

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



28th February, 2011.

**RE – CONCEPT PLAN (MP10_0149) and STAGE 1 PROJECT APPLICATION
(MP10_0150)**

Dear Director,

My wife and I have lived in Bank St for over **40 years** . My father also lived in the street until the last few years.

We built our house, raised our family and are still now enjoying living in Bank St while semi retired.

Our home is adjacent to the Graythwaite land and the proposed development. This land has always been open space and despite being left to the people of NSW in perpetuity it is now in the hands of Shore school. Whilst this was never an event that we ever considered we have to accept that it is now fact.

What we cannot accept is that such a large development (ie the West Building) to school 400 children and 40 teachers could even be proposed so close to our eastern boundary , some 16 metres away.

This proposed building will effect us greatly –

- Overshadowing
- construction consequences , change in water flow
- noise from classrooms, play areas and construction
- loss of privacy
- loss of the tranquil amenity of our backyard and home
- loss of some 100 trees and green space
- loss of our east facing view of lush green bushland and vegetation and the wildlife associated .



Replaced with a 5 storey building , 400 children and 40 teachers.

As discussed before we are still enjoying our home and neighbourhood after 40 years. I am very worried how this development will impact on the lives of my family.

I am semi retired working from home.

Our youngest child still lives at home with us. She flies for an international airline and has a very varied schedule . Her work schedule requires her to sleep sometimes during the day. I am concerned that the excess noise will not enable her to sleep when needed without constant interruption (probably every 40 minutes when the school bell goes off signalling the change in lesson). I worry this lack of sleep will harm her health and possible job performance.

My wife is a keen gardener and looks after our young grandson several times a week (as a lot of grandmothers do). I am worried as to how the constant disruption and noise will disrupt his sleep times also.

These are just 2 examples of our everyday living that will be effected. This is a residential neighbourhood and residents should be able to carry out regular domestic activities with relative ease.

I feel that this plan needs to be looked at in more detail and there needs to be consultation with the local community and in particular adjoining neighbours – none of this has happened yet.

The proposed West building needs to be a lot smaller and further away from existing homes. With all the land that the school has surely it could be placed elsewhere ?

I request that a public enquiry take place in relation to this proposed development as it is, a site of particular interest , it does not comply with the Director General's requirements regarding consultation , it exceeds the recommended height limits as set by the Department of Planning and North Sydney Council and it does not include an endorsed conservation management plan . It seems a bit like the cart before the horse .

Sincerely,

V. & A. LAZAROU
25 BANK ST
N-SYDNEY

ATTENTION -

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 :
Address :

Suppression of name – I do not want my name to be made available to the Proponent ,
other interested public authorities , or on the Department's website.

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

Dated : 12.3.11
Y. J. LAZAROU
25 BANKS -
N - SYDNEY