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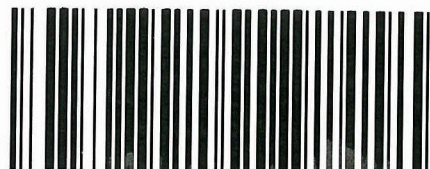
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ABN 32 353 260 317

Department of Planning
Attention: Ben Eveleigh
GPO Box 39
SYDNEY NSW 2001



PCU020783

S)

17 March 2011

Dear Sir

**RE: PROPOSED MAJOR PROJECT APPLICATIONS MP 10_0149 & MP 10_0150
20 EDWARD STREET, NORTH SYDNEY (GRAYTHWAITE)**

The abovementioned applications were the subject of a report considered by Council at its meeting held on 14 March 2011.

At this meeting Council resolved as follows:-

A. **THAT** Council strongly urges the Minister to refuse the Part 3A Applications (MP 10_0149 and MP 10_0150) at No. 20 Edward Street, North Sydney (Graythwaite) on the following grounds:

1. Assessment and determination of the applications should be postponed until such time as the Heritage Council has endorsed the final 2010 Conservation Management Plan (CMP), so that it can be used to facilitate the assessment of the proposed Concept Plan and Project Application. Deficiencies have been identified in the CMP, including impact on the heritage curtilage of Graythwaite, inadequate consideration of impact on the three springs, the water cistern circular pond and sandstone stairs, impact on existing landscaping as a result of redirecting stormwater off-site, and impact on fauna due to loss of habitat.
2. Assessment and determination of the applications should be postponed until such time as the proposed 41 space car park under the new East Building is deleted, the proposal is amended to provide a formal pick-up/drop-off facility for the Preparatory and Senior students on site, and a formal bus zone is provided on site which can accommodate 11 buses. The amended application should then include a review of all traffic and transport issues once the above modifications have been incorporated into the proposal.



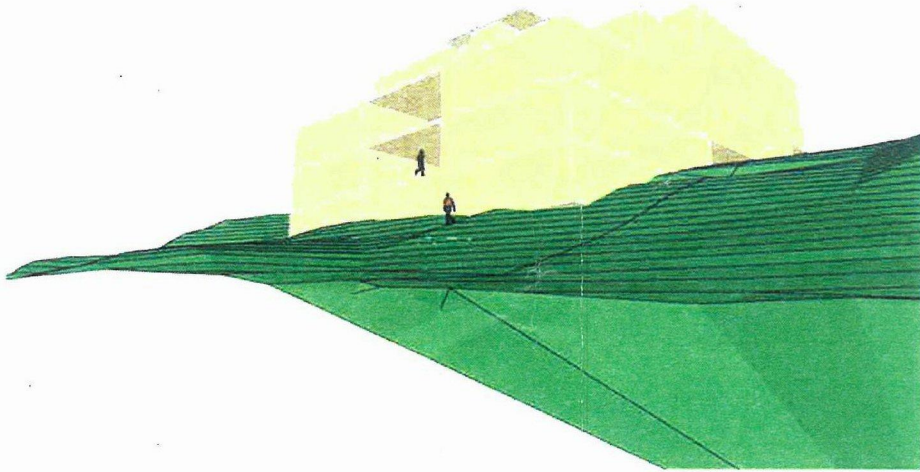
3. The proposed development does not satisfy objective (b) of the Special Uses Zone as it does not minimise adverse impacts on adjoining residential dwellings, including visual and acoustic privacy, visual impact, and traffic and parking impacts. As such, the proposal does not satisfy the provisions of Clause 14 of NSLEP 2001 – *Consistency with aims of plan, zone objectives and desired character*.
 4. The proposal does not comply with the 8.5m building height development standards under both NSLEP 2001 and Draft NSLEP 2009, with the proposed 14m West Building being located adjacent to the interface of the site with adjoining residential dwelling houses. The 14m high West Building is unsatisfactory with regard to privacy and visual impact on the adjoining low density residential dwellings in Bank Street.
 5. Insufficient information has been submitted in relation to the proposed East and West Buildings (despite floor plans, shadow diagrams and partial perspectives having been prepared by the applicant) in order to facilitate a detailed assessment of potential impacts on Graythwaite mansion and adjoining residential dwellings in Bank Street. Elevations and complete perspectives should be provided and re-exhibited to allow an informed assessment to be carried out.
 6. The proposal fails to provide a through site link as provided for in Council's DCP controls.
- B. **THAT** should the Department of Planning, contrary to Council's recommendation, intend to approve the application without seeking the recommended additional information and amended plans and then re-exhibiting the amended project, that all recommended conditions contained in this report in relation to heritage, traffic and parking, BCA compliance and landscaping be included in any consent granted.
- C. **THAT** the Department of Planning be requested to forward any amended plans received to Council for review and comment.
- D. **THAT** Council write again urging the Minister to call a public enquiry.
- E. **THAT** Council write to the Minister with real concerns about the consultation process.
- F. **THAT** Council urge the Department of Planning to accept all late submissions as the DoP website has not been working.
- G. **THAT** the public meeting be held in the McMahons Point area on Saturday, 9 April 2011.
- H. **THAT** the photo montages tabled at Council by the objectors be forwarded to the Minister with Council's submission.

