
Graythwaite Site – Community Responses

Community Responses received by the Department of Planning to the November – December 2011 EA Exhibition in relation to the Graythwaite Concept and Project Applications

Background:

All submissions have now been posted on the Department of Planning and Infrastructure website which were received from the Nov-Dec 11 exhibition. A brief summary has been made of the submissions in the table below. From this table, a summary of the key issues has also been prepared.

Summary of Issues

DoP&I website labels 109 as supporting; 81 objecting; and 20 as commenting (total 220). The author notes that some of the 'commenting' listing also had views on whether the project or part of it should proceed.

A number of duplications of the website postings were observed due to DoP&I receiving them via more than one means of delivery resulting in 189 submissions listed above. Note that even so, the above listing still contains more than one submission from an individual or family group (for and against).

In general **the supporters' views** were:

- Very supportive of the heritage renovation of the buildings and grounds which a number observe as having been very neglected over the tenure in public ownership.
- Very supportive of the School ownership as being an entity that can use the buildings and grounds beneficially and can afford to preserve the heritage.
- Very supportive of the size and nature of the development and not seeing it as an overdevelopment;
- Cognisant that the proposal has much less impact than if the site had have been purchased by a developer;
- Consider that the money raised from the sale has been allocated to hospital care in a more appropriate location.

There is an overwhelming recognition that the heritage will be best protected by the Shore ownership.

The **authorities' views** in summary are:

- North Sydney Council – Opposes – Overdevelopment; Traffic and Parking; some heritage issues; water management (see later detailed discussion).
- Heritage Council – approved the CMP and has no objection on heritage grounds, but keen to make further input for future approval submissions.
- OEH – interested in some minor additional Ecological conditions
- Rail Corp – interested in construction details for Stages 2 & 3.
- Sydney Water – statutory application processes.
- Transport and Maritime (RTA) – no objection.

A proportion of the objectors fell into a number of localised groups (often quite opposed to each others' views) although there were many common issues which are listed below:

- Edward Street – very concerned about current traffic congestion in street and possibility of further increases; some limited interest in the size of the East building; supports buses in William Street and pick-up in Union/Hunter Crescent.

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- William Street – objected to any proposed increased traffic in the street; after hour activities;
 - Union Street - objected to any proposed increased traffic in the street;
 - Bank Street – objection to West Building and proposed increase in traffic in Union Street.

The **major objections** are:

1. Potential increased traffic impacts in general associated with the potential population increase – This is the most significant objection and is now associated with claims that the proposal is an overdevelopment; includes buses and cars;
2. Localised traffic issues including parking by boys and potential use of the oval;
3. Concern over legality of process – re-exhibition and inclusion of the proposed new pick-up facility;
4. Size and location of the West building and potential amenity issues (noise, overlooking)– this is primarily a Bank Street residents’ issue but is also supported by NSC;
5. Height of the eastern part of the East building – mainly NSC, but some interest from the Edward Street Precinct Committee;
6. Landscape and tree removal;
7. Water management on site (linked to ESD and heritage);
8. Heritage design issues – mainly NSC related to Union Street fence and Graythwaite House details;
9. Perceived lack of consultation;
10. Desire for pedestrian/cycle connections from Edward Street to Union Street.
11. Master Plan for the combined campus.

Potential Consent Conditions

NSC has provided a list of Recommended Consent Conditions in the event that the project is approved.

Summary of Issues Raised – prepared by WSP – December 2011/January 2012

Project and Concept Applications

Note that designation of **Supports**, **Comments** and **Objects** is as per the Department of Planning & Infrastructure website. The Summary of Issues has been prepared by WSP. Also note that the table lists a lesser number of submissions than on the website due to the grouping of duplicates of the same submission. The table also tries to indicate where possible where further duplication has occurred.

Number and DoP&I Computer file Reference	Name of Respondent	Address	Summary of Issues Raised
1. 23021 Supports	Peter Murphy	Shore Foundation	Strongly supports the development and the house restoration.
2. 23143 Supports	Ashley Gibson	Leffler Simes P/L	Strongly supports.
3. 23171 Supports	Geoffrey Foster	na	We fully support the Project Application for the restoration of the historic Graythwaite house and grounds and amended Concept Plans for two future development envelopes to the east and west of the Graythwaite house.
4. 23187 Supports	Mahdi Deaton	na	I believe the restoration of the Graythwaite mansion can be nothing but a wonderful addition not only to the educational facilities offered at Shore, but to the North Sydney community who will have a comprehensively restored asset instead of a crumbling sandstone icon, together with an exemplary garden neighbours will want to show off to friends and family.
5. 23191 Supports	Tracey Hockey	Russell Lea	I've seen the house and how run down it is. I love the idea that it will be restored instead of just sitting around and falling apart. I've also seen how well kept the buildings and grounds are of Shore's Senior and Prep school and imagine Shore would look after the Graythwaite grounds just as well - especially as Graythwaite is lodged between the two parts of the school. Shore's restoration of Graythwaite seems to be worthy of support.
6. 23232 Supports	Name withheld	Curl Curl	The proposed development is to be supported. The proposal restores an historically significant building and maintains a large area (approx. 77%) of landscaped open space which will be, from time to time, open to the public. This is not overdevelopment but sensitively considered development. Most trees recommended for removal are considered, by the arborist, to have low retention value and are mostly weed species. Noise and traffic impact would generally be limited to 'day time, week day' and specific short periods as compared with a large scale residential development which would impact neighbour amenity more significantly.
7. 23234	Robert Peterson	na	I support the project.

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Supports			
8. 23241 Supports	Name withheld	Mosman	I think this application is an excellent development for the site. It would seem to assure the conservation and preservation of this amazing building and the open spaces so rare in this part of Sydney.
9. 23268 Supports	Alex Jones	Kirribilli	The proposed development of the site by Shore School is in my opinion about the best solution that can be expected. It will return the main building to active use with minimal change to its heritage features, while the new buildings the school is proposing make the site practical for their use without in any way compromise the existing open space.
10. 23279 Supports	Adrian Lane	Mosman	I have been through the application and am supportive of it.
11. 23286 Supports	Michelle Bennet	Mosman	This project application represents an excellent outcome for the School and wider communities. It will ensure the preservation of a most significant element of the National Heritage and give it a renewed useful life; it will preserve a large green space within five kilometres of the city centre and it will give opportunity for the development of new facilities to enable one of Australia's leading Schools to enhance the educational options for its student body.
12. 23291 Supports	Jeanette Adams	Neutral Bay	As for 23286 (supports)
13. 23295 Supports	Nicholas Fyffe	Cammeray	I support the project as it delivers a number of benefits to the community
14. 23303 Supports	Name withheld	North Sydney	I've been a resident of North Sydney for 11 years and like 99% of the residents never knew or really cared about this place. Having seen the dilapidated wreck I'm pleased to see it being re-developed by perhaps one of the few organisations that might actually restore the original home and leave the grounds largely in tact. Please fast track the approval of this application so the new owners can restore the place to its former glory and we can stop having tedious self serving sanctimonious drivel from the minute proportion of the community who object constantly regurgitated in the Mosman Daily.
15. 23323; 23236 Supports	Tim Burton-Taylor	North Sydney	Hello, I support the further development and restoration of Graythwaite. As a local resident, I am excited that this beautiful old building can be restored & becomes a functioning building is great. I think that as part of an educational facility this is also great. It seems that the development is very sensitive to the park lands around the buildings and that this

