



FORT STREET PUBLIC SCHOOL

s.4.55 Modification 2: Heritage Impact Statement

Prepared by Curio Projects for Lendlease

November 2022

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Local Government Area

City of Sydney Council

Cover Image

Circa 1910 photograph showing children being taught about gardening (Source: State Records Digital ID 15051_a047_005381)

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Curio Projects Pty Ltd
5 Blackfriars Street
Chippendale NSW 2008
Australia

Curio acknowledges the Gadigal people of the Eora Nation, the Traditional Owners of the Country on which our Sydney office sits today. We recognise their continuing connection to the land, waters and culture, and pay our respects to Elders past, present and emerging.

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Executive Summary

Curio Projects Pty Ltd (Curio) have been commissioned by Lendlease, on behalf of Schools Infrastructure NSW (SINSW), to prepare a Heritage Impact Statement (HIS) to support a Section 4.55 (s4.55) Modification 2 (Mod 2) application to the approved State Significant Development (SSD) at Fort Street Public School (FSPS) (SSD 10340). The FSPS (the study area) is located at Upper Fort Street, Millers Point.

This HIS acts as supporting documentation for the s4.55 Mod 2 application to the SSD Consent. It focuses on assessing heritage impacts associated with design alterations and modifications proposed by the s4.55 Mod 2 against the approved s4.55 Modification 1 (Mod 1) designs, approved in 2021.

For more detailed information including historical analysis and project background, reference should be made to the original HIS that accompanied the SSD Application¹ and a later HIS prepared for a modification to the approved SSD 10340 designs under s4.55 Mod 1.²

The modifications to SSD 10340 as proposed by this s4.55 Mod 2 include:

- **Floor Level amendments:** Portions of two new proposed campus buildings are proposed to have their floor levels adjusted by minor dimension
 - Building G - Hall and Canteen Building, eastern portion of campus
 - Building H+J - Administration and Teaching Building, southern portion of campus
- **Building Envelope amendment:** The whole of the proposed Building F - Staff Annex envelope is proposed to be lowered within the current footprint.
- **Lift Overrun amendment:** The lift shaft overrun and Stair 4 Lobby within Building J is proposed to be raised slightly
- **Bridge between Building J and M amendments:** The approved s4.55 Mod 1 design for the bridge link between Buildings J+M (MET Building) will be modified to allow for the inclusion of three solid horizontal spandrels

These modifications are designed to preserve heritage fabric and improve relationships to existing heritage fabric and surrounding finished ground levels.

Conclusions

This HIS report has made the following conclusions related to heritage impacts associated with s4.55 Mod 2 designs against the approved s4.55 Mod 1 scheme:

¹ Curio Projects, March 2020. *Fort Street Public School—Heritage Impact Statement*. Report prepared for Lendlease/SINSW.

² Curio Projects, April 2021. *Fort Street Public School—s4.55 Modification, Heritage Impact Statement*. Prepared for Lend Lease/SINSW.

Physical Impacts – Built Heritage Items

- **Floor Level amendments - Buildings G, H and J**
 - No direct physical impacts to significant heritage fabric are anticipated as a result of floor level amendments in Buildings G, H and J as all works will be limited to internal building footprints.
- **Building Envelope amendment – Building F**
 - No direct physical impacts to significant heritage fabric are anticipated as a result of floor level amendments in Building F as all works will be limited to the building's internal footprint.
- **Lift Overrun amendment – Building J**
 - Lift overrun amendments in Building J will be limited to the building's internal footprint and will not impact on built heritage items within the FSPS site.
- **Bridge between Building J and M amendments**
 - No physical impacts to the MET Building associated within these proposed works will occur as they are limited to the bridge structure itself

Visual Heritage Impacts

- **Floor Level amendments - Building G**
 - These proposed works would involve minor changes to external finished levels, internal glass and internal floor to ceiling ratios. While they will slightly alter designs approved in s4.55 Modification 1, they are considered a positive visual impact as they will improve connections between buildings and require no internal reconfigurations. Therefore, visual impacts are considered neutral.
- **Floor Level amendments - Buildings H and J**
 - These proposed works would involve minor changes to the finished floor level of Buildings H and J. However, they will only modify internal height and scale and will not result in any external modifications to the building's height, scale or form. Therefore, visual impacts are considered neutral.
- **Building Envelope amendment - Building F**
 - These proposed works would involve lowering the Building F footprint and external finished levels by a maximum of 260mm. The building height proposed and approved in the s4.55 modification 1 will also be reduced. While this will slightly alter the approved height and finished level of the building, it is considered a positive change as it will enhance visibility to existing heritage buildings and improve the legibility of the MET Building within the FSPS site. Therefore, visual impacts are considered positive from a heritage perspective.