Should you have any queries, George Youhanna, Executive Planner is handling the matter and can be contacted on telephone 9936-8100 and email: george.youhanna@northsydney.nsw.gov.au.

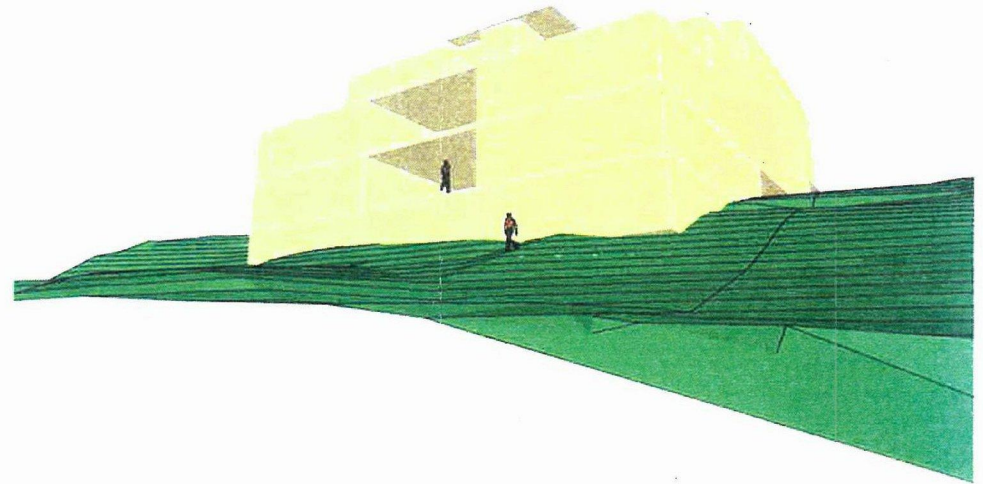
Yours sincerely

A handwritten signature in dark ink, appearing to read 'P Holloway', with a long, sweeping horizontal stroke extending to the right.