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			preserved and enhanced green space is excellent.
16. 23334; 23338 Supports	Name withheld	Mosman	As per 23286
17. 23353; 23355; 23357 Supports	Name withheld	Wollstonecraft	<p>I strongly support the proposed redevelopment of Graythwaite as an educational establishment. The applicant - Shore - appears to have an unrivalled record for restoring heritage items, befitting the Dibb's legacy.</p> <p>I am aware of the recent high-profile campaign by many local residents to secure NSW taxpayer-funding to make this space an addition to North Sydney's already admirable list of public green spaces. However, the outcome achieved by the State, which includes not only maintaining large green spaces and restoring many of these buildings but also creating a new, purpose-built medical facility in Ryde - is a significantly better outcome for the community as a whole.</p> <p>The level of detail and the quality of the submissions involved in this application would indicate that this process has perhaps already greatly exceeded the standards usually applied to maintain the integrity of our heritage items. It would be good for the restoration now to be effected as soon as possible.</p>
18. 23388 Supports	Beatrice Jackson	Mosman	<p>I think the community is very lucky that Graythwaite was bought by Shore school and not an individual or company who would develop the site for a profit. This submission ensures the preservation and renewal of a building that was in a dreadful state of neglect and it will preserve a large green space. Children are our future and it is important to look ahead and provide facilities which will support a variety of boys with different needs and abilities and give them different learning options and opportunities. I wholly support this application.</p>
19. 23394 Supports	Michele Nelson	Killara	As per 23286
20. 23397 Supports	Name withheld	Northwood	As per 23286
21. 23402 Supports	Michelle Fitzgerald	Mosman	<p>I have seen the plans proposed by Shore and fully support them. Shore have kept much of the green space. The current state of the property is disgraceful after years of neglect by the NSW State Government (I have been on site to see for myself). Shore will restore the buildings to their former glory and maintain the grounds. The public will have access and thousands of children will finally be able to enjoy the beautiful open space that it is (not possible since the government neglect). The proposed buildings will have minimal impact on the overall green space and</p>

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			<p>ambience of the grounds. I encourage you to support this development.</p>
22. 23404 Supports	Name withheld	Mosman	Sympathetic plans that I fully support.
23. 23509 Supports	Emily Turner	na	I think the refurbishment and development of the Graythwaite site would benefit the community at large as the historic building would be restored. It would also greatly benefit the students at Shore school as it would allow smaller class sizes and greater resources.
24. 23516 Supports	Tony Bulmer	President, Shore Old Boys Union	<p>I am writing on behalf of the Shore Old Boys Union Committee, who last night held their 118th Annual General Meeting.</p> <p>The Committee wishes to fully support the project application currently lodged with the NSW Department of Planning Infrastructure to restore the historic Graythwaite house and the approval of two concept plans for educational buildings respecting the heritage curtilage and grounds.</p> <p>As is Shore's history, these plans have been developed with significant, proactive liaison with many members of the community, as well as seeking extensive expert advice at all times.</p> <p>Shore has always had a very strong emotional affiliation with the Graythwaite site, given its origins. This development will be valued and cherished in a way that the property has not experienced for many years, with the great purpose of educating young people in the future and giving the property new life.</p> <p>The very moderate building development which retains in excess of 90% of the grounds as open space, is highly sympathetic to the environment and history, combined with the fully restored gardens assist Shore School in providing a well rounded, world class education, grounded in a very strong community service ethos, and hence continue to produce men who are renowned for contributing back to the community throughout their adult lives.</p> <p>We strongly support the application and hope is approved with the merit it deserves without delay to preserve this historic site.</p>
25. 23574 Supports	Win Perkins	Cremorne	<p>I've followed with interest the DA for this property, both as a parent at the school and as a resident in the North Sydney community for the past 26 years. Our family is aware of the special significance of the Graythwaite site and the pledge to WWI veterans. I personally can think of no better entity to carry on that pledge of care and remembrance than Shore School, whose own development and direction is informed by that very sense of duty and obligation to others. Aged Care is buoyed by this application and</p>

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			concept plan; the historic site is preserved and made to endure; green space for North Sydney's lungs is also maintained. I would encourage the relevant regulators to approve the application as presented by Shore School so these aims can be achieved.
26. 23632 Supports	Sandie Hogarth-Scott	na	As per 23286
27. 23646 Supports	Neil Cowdery	St Ives Chase	Supports See printed attachment
28. 23687 Objects	Ian Knox	na	I believe that the proposal would over develop the site and lead to traffic congestion and reduction in green area in an already highly developed site.
29. 23725 Supports	Timothy Wright	Shore School	This project has released funds to establish a new aged care facility, preserves an extremely valuable national heritage item, preserves a large green space in the North Sydney urban area and enables one of Australia's leading schools to enrich and enhance its educational offering. It is an outstanding and carefully thought through project.
30. 23746 Supports	Donna Downes	Shore Association	On behalf of the Shore Association I would like to render our complete support for this proposal for the redevelopment of Graythwaite and its grounds.
31. 23754 Supports	Prudence Sinclair	Lindfield	I think the submission made by Shore School is absolutely wonderful, sensitive and will ensure this beautiful property is restored to its former glory and beyond.
32. 23758 Supports	Deanne Chapman	na	As per 23286
33. 23856 Supports	Name withheld	Lindfield	Support the submission
34. 23872 Supports	George Lattouf	na	I am writing to support the Graythwaite application.
35. 23874 Supports	Phillip Wood	Intec Ltd	I strongly support the proposed development of Graythwaite by Shore School, as this will retrieve the building and grounds from their erstwhile ramshackle disused condition and enable a well designed and maintained educational facility to be operated in the best interests of the local and broader communities.
36. 23881 Supports	David Armstrong	Downes Barrington Northside	I support the Project's Application.
37. 23889 Supports	Jane Neale	Hattonneale	I fully support the submission and believe that the enhancements to the site are sympathetic with the environment and will be of benefit to the broader community.
38. 23893 Supports	Name withheld	Cremorne	Having taken the time to view the plans for the redevelopment of Graythwaite House, I wish to express my support for the project. I believe the plan provides well for the restoration and preservation of a beautiful heritage building which currently stands