- **Lift Overrun amendment in Building J**

- These proposed works would involve raising the lift shaft roof and stair lobby roof by 610mm and 310mm, respectively. While this does represent a minor visual impact in comparison to the approved SSD and s4.55 Modification 1 designs, the final design has been developed in close consultation with DPENSW and on balance it is considered to be sufficiently offset by the reduction in Buildings F, G, H and J floor levels.
- FJMT with respect to the design intent note that:

The shape of the form above the new parapet line has the primary stair volume with the smaller, secondary lift shaft volume above. This is a deliberate measure to minimise the visual bulk of the whole by disconnecting the shaft form and allowing it to extend above and behind the leading parapet edge of the stair form.. On the condition that the internal ceiling height is retained at 2.4m, the consequence of raising the stair parapet to align with the lift shaft will collectively increase the volume and hence apparent volumetric presentation.³

- Additionally, the proposed height increase is minimal and influenced by efforts to avoid impacts to known archaeological resources (Surgeon's Cottage Footings) and in ensuring that the lift shaft footprint is retained, in its approved form to prevent direct impacts to heritage fabric. Therefore, visual impacts are considered minor from a heritage perspective.

- **Addition of horizontal spandrels to stair lobby and bridge between Building J and M amendments**

- These proposed modifications will involve the inclusion of solid elements to the bridge and stair lobby, reducing their transparency in comparison to approved s4.55 Mod 1 designs. While the design merits of the approved scheme have been maintained, the addition of the horizontal spandrels will reduce the risk of adverse impact to the MET Building in the event of a fire in Building J, they will have and additional visual impact on views to the FSPS site from the south, east and west, The requirement for horizontal spandrels will reduce the discreet nature of the approved s4.55 Mod 1 designs for the bridge. FJMT in response to the design change noted that:

An addition of solid/opaque fire-rated spandrels and reduced glazing to the MET to Building J/H Bridge and Building J/H/G Glazed facade were required to address fire engineering resolutions to benefit the preservation of the MET

³ Email Correspondence regarding design intent.

fabric. Although this was not shown in the previous SSDA it is required under fire life safety measures.⁴

- Whilst the change in materiality, including the introduction of the spandrels will have an additional minor impact on views to the FSPS site from the south, east and west, the fire safety requirement for the design change is of paramount importance, particularly within a primary school settings. Therefore, on balance as the design changes are deemed essential in terms of reducing the level of glazing in this location, for fire life safety purposes, the changes in materiality are supported from a heritage perspective.

Archaeological Impacts

- **Floor Level amendments in Buildings G and H**
 - The lowering of floor levels in Buildings G and H will require excavations to 86mm and 172mm deeper than approved in s4.55 modification 1 designs. An assessment of archaeological potential within these building footprints in the 2021a ARD indicated that there is low potential for archaeological resources to be present in these areas due to previous disturbance associated with the gradual development of the Cahill Expressway, FSPS and its ancillary buildings. Therefore, no impacts to significant archaeological resources are anticipated as a result of these proposed changes to approved s4.55 Modification 1 designs.
- **Floor Level amendments in Building J**
 - Known archaeological remains of the Surgeon's Cottage footings will be retained as part of the building design, as per previous SSD approvals.
- **Building Envelope amendment in Building F**
 - The Building F footprint is proposed to be lowered by 220mm. An assessment of archaeological potential presented in the 2021a ARD concluded that this area had moderate potential to contain locally and State significant archaeological resources and would require archaeological monitoring where ground disturbance is proposed. However, it is understood that proposed excavations will be taking place in areas disturbed by previous remediation works. Therefore, while they pose a new impact to archaeological resources in the FSPS site not previously assessed in the approved s4.55 Mod 1 designs, the risk of impacting intact archaeological resources is low provided archaeological monitoring by an appropriately qualified archaeologist in carried out to ensure no intact, significant archaeological resources are removed or inappropriately managed during the construction program. Provided this is carried out, impacts to potential archaeological resources would be negligible.

⁴ Email Correspondence from FJMT and Lend Lease, dated 1.11.22

Summary of assessed s4.55 Modification 2 Heritage Impacts

Overall, the s4.55 Mod 2 retains the key design principles and rationale as established by the approved s4.55 Mod 1 designs, including retention of all significant built heritage items, protection of heritage fabric, avoidance of known archaeological resources, consideration of forms and materials in relation to the FSPS site's existing character, and its continuing function as a purpose-built public school.

Where unavoidable new impacts to archaeological resources in Building F are now proposed, they will occur in areas that have been remediated and levelled with imported fills, lowering the likelihood for archaeological resources to be impacted.

While increased heights of the lift shaft and stair lobby do present a slight increase to the visual impact of the development, this is considered to be an acceptable heritage impact that has been appropriately offset by other positive heritage design features, as well as careful and sensitive adoption of materiality and form to reduce visual heritage impacts wherever possible.