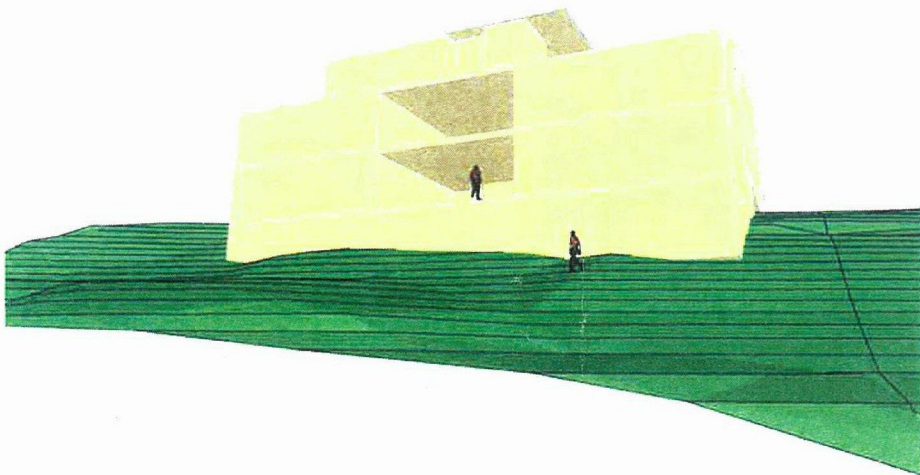
Penny Holloway
GENERAL MANAGER



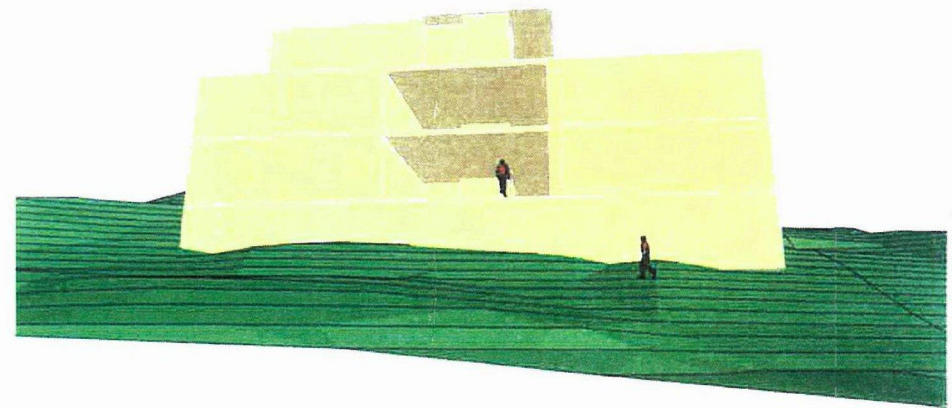
Camera 1 - 25 Bank St



Camera 2 - 27 Bank St

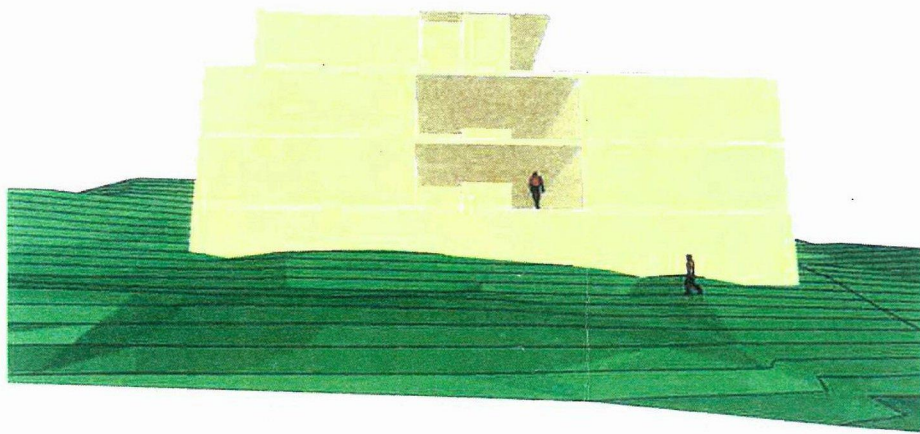


