

7 December 2022

Our Ref: R/2019/6/F
File No: 2022/622285
Your Ref: SSD 10340 MOD 2

Teresa Gizzi
Department of Planning and Environment
via Major Projects Planning Portal

Dear Teresa,

Advice on Modification - Fort Street Public School Redevelopment - SSD 10340 Mod 2

Thank you for your correspondence dated 28 November 2022 inviting the City of Sydney (the City) to comment on Modification 2 submitted for the Fort Street Public School redevelopment.

Modification 2 seeks to:

- Lower the finished floor levels of Building G;
- Lower the finished floor levels of Buildings H and J;
- Lower the building envelope of Building F;
- Increase the lift shaft roof of Building J by 610mm; and
- Increase the Stair 4 lift lobby of Building J by 310mm.

The City has previously raised concern about increased bulk to Building J proposed under Mod 1. Residents of Millers Point and the National Trust have also previously objected to the increased bulk and visual impacts from the increased height of Building J.

While we note that the height increase to Building J proposed under Mod 2 is a result of lift requirements and technical considerations, the City recommends that the height be minimised as much as possible to reduce any further bulk and scale impacts.

If the Department considers the changes sought under Mod 2 to be acceptable, the City recommends that the mitigations and recommendations in the Heritage Impact Statement prepared by Curio Projects dated October 2022 which relate to archaeology, heritage interpretation and engagement of suitably qualified professionals be followed.

Should you wish to speak with a Council officer about the above, please contact Samantha Kruize, Senior Planner on 9265 9333 or at skruize@cityofsydney.nsw.gov.au

Yours sincerely,



BILL MACKAY
Manager Planning Assessments