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			neglected and unused. It preserves a large green space in the North Sydney area and I truly believe that this sympathetic restoration will provide many future generations of school children with ongoing opportunities which will come from this wonderful piece of history having a new, valuable purpose.
39. 23909 Supports	Doug Ferris	Mosman	<p>I wish to register the support of my wife and myself, for the project application that has been put forward by Shore School for the development of Graythwaite. We whole-heartedly support the school's proposal is to restore and preserve this beautiful and important heritage building. The plans ensure that the area in front of the building will never be built upon; preserving the beautiful vista from the street and maintaining important, open, green space in the congested North Sydney precinct.</p> <p>This provides an excellent outcome for the school and the community, as the organisations available with sufficient resources to tackle this huge and expensive restoration project without building extensively on the site in order to recoup costs; would be very limited.</p> <p>Many young people from the North Sydney and surrounding catchments will have the opportunity to benefit from this wonderful development.</p> <p>I feel that the plans put forward have been carefully and sympathetically designed with a view to causing the minimum visual impact.....importantly, the residents of North Sydney will notice little change when viewing the building from street level.</p>
40. 23917 Supports	David Hawes	na	<p>The proposal is a patently suitable re-use of the historic buildings that provides community use, societal good via the educational use and all at no cost to the public.</p> <p>There is no external affectation by the proposal in terms of noise, overshadowing, overlooking or streetscape. It should be approved immediately to enable the work to commence.</p>
41. 23921; 23923 Supports	John Wanvig	Switzerland	I support the project
42. 23925 Supports	Richard Hawkins	Coffey Projects	My son attends Shore School and I think that the revised proposal will provide an excellent outcome for the school and the wider communities of the North Shore. I particularly support the proposal as it preserves a large green space close to the city and North Sydney, which will provide additional space for over 1,200 boys to play at morning recess and lunch time (there is only a relatively small space currently available); and it will ensure that the Graythwaite National Heritage Buildings will be preserved - to

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			have a renewed useful life. The revised Concept Application will also provide the school with opportunities for development of new educational facilities in the future so that enhanced educational options can be provided for the students.
43. 23931 Supports	Mrs Robin Lewarne	Neutral Bay	With Shore School taking responsibility for the restoration of Graythwaite and its grounds - especially under the guidance of Howard Tanner - there should be a win, win result for the school, the community and Sydney in general. I hope that the proposal is given strong support. See attached letter
44. 23950; 23953 Supports	Andrew Warden	Community	I support the Project Application as it represents an excellent outcome for the School and wider communities. It will ensure the preservation of a most significant element of the National Heritage and give it a renewed useful life; it will preserve a large green space within five kilometres of the city centre. The Concept Application will provide the School with opportunities for development of new educational facilities in the future to enable it to enhance the educational options for its student body and maintain Shore as one of Australia's leading Schools.
45. 23955 Supports	Matt Doyle	ACIL TASMAN	A great proposal and outcome for the local community and school.
46. 23963 Supports	Nina Warden	na	As per 23286
47. 23970; 23972; 23974 Supports	Name withheld	Mosman	I would like to register my support for the proposed development of Graythwaite by the Shore School. I believe the development is most appropriate for the site. Providing a balance between new development and green space. I feel it is important to support all education institutions whether public and private in providing the best available grounds and educational facilities. It is an investment in the future development of our children and country.
48. 24002 Supports	Name withheld	Lindfield	I support the use of Graythwaite by the Shore school in this DA application
49. 24008 Supports	William Locke	HOLBROOK	I am in favour of this project.
50. 24014 Supports	John Mulcahy	Mirvac	I support the application
51. 24017 Supports	Melinda McAuley	Epping	The Project Application appears to represent a good outcome for both the wider community and the School. It ensures the preservation of a most significant element of the National Heritage and will give Graythwaite a renewed and useful life. In addition it will preserve a large green space in close proximity to the city centre. I support this proposal for the renovation of

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			Graythwaite.
52. 24050 Supports	Neil Easton	Nothwood	As per 23286
53. 24065 Supports	Name withheld	Armidale	As per 23286
54. 24068; Comments 24070 Supports	Name withheld	North Willoughby	<p>The incorporation of Graythwaite into the Shore School grounds is a positive proposal with my support. I have two young men as students of Shore. The value of community is strongly instilled in the boys. They value the heritage of school and community. You only have to visit the Memorial Fields at Northbridge and see the memorial to Shore men who have served to know that the Anzac spirit will be honoured.</p> <p>The plan to my view is measured, proportionate, considered and considerate.</p> <p>I see more space for the boys to spread out and for their education and growth as young men to be enhanced. These students and their families are also part of the local and wider community.</p> <p>The realities of modern times mean that public access is not possible. I would see open access as a risk for my children. All schools now have high fences- different to my day but a necessity.</p> <p>I feel the plan will give the future generations of Shore boys a great benefit, and via them benefit the whole community- they will carry the positive influence with them. The application should be approved. It is a positive development.</p>
55. 24074; 24076 Comments	Richard Vowell		I wish to support the Revised Environmental Assessment which covers - conservation and refurbishment works to Graythwaite House, Coach House and Tom O'Neill Centre and use of the Graythwaite site as an educational establishment, as is.
56. 24088 Supports	Name withheld	Roseville Chase	I support the plans Shore School has for the conservation and refurbishment of the Graythwaite site and its plans for its educational use, related development and landscaping. I think these plans would be a great benefit to the wider community as well as the Shore community. It would also see a valuable historic house returned to its former glory.
57. 24102 Supports	Malcolm Sinclair	Lindfield	I wholeheartedly support the proposed development of Graythwaite by Shore School.
58. 24104 Supports	Name withheld	Balgowlah	I feel that the submission is very sensitive to the retention of green space. I believe it will enhance the existing site.
59. 24106 Supports	Name withheld	Hunters Hill	Supports the project
60. 24108	Carolyn	Lindfield	Supports the project