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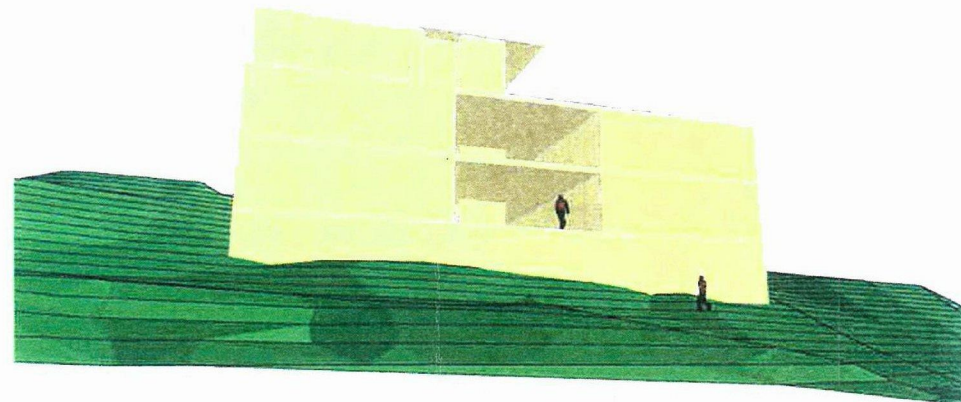


Camera 4 - 31 Bank St

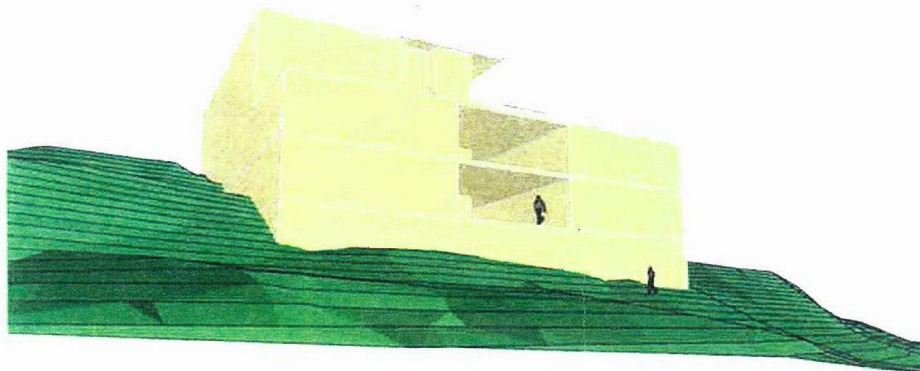
Views showing proposed building for Graythwaite Shore School from 25 to 39 Bank St. McMahons Point North Sydney



