and Plan (MP100149) and Stage 1 Project Application (MP 10\_0150) (the Plan). While I support in principle the restoration of the heritage buildings, particularly Graythwaite House and the removal of unsympathetic additions and more recent buildings, other components of the Plan are of particular concern. The planned construction of the Stage 3 building and the removal of three fig trees threatens the sanctity of the heritage nature of the site, the quality of life of residents in the vicinity of Graythwaite and my quality of life.

The Stage 3 building has been designed to house 500 more students and 50 more staff. In its current form it is unacceptably high and bulky. It is currently approximately 30 metres x 35 metres and will span 5 levels. It does not comply with the 8 metres maximum height limit required of adjoining residential properties. In fact in some places it is over 14 metres. This imposing building which is built 16 metres from the boundaries of Bank St properties, will have a detrimental impact on many residents on the east side of Bank St, including my household. It will destroy privacy, overshadow many homes and gardens and alter the environment of these homes.

The building will have a significant visual impact from the rooms at the back of my house and from my garden. At the moment, my sitting room, family room, kitchen, bathroom and main bedroom have an outlook onto a magnificent fig tree and lush bush. This outlook will be replaced by an obtrusive, hard building. This building will destroy my outlook and the privacy in my garden. A completely private back garden will now be overlooked by a building housing more than 550 people.

The noise associated with so many people is unacceptable and will destroy the peace of my house and garden.

In addition, the construction of the Stage 3 building poses a significant threat to the heritage listed figs and the bamboo. One of the figs planned for removal, is within the heritage listed bamboo grove and could not be removed without damaging the bamboo. In addition, the figs along the western boundary of Graythwaite will be impacted by the building work of such a large structure, by the changes in the sub surface and the overshadowing of the building. The roots of a fig extend at least to the edge of the tree's canopy and these (roots and canopy) are very close to the planned building.

The residents in the vicinity of Graythwaite will be effected by the proposed development Plan. The traffic around Shore School, particularly around Edward, Lord and Mount St is already heavy and with an additional 50 staff and 500 students it can only increase. Union St is a major thoroughfare to Waverton and the Plan ignores the access and congestion problems associated with the additional traffic associated with these additional people.

It is very disappointing that the Plan has been developed without community consultation and without any attempt to integrate the Shore School into the community. The school will become even more isolated from the community with the construction of almost solid fences in Union St and the failure to provide access through Graythwaite between Union St and Edward/Lord St.

I am particularly concerned about the process regarding this Part 3A application. I have not been notified by or received a letter from the Department of Planning about the Plan or the availability of the application on exhibition. I understand a total of 6 people drawn from 3 precincts were invited to a presentation during the exhibition period. This disenfranchises the rest of the community and limits our access to information about the Plan. Not only were the rest of the community not invited, we were excluded from the meeting and Shore refused to hold a public meeting to explain the Plan for Graythwaite.

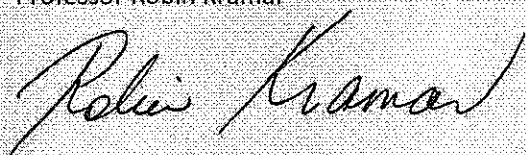
Not only was notification and consultation deficient, but the application fails to include an adopted conservation management plan. It does include a draft plan, but it would appear this plan is inadequate. This draft plan does not include the water system or the bunkers referred to earlier in this letter. I wonder what other aspects relevant to the conservation of the site have been ignored.

This application fails to satisfy the Director-General's requirements in terms of public benefits and development contributions under Council's s94 plan or by a Voluntary Planning Agreement. I request a public inquiry, as permitted under the Environmental Planning and Assessment Act be held into the submission.

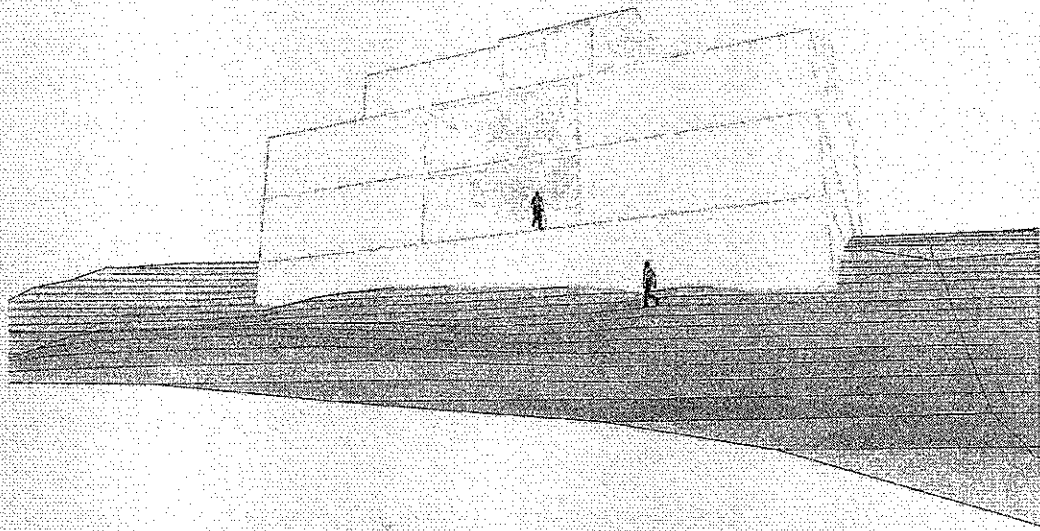
The Plan must not be approved in its current form. Major revisions are required to reduce the detrimental impact of the Stage 3 building on a range of stakeholders, including the heritage trees which are protected. If revisions are not made, then the plan must be refused.

Yours sincerely

Professor Robin Kramar

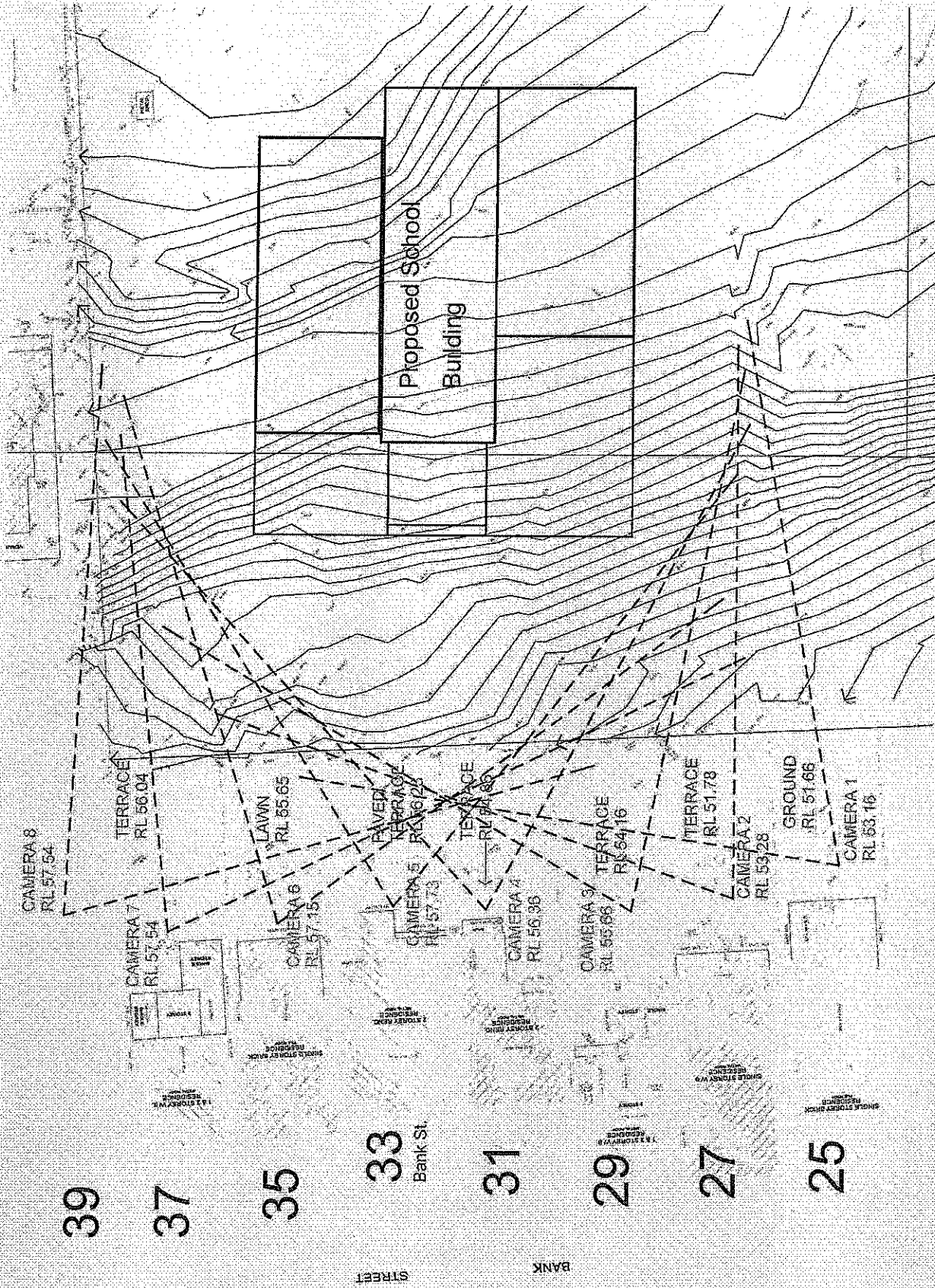
A handwritten signature in dark ink, appearing to read 'Robin Kramar', written in a cursive style.





