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Ben Eveleigh  
Planning Officer – Infrastructure Projects  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Dear Mr. Eveleigh

**RE: GRAYTHWAITE- CONSERVATION MANAGEMENT PLAN ENDORSEMENT - HERITAGE COUNCIL  
RESOLUTION – 2 MARCH 2011**

On 2 March 2011 the Heritage Council of NSW Approvals Committee considered a part 3A Concept Plan and Project Application submitted by the Sydney Church of England Grammar School (Shore School) for adaptive reuse of the Graythwaite site as an extension of the Shore school education land use.

The following was resolved:

***That, in relation to the received Part 3A Concept Plan and Project Application for the Graythwaite House site, the Heritage Council provides the following advice to the Department of Planning:***

- 1. In relation to the works on Graythwaite House, the Heritage Council supports the Part 3A Stage 1 Project Application in principle. Further detail is required on the proposed site levelling and landscaping works for approval prior to works commencing on site.***
- 2. The Heritage Council is not prepared to endorse the Statement of Commitments as it currently stands as there is insufficient information for the appropriate assessment of heritage impacts. Specifically, the Heritage Council considers that:***
  - a. The Conservation Management Plan should be reviewed and amended to fully reflect the heritage significance of the site. In particular the significance of the cultural landscape of the upper terrace and the Tom O'Neil Building should be reviewed.***
  - b. The landscape plan should identify the exceptional and highly significant plantings of all phases of development.***
  - c. A full assessment of the archaeological significance of the site should be undertaken and submitted for further review.***
  - d. Insufficient information has been provided to allow the Heritage Council to appropriately assess the adequacy of the Planning Parameters.***
  - e. Specifically, insufficient information has been received to appropriately assess the impact on Graythwaite House and its setting from the proposed new buildings in terms of direct impacts on the landscape significance of the site and on the views to and from Graythwaite House itself.***
  - f. The Gates in Union Street should be detailed so as to not impede significant views to the Graythwaite site.***
  - g. The east building may be acceptable provided it is no closer to Graythwaite House than existing ward building and no higher than the eaves of Graythwaite House itself.***
  - h. The general location of the west building may be acceptable, but the building itself is considered to be too bulky and too close to the coach house.***

- i. As currently shown, the west building is considered to potentially impact on the significant landscape of the site. It appears that significant trees may be impacted by the building itself while the manner in which the building is connected to the Tom O'Neil Building has the potential of impacting on the significant landscape in the vicinity of Graythwaite House.*
  - j. Views to the site from the west and the setting of Graythwaite House may be unduly impacted by the height of the proposed west building which appears to be of a total 5 storeys in height on the western side.*
  - k. There does not appear to be sufficient substantiation for the removal of the Tom O'Neil Building in the Stage 3 works.*
  - l. There is insufficient information to allow the Heritage Council to appropriately assess the impact of the proposed development in the lower terrace as noted in the Planning Parameters.*
  - m. The Statement of Heritage Impact should be reviewed once the Conservation Management Plan has been amended in accordance with the above advice.*
- 3. The Heritage Council would be pleased to review any application amended in accordance with the above advice.**

Please contact Alejandra Rojas if you have any questions regarding this letter on (02) 9873 8559 or at [alejandra.rojas@planning.nsw.gov.au](mailto:alejandra.rojas@planning.nsw.gov.au)

Yours sincerely



22/03/2011

**Vincent Sicari**  
Manager  
Heritage Conservation Team  
Department of Planning