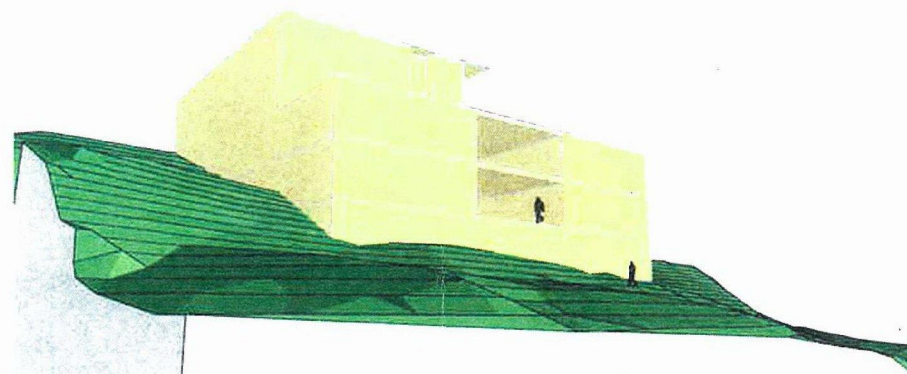
Camera 5 - 33 Bank St



Camera 6 - 35 Bank St

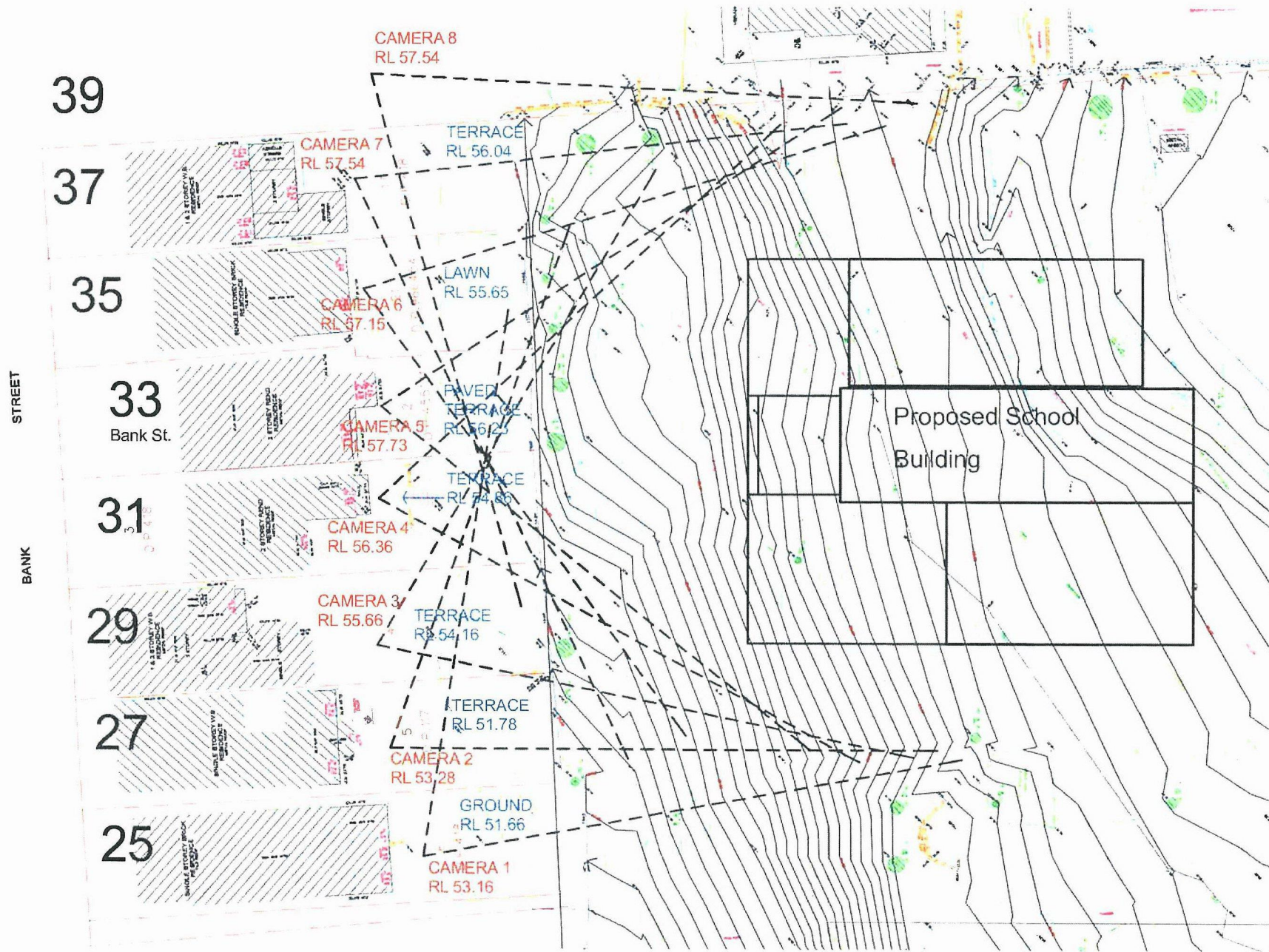


Camera 7 - 37 Bank St



Camera 8 - 39 Bank St

Views showing proposed building for Graythwaite Shore School from 25 to 39 Bank St. McMahons Point North Sydney



PART PLAN Showing Camera 1 & Camera 2 location