The addition of solid horizontal spandrels to the bridge between Building J and M, and stair lobby presents an additional visual impact, however as described by FJMT, the design and materiality modification is a requirement for fire life safety and is on balance, an essential design outcome for the site.

Recommendations

Based on the above conclusions, the following recommendations and mitigation measures must be followed for the proposed s4.55 Mod 2 works:

- Archaeological management in areas considered to contain low archaeological potential (**Buildings G and H**) in the form of ongoing heritage inductions and Unexpected Finds Protocols must be in place throughout the construction program to ensure no significant archaeological resources are impacted during the s4.55 Modification 2 Rev 4 works.
- Archaeological management in areas assessed as having moderate potential (**Building F**) must follow recommendations presented in the 2021a ARD throughout the duration of subsurface excavations in the area. This includes archaeological monitoring across the building footprint under an archaeological monitoring program supervised by a State Significant Excavation Director. Where intact or significant archaeological resources are uncovered, appropriate management as outlined in the ARD must be followed.
- All heritage interpretation initiatives developed for the project and outlined in the Heritage Interpretation Strategy (Curio Projects, in preparation) must be followed. Should intact archaeological resources be encountered during subsurface excavations in **Buildings G, H and J**, their incorporation into the Heritage Interpretation Strategy would be considered
- All development works with potential for physical impact to heritage items should be guided, overseen and/or undertaken by qualified and experienced conservation

professionals (i.e., including but not limited to built heritage experts archaeologists, structural engineers, heritage tradespeople, where required)

1. Introduction

1.1. Introduction

Curio Projects Pty Ltd (Curio) have been commissioned by Lendlease, on behalf of Schools Infrastructure NSW (SINSW), to prepare a Heritage Impact Statement (HIS) to support a Section 4.55 (s4.55) Modification 2 (Mod 2) application to the approved State Significant Development (SSD) at Fort Street Public School (FSPS) (SSD 10340). The FSPS (the study area) is located at Upper Fort Street, Millers Point.

This HIS acts as supporting documentation for the s4.55 Mod 2 application to the SSD Consent. It focuses on assessing heritage impacts associated with design alterations and modifications proposed by the s4.55 Mod 2 against the approved s4.55 Modification 1 designs, approved in 2021.

For more detailed information including historical analysis and project background, reference should be made to the original HIS that accompanied the SSD Application⁵ and a later HIS prepared for a modification to the approved SSD 10340 designs under s4.55 Modification 1.⁶

A Modification Application is required for the following modifications to designs submitted for SSD approval consultation under s4.55 Mod 2:

- **Floor Level amendments:** Portions of two new proposed campus buildings are proposed to have their floor levels adjusted by minor dimension
 - Building G - Hall and Canteen Building, eastern portion of campus
 - Building H+J - Administration and Teaching Building, southern portion of campus
- **Building Envelope amendment:** The whole of the proposed Building F - Staff Annex envelope is proposed to be lowered within the current footprint.
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- **Bridge between Building J and M amendments:** The approved s4.55 Mod 1 design for the bridge link between Buildings J+M (MET Building) will be modified to allow for the inclusion of three solid horizontal spandrels

It is understood that these modifications are designed to preserve heritage fabric; and improve relationships to existing heritage fabric and surrounding finished ground levels.

1.2. Project Background

Development consent (SSD 10340) was granted by the NSW die in October 2020 for the redevelopment of Fort Street Public School. Consent was granted for the demolition of selected buildings and structures, construction of four new buildings, refurbishment of existing retained

⁵ Curio Projects, March 2020. *Fort Street Public School—Heritage Impact Statement*. Report prepared for Lendlease/SINSW.

⁶ Curio Projects, April 2021. *Fort Street Public School—s4.55 Modification, Heritage Impact Statement*. Prepared for Lend Lease/SINSW.

buildings, alterations to drop-off and pick-up arrangements and associated works, including tree removal, landscaping and consolidation of lots.

In 2021, modifications to the approved scheme were lodged, assessed, and determined under SSD-10340- Mod 1. These were approved in the same year. This report refers to approved SSD-10340 - Mod 1 designs and assesses the proposed Mod 2 scheme against the 2021 revised designs.

1.3. Background Documents

Key project documents utilised in the preparation of this HIS report include:

- FJMT Studio, 2022. *Fort Street Public School / Architectural Design Statement Section 4.55 Modification 2- Minor Amendments*, Rev. 04, dated 26.09.2022
- FJMT Studio, 2021. *Fort Street Public School, Architectural Design Statement, Section 4.55 Modification*, Rev. 1, dated 2.2.2021
- FJMT Studio, 2021. *Fort Street Public School, Landscape Architectural Design Statement, Section 4.55 Modification*, Rev. 1, dated 11.2.2021
- Curio Projects, 2022. *Heritage Impact Statement (HIS) Fort St Public School – Archaeological Feature Letter Report to Lend Lease*
- