

Ben Eveleigh - Online Submission from James Claridge ()

From: James Claridge <jamesclaridge@bigpond.com>
To: Ben Eveleigh <ben.eveleigh@planning.nsw.gov.au>
Date: 14/03/2011 12:15 PM
Subject: Online Submission from James Claridge ()
CC: <assessments@planning.nsw.gov.au>

I understand the school's right to seek to develop this property that it now owns. However, as with all developments it needs to be responsive to the needs and desires of the surrounding residents and environment, and in this case the general public more broadly (taking into account the historical significance of the site and its central location within Sydney).

As a resident on Lord Stree (directly across the road from Shore Prep) I am acutely aware of the disadvantages and benefits of living next door to a school. The key disadvantages include noise, traffic congestion, parking issues and the diminution of aesthetic quality due to large school buildings (compared to surrounding residential cottages). The main advantage is that schools often include some open green space (playing fields) and trees, which can be aesthetically pleasing.

My concerns with this development proposal are:

- 1) the increase in student numbers will make traffic and parking conditions much worse than at present (which is already bad enough)
- 2) the increase in student numbers will lead to higher noise levels
- 3) the proposed main new building is far too large for this site, which borders directly onto residential properties, and being on the side of the hill will loom large for the entire surrounding area, particularly for those on Edward St and Bank St
- 4) The existing trees on the site add greatly to the environmental aspects of the area and help, to some extent, to dilute the negative impacts of the school buildings. Removal of so many trees, including large and historic fig trees will negate these positive aspects of the site.

To sum up, the proposal as it stands exacerbates the disadvantages of the school's presence in the area AND diminishes the only positive contribution (open space and trees).

This is a historic site, in a fantastic location. It is a great shame it has been lost to the public of NSW. The proposal as it stands would only compound that loss. Surely a more sensitive plan could still accommodate the 'needs' of the school (if growing massively is really a need) whilst at the same time preserving some of the key features of this historical site and minimising the impact on local residents. Smaller buildings, located closer to the existing school buildings and with less tree removal would be a great start. In addition, no matter what the final configuration, attention must be paid to the increased traffic and parking pressures that this development will most certainly bring.

Thanks for your consideration

Kind regards

James Claridge
0437 373 275

Name: James Claridge

Address:

30 Lord Street
North Sydney NSW 2060

IP Address: cpe-58-172-130-83.nfcz1.ken.bigpond.net.au - 58.172.130.83

Submission for Job: #4267 MP 10_0149 - Graythwaite Concept Plan
https://majorprojects.onhiive.com/index.pl?action=view_job&id=4267

Site: #2350 Graythwaite
https://majorprojects.onhiive.com/index.pl?action=view_site&id=2350

Ben Eveleigh

E: ben.eveleigh@planning.nsw.gov.au

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