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Supports	Osborne		
61. 24114 Supports	Hamish Sinclair	Lindfield	Supports the project
62. 24116 Supports	Angus Sinclair	Lindfield	Supports the project
63. 24118 Supports	Pamela Powell	Cowra	Supports the project
64. 24122 Supports	Judy Hicks	Crows Nest	I support this submission as the public will receive a new aged care facility at Ryde, not an unkempt one at North Sydney. The historic building will be restored and greenspace will be maintained in North Sydney.
65. 24124, 24126 Supports	Emma Badgery	Waverton	I am writing to support the submission of SHORE School in respect of Graythwaite and surrounding grounds. I was privileged enough to tour the house and grounds and know that in SHORE'S hands it will be used and enjoyed by many generations of young people to come and new life will be given to its natural magnificence and it's true potential will be reached. What better way to honour its heritage than to entrust it to an educational facility of the highest standard that will use it to educate future generations of young men.
66. 24150 Supports	Stephen Williams	Shore School	The modified EA represents a considered and response to the initial Project and Concept Plans for Graythwaite. The property represents a significant part of our history and heritage. Its present condition is a result of many years of neglect and if we are all serious and honest about its restoration then this modified EA should be supported. Shore School has a record of restoring and maintaining our heritage. Whatever your past desires may have been about future ownership, if you really support restoration and maintenance of Graythwaite you should support our application.
67. 24168 Supports	Nick Trebeck	University of Wollongong	I do not think the space could be used for a better purpose than that of secondary school education. SHORE is a trusted place of learning for the benefit of many of Australia's children and I wholeheartedly support any development application the school may have.
68. 24222, 24224, 24226, 24228 Supports	Susan Morrison	Fairlight	Supports the project
69. 24231, 24233 Comments Supports	Name withheld	Manly	Supports the project
70. 24240	Name withheld	na	Supports the project

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Supports			
71. 24242 Supports	Name withheld	Pymble	I wish to advise my support for this proposal and plan for Graythwaite. This property is of major historical and cultural significance, and must be preserved for the future. The building alone is worthy of restoration, but seen in its proposed setting, is enhanced and its utility vastly increased. The whole area will benefit from this proposal, and it will be a valuable addition to the built environment of Greater Sydney.
72. 24250 Supports	Kate O'Loughlin	Waverton	Supports the project
73. 24284 Supports	Fiona Wotton	Bateau Bay	I fully endorse the conservation and restoration proposal by Shore School for Graythwaite as it will ensure the long term preservation of this culturally significant building and its environs. It is evident that decades of neglect and poor maintenance have contributed to the deterioration of the building's interior, exterior and the landscaping. I understand that there is no intention to increase student numbers at the school and that greatly needed improved teaching facilities can be accommodated on the site without destroying the views or imposing on neighbours. Further delays will cause more harm to the building and increase the infestation of weeds and other non-endemic species. Shore provides boarding for many students who do not reside in Sydney and at present there are limited recreational facilities for the students. The parkland setting will provide an environmentally sustainable and friendly teaching space for many students who have not spent a lot of time away from Sydney in the bush or forest areas. Having examined the display photographs of the proposed development I believe that it is sensitive and appropriate in suiting the needs of 21st educational needs and the conservation and restoration of this building.
74. 24293 Supports	Name withheld	Mosman	The School's proposal is a great outcome for a beautiful heritage building which has been scandalously left to rot by the State government, with the connivance of North Sydney Council. The school will restore it to its former glory and give it a useful ongoing life. The limited future building proposals ensure that a large green space remains in North Sydney and will provide enhanced educational opportunities for the students of one of Australia's leading schools. The impact on the neighbours is absolutely minimal. The project should be approved immediately to minimise further damage.
75. 24297 Supports	Ted Merewether	Lane Cove	I am supportive of the latest development plans for the Graythwaite site and home, submitted by the Shore School. It is clear that successive previous

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			<p>owners and custodians of the site have allowed the buildings and grounds to fall into a shocking state of disrepair</p> <p>The proposal to restore the Graythwaite mansion will preserve this significant building for the enjoyment of future generations. As I understand it the building will be made available for community use on a merit basis, and this seems to be a way of preserving the building for the entire community to enjoy. .</p> <p>The proposal to demolish some terrible outbuildings on the site, and to erect state of the art teaching facilities does not appear to compromise the restoration project or the visibility or accessibility of the mansion, and clearly puts the whole site into productive use in the community.</p>
76. 24301 Supports	Sally Drinan	Fairlight	Supports the project
77. 24319 Supports	Timothy Rickard	Sydney	Supports the project
78. 24322 Supports	Gavin Wilcox	Killara	<p>I have recently attended a presentation made about the proposals of Shore School for restoration and additions to the buildings and site at Graythwaite, North Sydney.</p> <p>Presentations were made by the architect, landscape expert, the Chairman of the Shore Council and the Headmaster.</p> <p>The school has bent over backwards to consult the residents, Council and all other authorities, including Heritage in order to comply with their wishes and all regulations.</p> <p>The plans are developed to keep the old historical buildings in original appearance, and keep plenty of open space, restore some gardens to their original plantings, as well as keeping any new development in a pleasing and tasteful state.</p> <p>I strongly support the approval of their plans.</p>
79. 24329 Supports	Name withheld	Gordon	<p>I had the opportunity to visit Graythwaite approximately 10 years ago as my sister was acting in a film and Graythwaite was the location. To say that Graythwaite was destitute would be an understatement, it was derelict and incapable of occupation. The current application is well considered and prepared and seeks to provide an outcome that will restore and preserve Graythwaite - an important objective for the broader Australian community.</p> <p>There is a large amount of open green space - which must be a relief to local residents who at one point could have been facing the demolition of Graythwaite and a HUGE high density development in its place.</p> <p>Thank you for the opportunity to comment.</p>

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80. 24340, 23433 Supports	Robin Lewarne	Neutral Bay	Refer full letter – supports development and notes difficulty of maintaining heritage buildings. Same submitter as in 23931.
81. 24355, 23357 Supports	Name withheld	52 Upper Almora	Supports the project
82. 24365 Supports	Name withheld	North Sydney	Supports the project
83. 24367 Supports	Leon Dickson	North Sydney	I feel that the proposal is an excellent use of the property and is in accord with the feelings of Mr. Dibbs for the repairing the hearts and minds of people affected by War. The old building has been repaired - a benefit to all of Sydney and its history. The grounds will be kept properly and Children from now until the end of time will enjoy the trees and plants around the whole area. This proposal will have no effect on my home at 6 William Street and I feel that the traffic flow will be improved around the whole North Sydney area.
84. 24369 Supports	Rebecca Higgs	Mosman	Supports the project
85. 24371 Supports	Margaret Merewether	Lane Cove	Supports the project
86. 24377, 24379 Supports	Phoebe Beniac	Kirribilli	Supports the project
87. 24390 Comments	Name withheld	North Sydney	Refer full letter – In summary My concerns relate primarily to the planned traffic arrangements, in particular: 1) the proposal to provide for additional bus stops in William Street, north of Blue Street; and 2) the increase in student numbers will increase the number of cars picking up and dropping off their students at the Blue Street gates. I'm also concerned at the after-hours usage of school facilities: both for school functions and by other users (such as dance schools, non-shore school functions, weekend sports days in the basketball courts etc etc). The traffic survey was confined to school hours and does not recognise, let alone address, the after-hours impact on residents of these activities. Supports Union Street pick up options and wants on site buses.
88. 24395 Objects	Laurence Mather	Lavender Bay Precinct	The Shore school site is totally without the boundaries of Lavender Bay Precinct, North Sydney Local Government Area, This submission concerns only the traffic management plans. This precinct abuts Union Precinct, and residents of this precinct use the local roads. We therefore express very serious concerns over some of the traffic

