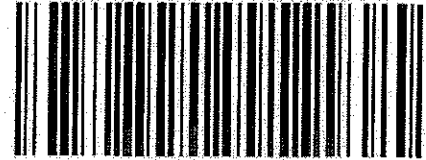




address 200 Miller Street North Sydney NSW 2060
all correspondence General Manager North Sydney Council
PO Box 12 North Sydney NSW 2059
DX10587

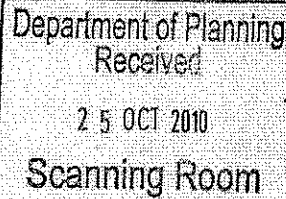
telephone (02) 9936 8100
facsimile (02) 9936 8177
email council@northsydney.nsw.gov.au
internet www.northsydney.nsw.gov.au
ABN 32 353 260 317

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



PCU015876

20 October 2010



Dear Sir

**RE: GRAYTHWAITE: STAGE 1 PROJECT APPLICATION
NORTH SYDNEY (MP 10_0150)**

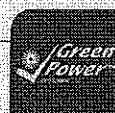
I refer to your letter dated 6 October 2010 concerning the above Project application and Preliminary Environmental Assessment, pursuant to Part 3A of the Environmental Planning and assessment Act 1979.

It is understood that the Stage 1 Project application will include the following works:

- Conservation and refurbishment of Graythwaite House, the Coach House, Tom O'Neill building and associated garden area.
- Drainage and stormwater improvements, site levelling and landscaping of the site.
- Transport, traffic, parking and access improvements to the Graythwaite and Shore sites.
- Miscellaneous works, including site fencing

The Draft Director General's Requirements have been considered and predominantly address the key issues. Additional issues that should be addressed include the following:

1. **Landscaping** – With particular regard to the proposed drainage and stormwater works, site levelling and landscaping of the middle and lower terraces, a detailed landscape plan should be prepared for the site and should be designed with regard to the heritage statements, new Conservation Management Plan and landscape masterplan required under the Concept Plan DGRs (MP10_01490).
2. **Heritage** – The required heritage statement of significance and impact statement should have regard to the new Conservation Management Plan for the Graythwaite site.
3. **Building Code of Australia** – A detailed BCA compliance report should be provided, addressing, inter alia, measures required as a result of the new building classifications in accordance with Part A3 of the BCA.



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4. **Disabled access and the Disability Discrimination Act 1992** – An access report outlining compliance with the DDA 1992 should be provided.
5. **Relevant EPIs** – The objectives of SREP(Sydney Harbour Catchment) 2005 are applicable to the proposal.

Council considers the main issues to relate to the impact on the significance of the heritage item and its setting, and impact on landscaping (existing and proposed, including proposed site levelling).

Should you have any queries, Council's Executive Planner, George Youhanna will be handling the matter and can be contacted on Ph.9936 8379 and email: george.youhanna@northsydney.nsw.gov.au.

Yours faithfully



STEPHEN BEATTIE
MANAGER DEVELOPMENT SERVICES

PER: G-Y.