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NSW Department of Planning
Infrastructure Projects
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PCU015671

GJY (PDS)



18 October 2010

Dear Sir

RE: GRAYTHWAITE CONCEPT PLAN, NORTH SYDNEY (MP 10_1049)

I refer to your letter dated 1 October 2010 concerning the above Concept Plan application and Preliminary Environmental Assessment proposing refurbishment and new buildings in three (3) stages, pursuant to Part 3A of the Environmental Planning and assessment Act 1979.

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. **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.
2. **Disabled access and the Disability Discrimination Act 1992** – An access report outlining compliance with the DDA 1992 should be provided.
3. **Heritage** – The required heritage statement of significance and impact statement should have regard to the new Conservation Management Plan for the Graythwaite site.
4. **Landscaping** – A detailed landscape masterplan should be prepared for the site and should be designed with regard to the heritage statements and CMP.
5. **SREP (SHC) 2005** – The objectives of this Plan should be addressed.

Council considers the main issues to relate to the impact on the significance of the heritage item and its setting, the visual impact of the development and potential traffic and parking impacts as a result of the additional staff and students (550) in Stages 2 and 3.

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: GJY



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