Number and DoP&I Computer file Reference	Name of Respondent	Address	Summary of Issues Raised
			management plans. Also refer File attachment 1 "Shore - effects on Lavender Bay Precinct.pdf. Objects to access via Hunter Crescent; reversal of traffic flow in William Street and potential queuing in Union Street.
89. 24412 Objects	Robert Blayney	North Sydney	The revised proposal has substantially the same issues as the original proposal, namely: 1. Overdevelopment of an historic site 2. Loss of green space (both gardens and trees). 3. Significant traffic generation and no effective traffic management plan to deal with the significant traffic generated by the proposal A compromise solution to the loss of open space may be the creation of a public park which would include the flat open land fronting Union St going back to the terraced land, which would be transferred to North Sydney Council. Thank you for the opportunity to comment on the proposal.
90. 24663 Comments	Name withheld	North Sydney	My major concerns are with the increased traffic numbers in Stage 2 and 3 along Edward Street/Lord St. It is noted that an additional 100+ students are planned for the prep school. In the traffic report and the authors findings in Edward St were : "Observations indicate that some congestion occurs during the peak PM pick up period. This suggests that the facility is approaching capacity under its current operation management." It also noted that the younger students are less likely to take advantage of the nearby public transport: "The School Travel Survey indicated a relatively high reliance on private motor vehicle for staff travel to and from School. This occurs despite the proximity to good public transport and short supply of on site and on street parking." Also note that Edward St is very narrow near the school and with the volume of four wheel drives this leaves Edward St reduced to one way in parts, thereby causing further congestion. As suggested in the report alternative egress and ingress points would need to be explored further.
91. 24665 Objects	Ava Shirley	North Sydney	I'm afraid I am still in opposition to Shore School's Concept Plan for Graythwaite as I do not believe they have seriously considered or addressed the key issues raised in the last submission. Firstly - the 'solution' to the pick/up drop of and use of hired buses by the school is completely unsatisfactory. It is poorly thought out and does not address the traffic impact that it will have on us as neighbours. Secondly - the West building is still above the height

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			<p>limit, overly aggressive in scale and bulk and the acoustics have not been adequately addressed. For one, the use of bells is unnecessary by the school in this building. I attended Queenwood School for Girls in Balmoral - which was similarly boarded by residential properties. Our school did not use bells in between classes - instead each room had a clock and the teachers would dismiss us to our next class at the correct time. The only bell that sounded was the one signalling the end of lunch - where it is not possible for all students to have access to a clock. Surely this same system could be applied here.</p> <p>Thirdly - poor design has led to the school creating 'rules' or systems of monitoring the boys, the noise they are 'allowed' to create and where they can play. Creating rules is a very poor solution to acoustic and privacy issues where an opportunity of this scale is present. A whole new precinct of the school is being proposed, and hence, solutions to these issues for neighbours and for the school itself could and should be solved through GOOD design and planning. For these reasons I strongly believe that you should REJECT the submission in its current state.</p>
92. 24667 Objects	Name withheld	North Sydney	<p>As a resident living in Bank Lane for more than 25 years, I am very concerned about the proposed development.</p> <p>The West Building will adversely affect residents by its bulk, non-conforming height, noise and privacy issues and additional 495 students and staff. I am also very concerned by the proposed New Student Pick-Up and Drop-Off points with all vehicles entering and/or exiting from Union Street. This will result in extreme traffic congestion both in the morning and the afternoon. Users of Union, Chuter, Thomas, Bank, Dumbarton and Lavender Streets and Blues Point Road will be heavily affected, along with the streets of Waverton as more traffic will have to use Bay Road. These proposed changes and the large increase in student numbers will only add to the problems that already severely affect William, Edward and Mount Streets.</p> <p>I also believe there has been a notable lack of community consultation in a proposal that will severely and adversely affect local residents.</p>
93. 24669 Objects	Name withheld	North Sydney	<p>We stand by our original submission regarding 'no use of the Graythwaite driveway on Union Street'. The Pick up/ Drop off plan is ABSURD. Union Street is dangerous - with the hill rise already, and an over saturation of 'new cars' is a serious oversight to my health and safety.</p> <p>Not to mention - Shore should not be allowed to 'non-</p>

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			conform' in its height application - to preserve McMahon's Point.
94. 24671 Supports	Caroline Valder	Cammeray	Supports the project
95. 24673 Supports	Clyde McConaghy	North Sydney	I believe the concept maintains the beauty and charm of the original building. It is also reassuring to see the open spaces are maintained and put to the good use of children.
96. 24675 Objects	Donald Crombie	McMahon's Point	I object to the revised EA of the Graythwaite Concept Plan because of the impact on traffic in Union Street. I particularly object to the prospect of Shore School buses entering the school grounds from Union Street. Residents who live in the surrounding streets already have to cope with Shore traffic and the prospect of this increasing.
97. 24677 Objects	Erik Abel	McMahon's Point	This revised application will result in extreme traffic congestion. It has not resolved many of the issues raised by the local community. The proposal does not comply to the 8.5m height limit for the site. I request that the department rejects this application until these and other issues are resolved.
98. 24679 Objects	Name withheld	North Sydney	As per 24677
99. 2468 Objects 1	Name withheld	North Sydney	As per 24677
100. 24683 Objects	Jean Williams	McMahon's Point	Suggested traffic arrangements just cannot be accommodated in this area. There is no room on our roads! Consideration to position and height of proposed building should be given far more thought. Too large a part of this proposal does not conform to community needs and requirements.
101. 24685 Supports	John Valder	Cammeray	a win win for all: aged care, preservation of heritage building and education!
102. 24687 Objects	Jonathan Page	North Sydney	I live with my family in North Sydney. My objection and concerns concern traffic flow around the expanded Shore School. Union St flows reasonably well in the peak periods but any additional traffic flows in this area would create delays on the only exit road we can use from our home. I object to any additional traffic flows on these narrow streets.
103. 24689 Objects	Name withheld	McMahon's Point	Any additional traffic at the entry/exit of Union Street will endanger the pupils and the public. The plans are totally inadequate and serve only the goals of Shore, regardless of the community and the

