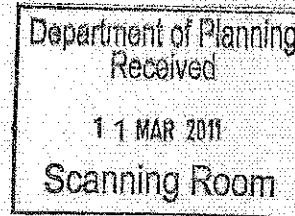


PCU020531

Attention:

Director Government Land and Social Projects

Major Projects Assessment
Dept of Planning
GPO Box39
Sydney NSW 2001



SUBMISSION IN OBJECTION TO:

Application Name: Extension of Shore School on to Graythwaite Site

Application No: Concept Plan [MP10-0149] and Stage 1 Project Application [MP10-0150]

This submission requests that the Minister hold a public enquiry, before making any decision, as permitted under the Environmental Planning and Assessment Act for the reasons set out in this submission.

I do not want my name to be made available to the Proponent and other interested public authorities. I also do not wish to have my name on the Department's website.

I hereby declare that I have not made any political donations in the past two years.

Submitted by:

North Sydney NSW 2060

Dated: March 7th 2011

7 March 2011

The Director
Government Land and Social Projects
Department of Planning
GPO Box 39
Sydney NSW 2001

Dear Director

RE: Extension of Shore School on to Graythwaite Site. Concept Plan [MP10-0149] and Stage 1 Project Application [MP10-0150]

I request the Minister to refuse the application in its present form as an over development of the site.

I request that the Minister hold a public enquiry as permitted under the Environmental Planning and Assessment Act, before making any decisions, on the following grounds:

- The development of this site has been a matter of considerable public interest for many years, because it is a site of major historical significance.
- The Part 3A application is deficient and does not satisfy the Director-Generals requirements in many respects. There has been no consultation with the community, adjoining or other local residents. Shore have failed to properly and adequately consult with us or the broader community and there has been no consideration of the affects this development in its current form, will have on our lives.
- If the Stage 3 building is approved in its current form will have a permanent and an irreversible effect on the site in terms of flora and fauna.
- There will be a severe impact for residents on parking and traffic flow. The current plan does not address the problems of access and congestion; it just transfers these impacts to the public streets.

The stage 3A application in its current form will have a severe impact on us personally. The proposed "Western Building" is of particular importance to us personally. A building of such size will completely dominate us [see attached photographs with artist's impression of the proposed building] in terms of our outdoor living areas, overshadowing and views. The obvious visual impact that a building of such size and position relative to our boundary, will have on us is unacceptable. The building needs to be substantially reduced in size, and if accepted for construction placed away from the resident boundary, and positioned some where beside the other numerous buildings that Shore uses for classrooms and the housing of students.

This proposed "Western Building" is situated 16.8 metres from our back boundary. Because of the topography the proposed building will be in fact very much higher from the adjoining back yards. The building is excessive and unacceptable in terms of its height and bulk. It does not comply with the 8metre maximum height limit for the adjoining residential area, in places it is over 14 metres, and in real terms this is even higher from our perspective (approx. 20 metres from our view point). At close proximity to the proposed building are heritage fig trees. These trees [an average of 12m high] are of great value within the Graythwaite site. They are part of the natural environment that the North Sydney community values highly. A major development has to have an impact on these trees, as in its current form the proposed building is only approx 10m from them.

The construction of a building of this size will involve a massive amount of excavation into the slope. This is of major concern to us. With this proposed building so close the root systems of the heritage figs on our boundary, excavations could cause destabilization of the fig trees and if so and they fall, they fall on to our house. The proposal includes the removal of some 88 trees from the site. In these times of such global concern it seems unreasonable that any one would contemplate the removal of such a large number of significant trees from any environment, let alone the North Sydney area where such trees are of such vital importance in this urban space.

There will be significant visual and shadow impacts on our house and adjoining houses and our private open spaces will be significantly affected. No consideration has been given to the view west to east. The North Sydney Development Control Plan says the views to and from the site must be addressed, as well as the adjoining private open spaces.

If this application is passed in some form and a building is placed some where within the Graythwaite estate site the building should be reduced in height so that at no point does it protrude more than 8m above the existing ground level, consistent with the Council's height limit for the adjoining land. There is no mention of these issues in this application, and as such the application should not be considered in its current form.

With an additional 500 students the noise level will seriously impact on adjoining residents. Having spent my professional life as a teacher I know from experience what effect 500 students are capable of in terms of noise on an environment. All students need open spaces and time out to play. I feel the development plan does not clearly site where students will be allowed to play and how such areas will be fenced. There is also the issue of the daily routine required in any school day. Bells for example, need to be considered. If the proposed building was to remain in the proposed position, this would be a constant and real intrusion into the daily life of adjoining residents. As a resident of 35 Bank St. for some 25 years I have noted that with the expansion of the school and the new buildings the school occupies along Lord Street the noise levels have increased considerably. Because of the increased noise level I am now aware of student activity throughout the entire day. With another 500 students housed in class rooms so close to resident boundaries I can fully imagine what the increased noise will be. I feel strongly that the application should to be rejected in its present form as it does not address the substantial and permanent effect it will have on the daily life of adjoining residents. The application does not give a fair and realistic projection of possible noise levels once the school is functioning as an operational school.