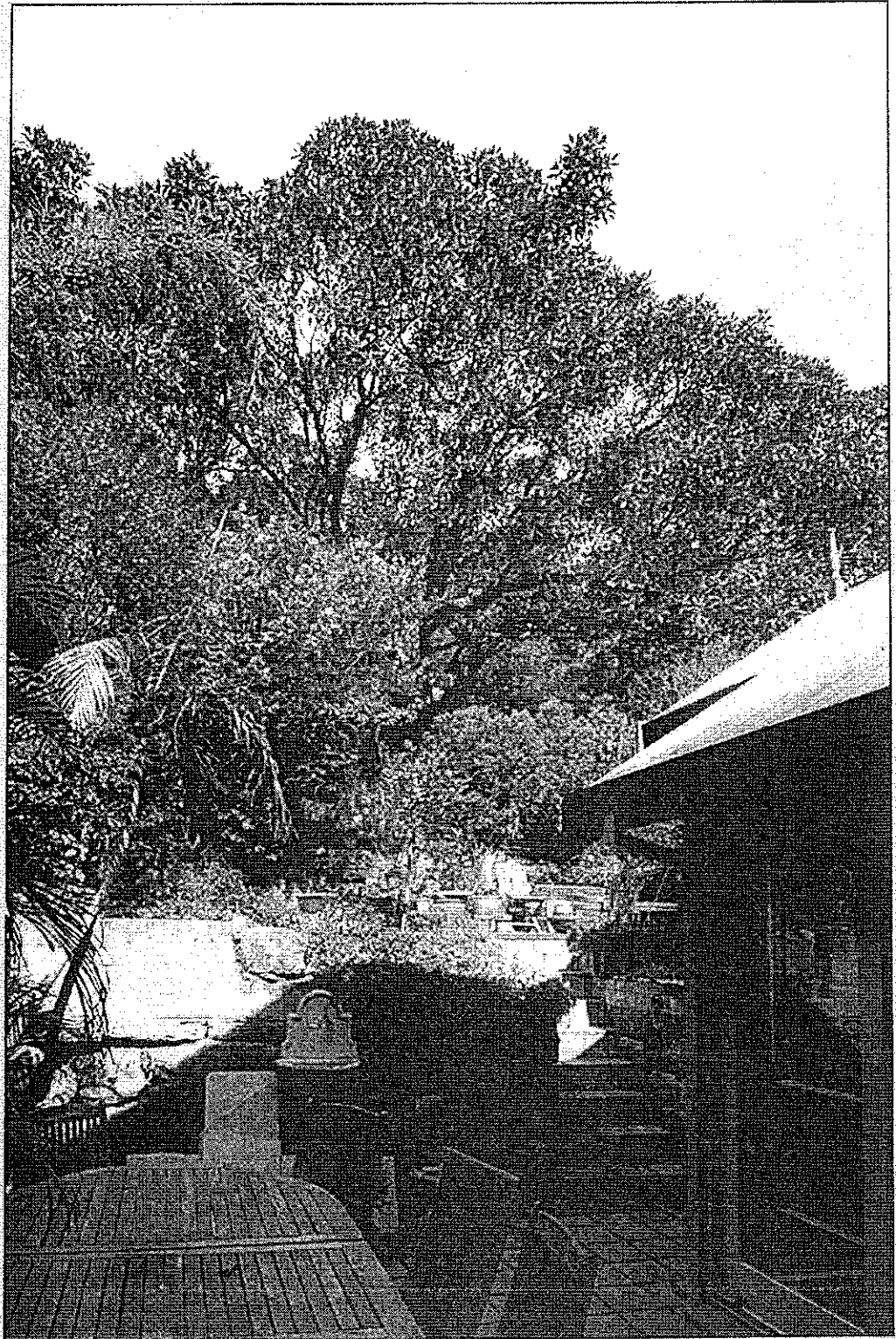
Camera 3 - 29 Bank St

View of proposed building from 29 Bank Street



PART PLAN Showing Camera 1 & Camera 2 location

View from Bank St residence to Graythwaite site





View from Bank St residence to Graythwaite site showing the artist impression of West building.