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			safety of all. I object to this strongly.
104. 24692 Objects	Michael Vandiver	McMahons Point	My objections remain fundamentally the same to this plan as the previous one. Too many trees lost. Buildings too large and intrusive. Too much additional traffic. Too much additional noise load to residents.
105. 24694 Objects	Name withheld	North Sydney	I am writing to strongly OBJECT to this Revised EA and Concept Plan. The SHORE school has yet to address in any significant way, the communities concerns regarding the project. Specifically: Western Boundary buildings still remain too large in bulk, the height limit is still well beyond the 8.5 m limit, site poles are still to be erected (so that the community can see the building scale). Traffic and parking - the school has only reduced the original student number by 10% to 450. Although an extensive traffic report has been put forward it does not address the increased traffic flow to Union street and does not mention at all the impact on local parking the senior school boys have. I strongly urge the council to reject the proposal in its current form and insist on the SHORE amending both the western building and traffic/ parking situation.
106. 24698 Supports	Name withheld	NSW	Supports the project
107. 24702 Supports	Piers Morgan	North Sydney	I support the concept of Shore restoring the historic Graythwaite house and grounds, with the addition of two purpose-build buildings that provide economic viability, support the school's purpose and blend in well into the site. Shore will provide an economic use for the building which will ensure its future preservation as an historic building, as it uses and preserves other historic buildings in its grounds.
108. 24704 Objects	Name withheld	Newcastle	I strongly object to the shore school proposal for development. The local community has not been consulted and the effect on the natural bushland and traffic in the area will be devastating. I seek the local councils' reconsideration of this proposal and would like a formal public enquiry into the development.
109. 24707 Objects	Name withheld	McMahons Point	Objects – refer letter Building Tree removal and loss of open space Traffic chaos
110. 24709 Supports	Ross Berry	Summer Hill	I fully support the proposal for the restoration and development of the Graythwaite site. The school has the opportunity and funds to restore not only the

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			mansion with very minimal impact on neighbours, but also maintain the extensive grounds - both of which have been neglected for far too long. If approval for this restoration continues to be drawn out any longer, I fear that the house will not stand up to any more neglect and be lost permanently.
111. 24714 Objects	Name withheld	McMahons Point	Does not object to Stages 1&2 but Objects to Stage 3 (refer letter). Primarily traffic and amenity issues.
112. 24716 Objects	Name withheld	Enmore	Objects – mainly traffic
113. 24718 Objects	William Burch	McMahons Point	Union Street is already a very busy thoroughfare for traffic during peak times, and the idea of additional motor vehicles in large numbers over a relatively short time interval turning into the Shore school complex then exiting again without some extensive remodelling of the entrances is very short-sighted. At the very least, ALL school traffic should be made to travel West-East along Union Street by preventing right turns, then ensuring a properly constructed lead-in/lead-out lane at the junction points.
114. 24720 Objects	Name withheld	North Sydney	I am writing in vehement objection to the Shore school proposal MP 10_0149. The school has refused to appropriately address any of the major concerns of the local community including the western boundary buildings being too high and not erecting any marking poles for the community to view the revised building bulk. Aside from this the traffic and parking congestion has not been addressed appropriately. The area is already struggling with traffic and parking issues and adding a further 450 students (either self driving or dropped off by private car) and 45 teachers will create a disastrous situation. I urge the council to seek a revision of the plans and consider an appropriate community consultation where the school asexually (<i>author's note - essentially???</i>) takes on board the local communities concerns in revised plans.
115. 24723 Supports	Steve Callister	Mascot	Supports the project
116. 24725 Objects	David Berle	McMahons Point	I write to request that the Revised Environmental Assessment for Graythwaite Concept Plan and Stage 1 Project Application not be approved. So far as the traffic disruption is concerned, the revised plan offers little improvement over the previous plan (i.e., only reducing the number of additional students from 500 to 450). This represents only a token reduction and will do little to prevent an excessive increase of traffic not only on Union street, but also the smaller connecting streets, such as

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			Chuter street, where the quiet residential amenity will be lost. The revised plan also does not include a publicly accessible pathway between Union street and Edward street. Such a pathway would not necessarily need to disrupt students and staff at the school.
117. 24727 Supports	YE Middleton	NSW	Supports – refer letter
118. 24730 Comments	Name withheld	North Sydney	Objects – see letter Appears to be a letter referring to the original proposal
119. 24733 Comments	Angus Finney	NSW	On behalf of Edward Street Precinct – refer letter 1. Traffic re William Street 2. Safety in Edward Street re emergency situations 3. Bus suggestions Public thoroughfare
120. 24735 Objects	Stephen Blame	North Sydney	Fundamentally I disagree that Shore School should be allowed to seek to increase its student numbers by 450 -500. I do not believe this is beneficial to the school community or educational standards and at the current site it will have a significant detrimental impact on the local environment. In terms of the revised plan I have the following comments:- · The revised plan for the West Building continues to be non-conforming in regard to height standards this should not be allowed to proceed as it will unacceptably impact the surrounding residential area. · Union street should not be used as a student drop off or collection point. · I am pleased to have it reconfirmed that the tennis court below the headmaster's house has no plan for change of use and continues to be excluded from the Graythwaite development programme or any other development under consideration by Shore School. In the event that a plan is approved to allow Shore School to increase its student numbers, then parents that wish to drop off or collect their children should be instructed to do this at a separate location that has the capacity, perhaps the Shore playing fields, with Shore employing buses to transfer students to and from this location to the school. This would remove the inevitable traffic burden on North Sydney, Waverton and McMahons Point and significantly reduce the occurrence of those that infringe the RTA traffic rules and policies despite whatever protective procedures are employed.
121. 24737 Objects	Andrew Simpson	McMahons Point	Opposes use of Union Street traffic
122. 24739	Julie Bindon	North Sydney	Opposes Stages 2&3 – refer letter

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Objects			Supports Stage 1 but not Union Street fence. Seeks internalisation of impacts including buses and cars on site; suggests overdevelopment as a result of increased student numbers; Objects to West building preferring residents design; seeks conditions re noise for site.
123. 24744 Comments	Vera Poole	McMahons Point	See letter for detail - Objects to Revised EA. Opposes Stage 3 and Objects to lack of preferred traffic option; building height among others. Supports Stage 1 and no objection to Stage 2.
124. 24746 Objects	Warren Marsh	North Sydney	Supports Stage 1 and no objection to Stage 2 apart from increased impact on traffic. Opposes Stage 3 – refer letter. Height of West building and setbacks; Union Street traffic. Opposes Option 1 for pick-up and provides diagrams of alternate traffic options.
125. 24748 Objects	Julie Harders	North Sydney	Focuses on adverse traffic impacts, particularly in Edward Street
126. 24750 Comments	George Liddle	McMahons Point	<p>The revised application for the Graythwaite redevelopment has many problems from our point of view. The revised application will result in dangerous traffic congestion as the proposed pick-up and drop off in Union street is situated on the crest of the hill in Union street. Traffic approaching from both east and west are unsighted until almost at the school gate. Living in Thomas Street we anticipate being subject to a massive increase of traffic in our quiet suburban street.</p> <p>The lack of consultation with the locals from the school authorities is arrogant in the extreme. This has been our experience with the school over a great number of years.</p> <p>We hope the department will reject this application until the concerns of the local community have been addressed.</p>
127. 24752 Objects	Stewart Kennedy	McMahons Point	<p>Having been a resident of the McMahon's Point Region for some years, I was disturbed to hear that the proposed development of Graythwaite and The Shore Expansion Programme would add - 450 students and 50 staff.</p> <p>This will undoubtedly result in considerable congestion in the streets of McMahons Point, Lavender Bay and North Sydney.</p> <p>These streets barely cope now with the traffic, especially during school arrival and departure times. This addition will bring an increased, unwanted and unsafe burden.</p> <p>It won't be long before this will result in serious injury to person or property damage in the area.</p> <p>I urge you to reconsider this unnecessary over development.</p>
128. 24754	Name withheld	Waverton	We are writing to object to Shore School's proposals