Life and activities in any school involves more than just students and their extra curricular activities. There will be daily deliveries to support student numbers. There will be gardeners and grounds to maintain. With an additional 500 students to supervise the grounds will be drastically changed. At this point March 2011 the daily routine by gardeners with their lawn mowers and leaf blowers generate an almost unacceptable level of noise daily. This begins at 7.00am each morning and the machinery and the gardeners that use them constantly rotate around the varied areas of the property. They are a considerable distance at this point, and the noise is a daily occurrence. With grounds to maintain to support an extra 500 students and 50 staff however, the noise will be unacceptable. This is another reason why the proposal is an overdevelopment of the site. It will in its present form permanently change this important heritage site.

As a resident of some years I have noted the increased impact of student traffic. The proposal ignores the access and congestion problems. These problems are all transferred on to the public roads. Edward Lord and Mount Streets, are all roads that are supporting greatly increased traffic already with the development of the Australian Catholic University, the now very public Mary MacKillop Place and Museum and the junior school. The proposal involves entry into the school via Union Street. This is a major thoroughfare to Waverton and in the opposite direction to Kirribilli. As well, it is a very busy road as it supports the constant traffic of the local residents. At present it can be very difficult to access Union Street from Bank Street and then access Blues Point Road from Union Street in the early morning. With a proposed additional 500 students and 50 staff, traffic will be greatly affected and the already painful situation could become impossible.

I live in Bank Street, which was a quiet residential street. It has become apparent that it is already being used as a parking lot by senior students, as well as a drop off point for students by parents and also a parking facility for parents attending school functions after hours. It can in no way support any increased use, as well as support the residents of Bank Street as so many houses have no off street parking. This area is already at capacity in relation to parking, access and in no way can it safely support traffic that will be generated by an additional 500 students and 50 staff. If this proposal is left in its present form the impact on traffic will be serious.

The original Conservation Management Plan prepared by the NSW Government associated with the sale of the land to Shore in 2009, clearly stated that no development was to occur on the western side of the site. This application does not mention the original plan.

Another area that has been ignored is consultation prior to or during the development of this proposal. The site is of great significance and has been the subject of intense public interest over many years. There was no consultation with any of us, the adjoining residents individually or collectively, even though we will be seriously impacted on if the application is accepted in this present form. Putting us the adjoining residents aside, the level of "community consultation" could not be described as a level which addresses the requirement of the Director-General. We therefore request a public inquiry to address these failures.

In conclusion for the many reasons set out in this submission:

I request Minister, that you refuse the application in its present form as an overdevelopment of the site and that you hold a public enquiry into this matter before making any decision.

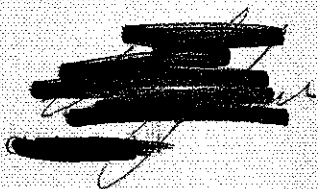
The proponent has failed to satisfy a number of the Director-General's requirements including most critically a failure to adequately consult with the community.