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Objects			<p>for traffic management and pick-up/drop-offs of school students in Union and William Street. The traffic associated with this application and an extra 450 students and 45 teachers would create huge issues for the local community.</p> <p>These issues have not been adequately assessed in this proposal. The traffic options are unworkable. Union St is already near to capacity and could not seriously be considered as an entry or exit for a pickup/drop off facility for the school. Union St has only one safe pedestrian crossing - the Blues Pt Rd lights. As a collector road, the current average hourly movements of over 450 cars per hour puts it near maximum capacity and any further traffic impacts from the school could create gridlock in the surrounding streets.</p> <p>Waiting times to access the junction at Union St/Blues Point Road are currently excessive and cars back up on Union, Lavender and Blues Point Road during school peak pick-up /drop off times.</p> <p>William St is the route for the "walking bus" - a "green" initiative implemented by the local public primary school which has been in place for many years. The option to use William St for parking for Shore School buses would again cause congestion and it potentially dangerous for the large number of pedestrians (including school children) using this street as a short cut from McMahons Point up to the Pacific Highway.</p> <p>The Shore School must be able to deal with its impacts on its own site and not export them to the local community. This application does not achieve that.</p>
129. 24756 Objects	Name withheld	North Sydney	<p>As a former McMahons Point resident and a resident of North Sydney I object to Shore School's proposal to over-develop the Graythwaite site which will result in:</p> <p>the loss of nearly 100 trees and encroachment on the landscaped areas of Graythwaite by large buildings</p> <p>traffic chaos which will result from an extras 450 students and 45 staff</p> <p>gridlock and/or accidents on the steep, narrow Union Street when children are dropped off and collected.</p> <p>Graythwaite was donated to the people in perpetuity - please ensure that the community is not left with only old photos of a magnificent heritage which is now a gated enclave for the few.</p>
130. 24758 Objects	Name withheld	NSW	<p>My concerns with the proposed new developments at Shore are in three general areas: Building regulations; natural environment and ecosystem; traffic.</p>

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			<p>New school buildings with a capacity for 350+ students. These buildings are above the regulatory height, size and bulk as they are proposed to date. There has been little consideration for visual or noise impacts on local residents.</p> <p>Trees to be removed will greatly affect the flora and fauna of the area (the micro ecosystem) and they will impinge on the current views from many residents in Bank St.</p> <p>The traffic impact of so many new students will be enormous in Union St, already difficult for traffic flow in peak times. The drop off and pick up points within the interior of the school needs to be further assessed and alternative routes through Hunter Cres and William St thoroughly investigated. Union St is definitely not the best option. What's more there are residents on this street who live directly opposite the school entrance. The traffic and noise directly and severely impacts on their residential lifestyle. As community members they have a right to privacy and quiet.</p> <p>In relation to the above, if Union St is made a major thoroughfare for Shore traffic, the surrounding streets to the south and west, Chuter, Thomas, Mitchell, Victoria, Dumbarton and Blues Point Road will be subject to heavier traffic flows.</p> <p>These issues are not frivolous ones, they are creating unnecessary aggravations that can be resolved. There needs to be further consultation, real consultation with residents and the community regarding these matters.</p>
131. 24760 Objects	Name withheld	NSW	Opposes on traffic issues – refer letter
132. 24762, 24764 Objects	Name withheld	McMahons Point	Oppose on traffic issues in Union Street
133. 24766 Objects	Name withheld	North Sydney	Opposes on traffic issues – requests a traffic study
134. 24768 Objects	Name withheld	McMahons Point	As per 24760
135. 24770 Objects	Name withheld	Castle Hill	As per 24760
136. 24772 Objects	Robin Tyrrell	McMahons Point	Opposes on traffic issues – offers some suggestions such as buses on site – refer letter
137. 24774, 24776 Objects	Name withheld	McMahons Point	I urge you to consider this development proposal in light of the history of the site and its surrounds, the process by which it has become private property and the interests of the community and the wellbeing of the residents close to the site.

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			<p>The area surrounding Graythwaite is home to many hundreds of people many of whom reside in terrace houses in narrow one-way streets. Already, existing businesses put pressure on our streets with the influx of traffic at either end of the business day. An additional development the size of the Shore proposal is going to have a massive impact on these streets and bring extended peak hour traffic periods in streets that cannot cope with increased traffic flow. Streets which are predominantly residential.</p> <p>The streets of McMahon's Point and North Sydney surrounding Graythwaite have immense heritage value and there's much affection in the Sydney community (not just the local community) for the traditional feel and village like atmosphere of the area. Surely, the onus is on you not to allow large entities to disrupt their surrounds in pursuit of their own interests. There must be some consideration for all of us. Sydney needs to be preserved and some equilibrium needs to be maintained. You can't possibly allow a suburb or two to change irrevocably by allowing this development to proceed.</p> <p>Shore needs to be able to co-exist with its physical community. No other entity would be allowed to overdevelop it for economic gain. Shore is a business, a great business and a worthy business but nevertheless, the development is for economic gain.</p>
138. 24778 Objects	Name withheld	Cronulla	Objects re traffic and lack of Consultation – refer letter
139. 24782 Objects	Name withheld	North Sydney	As per 24760
140. 25020 Objects	Name withheld	North Sydney	Lengthy letter. Raises issues with: Revised EA process; traffic issues including a number of options; Objects to West building; complains about site poles and asserts that montages are incorrect; complains about consultation. Much detail on these issues is provided.
141. 25023 Objects	Community Groups	NSW	<p>44 page letter attached – Three main issues highlighted:</p> <ol style="list-style-type: none"> 1. Suggested failure of the legal process – re-exhibition and new pick-up facility outside of “subject site”. 2. Traffic and parking issues – wants project to internalise all traffic impacts. 3. Size of Stage 3 building – suggests that the concept is an overdevelopment due to the West building size and the associated traffic impacts. <p>Much detail on these and related issues is provided. Discusses amenity under several headings and</p>