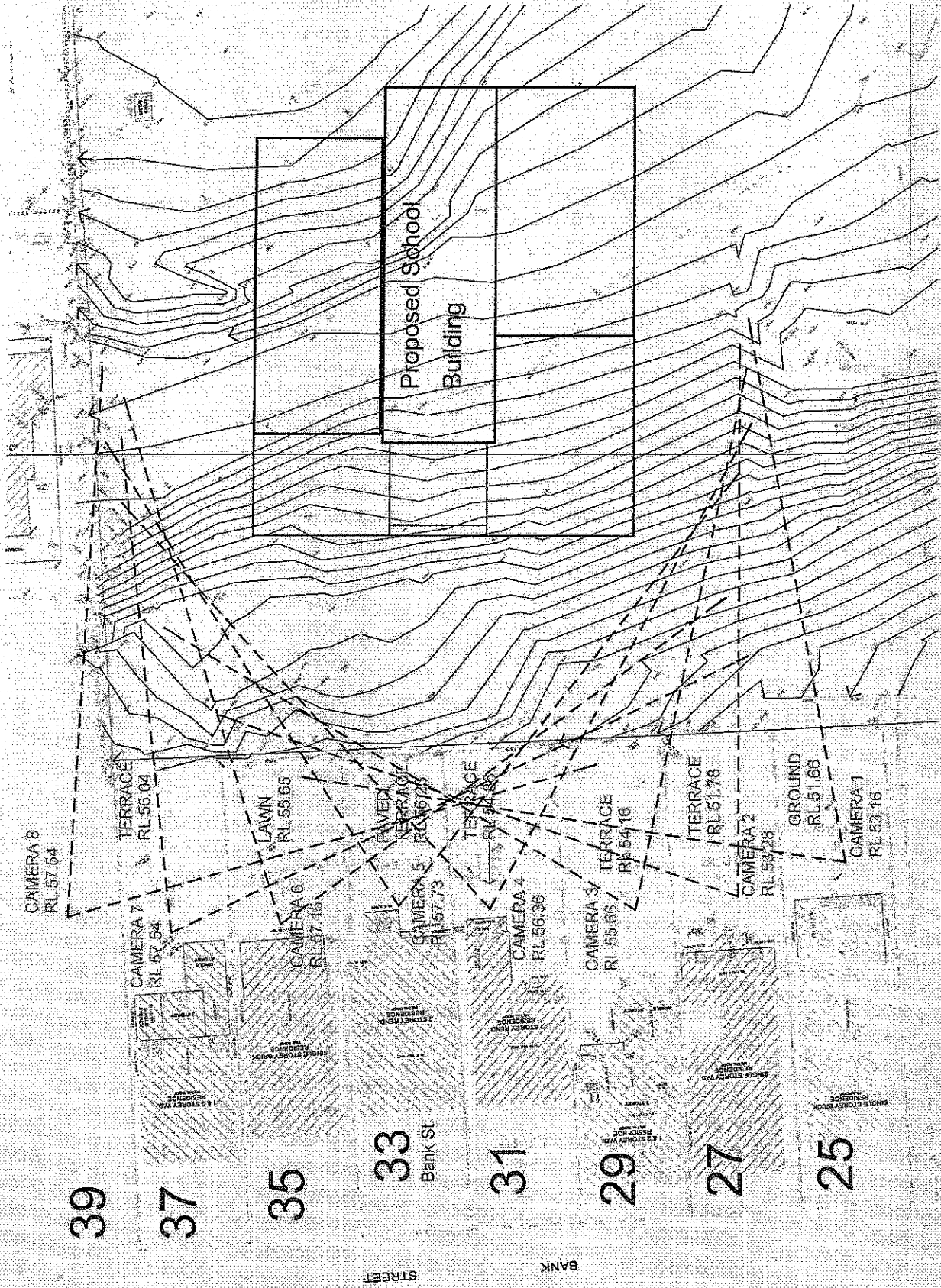
This proposed development will have a significant and adverse impact on the heritage significance of the site and on the environmental amenity of the locality and adjoining residences. It is completely devoid of any public benefit. The environmental costs will be borne by the community and there are no community benefits to off set these costs.

I request Minister that you refuse the application in its present form as an overdevelopment of this special site.

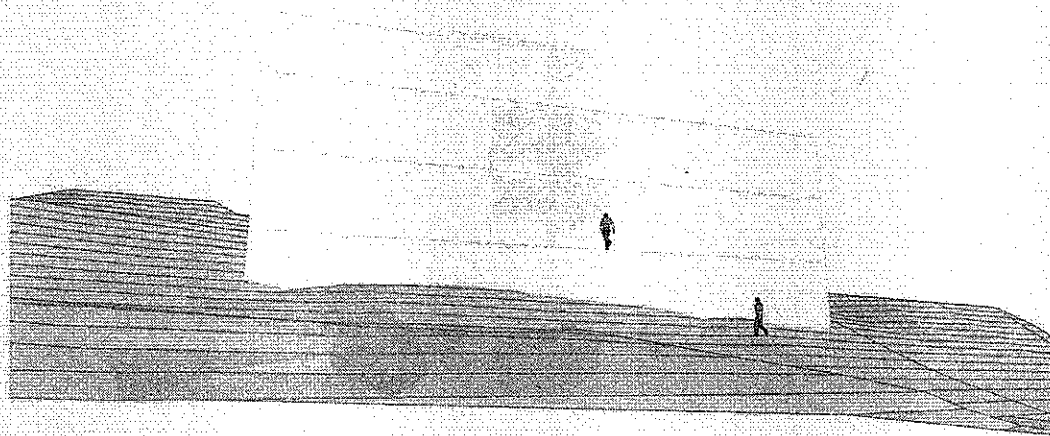
Attached to this submission I have included an illustration and a computer generated image of the proposed building to show what the proposed "Western Building" will be like in size and scope to clearly show the impact that it would have on No.35 Bank St. in the proposed location.

Yours Sincerely

A signature that has been heavily redacted with multiple thick black horizontal bars. Only a small portion of the signature is visible at the bottom left.



PART PLAN Showing Camera 1 & Camera 2 location



Camera 6 - 35 Bank St

View of proposed new building from 35 Bank Street

Attention:

Director Government Land and Social Projects

Major Projects Assessment
Dept of Planning
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Sydney NSW 2001

SUBMISSION IN OBJECTION TO:

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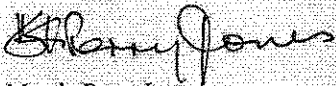
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Submitted by:



Marcia Perry Jones
35 Bank Street
North Sydney NSW 2060

Dated: March 7th 2011