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			provides its own assessment of the CMP with little regard for the endorsement by the Heritage Council. Hypothesises about development not requested by the proponent. Seeks public access through the grounds. Disputes findings related to vegetation and landscaping (slanted to privacy issues for adjacent houses). Comments on lack of public benefits and paucity of community consultation. Speaks at length about failure of past campaigns to retain site in government ownership.
142. 25032 Comments	Name withheld	North Sydney	Peter Keel submission of 12 pages dated 10/3/11 which is in relation to the previous EA. Doesn't appear relevant to Revised EA.
143. 25039 Objects	North Sydney Council	North Sydney	<p>Objects to the project and recommends refusal on the following grounds:</p> <ol style="list-style-type: none"> 1. Legal issues – expansion of the site in Revised EA, validity of revised EA 2. Traffic and parking – delete 41 spaces under East Building, include pick-up and drop-off facility on-site, provide formal bus zone on-site (11 buses), review traffic of combined Shore and Graythwaite sites – such a proposals may fail on heritage grounds 3. Residential amenity – fails Objects of Special use zone (adverse acoustic privacy, visual impact and traffic/parking impacts on adjoining dwellings) 4. Height – West building exceeds 8.5m height standard (resulting in adverse aural privacy and visual impact) 5. East building – insufficient information provided to assess impact on Graythwaite House 6. Overdevelopment <p>Also, the report:</p> <ul style="list-style-type: none"> • Includes an independent traffic report which supports the proposal. • Provides a list of recommended conditions of consent if approval is given (including requirement to retain Tom O'Neill, amend stormwater concept to provide naturalistic solution, reduce height of East and West Buildings) • Endorses certain parts of the proposal. • Provides extensive detail and analysis on each topic raised.
144. 25058 Objects	Name withheld	Balgowlah Heights	Objects to traffic impacts
145. 25060	Julie Harders	North Sydney	Duplicate of 24748

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Objects			
146. 25062 Objects	Name withheld	McMahons Point	Overdevelopment and exiting onto Union Street
147. 25064 Objects	Name withheld	Waverton	Traffic in Edward and Union Streets – see letter
148. 25066 Objects	Caroline Thornton	NSW	Strongly supportive of new traffic plans and pick-up
149. 25070 Objects	Robb McWiggan	Neutral Bay	Waverton Precinct Committee Objects to use of Union Street for pick up and wants traffic study.
150. 25072 Objects	Name withheld	McMahons Point	Considers traffic options unworkable – see letter
151. 25074, 25076 Comments	Name withheld	North Sydney	Objects to Union Street traffic options
152. 25078 Objects	Name withheld	McMahons Point	Lives opposite to Union Street entrances and is affected by traffic now and in the future
153. 25080 Objects	Name withheld	McMahons Point	Objects to traffic impacts
154. 25082 Comments	Name withheld	Waverton	Objects to tree loss and traffic.
155. 25084 Objects	Name withheld	Waverton	Objects to traffic and loss of parking
156. 25086 Objects	Name withheld	North Sydney	Refer letter
157. 25088 Objects	Name withheld	North Sydney	Refer letter
158. 25090 Objects	Prof. Earl Owen	North Sydney	Refer letter – Objects to sale of property plus potential adverse increase in traffic.
159. 25093 Supports	Name withheld	Darling Point	Supports – particularly from heritage viewpoint.
160. 25095 Supports	Mrs Robin Lewarne	Neutral Bay	Duplicate of 23931 – also possibly 23340 and 23433
161. 25097 Objects	Barbara & Victor Noden	North Sydney	Refer letter – Objects to parking; traffic; lack of on-site pick-up; end destruction of trees.
162. 25101 Objects	Thomas W Duff	McMahons Point	Refer letter – Objects to parking; traffic; lack of on-site pick-up; end destruction of trees; West building.
163. 25103 Objects	Name withheld	North Sydney	Refer letter – Objects to traffic; use of Union Street, West Building
164. 25105 Objects	Robin Kramar	North Sydney	Refer letter – Objects to traffic; landscape damage, West Building
165. 25107 Objects	Vera Yee and Peter Krinks	Waverton	Main issue is traffic impacts
166. 25109	Margaret Jewell	North Sydney	Secretary Stanton Precinct – links tree removal to erosion and on-site parking; wants reduction in East building height.
167. 25111 Objects	Name withheld	Darlinghurst	Objects to traffic and West building height
168. 25113 Objects	Name withheld	Fairlight	Objects to traffic

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169. 25115 Objects	Name withheld	Waverley	Wants traffic and parking on its own land
170. 25117 Objects	Name withheld	McMahons Point	Objects to traffic
171. 25119 Objects	Name withheld	North Sydney	33 pages – this is a repeat of a submission relating to the previous EA and is no longer relevant. The submission is one of several from the same family.
172. 25121 Objects	Name withheld	Bundeena	Traffic objection
173. 25123 Objects	Name withheld	North Sydney	Objects to traffic and potential noise from West building and students
174. 25125 Objects	Name withheld	McMahons Point	Objects to new pick up and traffic issues.
175. 25127 Supports	Jake & Elizabeth Johnstone	Milsons Point	Supports with comment that no other developer could achieve what is proposed.
176. 25129 Objects	Name withheld	Kirribilli	Traffic objection
177. 25131 Objects	Name withheld	Woollahra	Traffic objection
178. 25133	Name withheld	NSW	Traffic objection
179. 25135 Objects	Name withheld	Zetland	Traffic objection
180. 25137 Objects	Name withheld	Alexandria	Traffic; use of Union Street and wants on-site traffic
181. 25139 Objects	Name withheld	Sydney	Traffic objection
182. 25141 Objects	Name withheld	North Sydney	Refer letter – local student who Objects to use of footpath by Shore runners; numbers of driveways; traffic and talks about green initiatives
183. 25143 Objects	Name withheld	Clontarf	Traffic objection
184. 25145 Comments	Name withheld	Wollstonecraft	Objects to use of Union Street
185. 25147 Objects	Name withheld	Wollstonecraft	Traffic; use of Union Street
186. 25149 Comments	Heritage Council	Parramatta	Refer letter – Notes Concept Plan acceptable on heritage grounds; will comment later when required; requests additional Statement of Commitment relating to excavation; requests Planning Parameters to include text on heritage boundary.
187. 25151 Comments	Office of Environment and Heritage	Sydney	Refer letter – comments only on Statement of Commitments to include F&F report recommendations and to include an additional condition. No adverse comment re proposed landscaping.
188. 25153 Comments	Rail Corp	Sydney	Refer letter – no comment but wants to comment on future applications
189. 25155 Comments	Sydney Water	Parramatta	Refer letter – refers to last submission – no objection

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190. 25499 Comments	Roads and Maritime Services	NSW	No objection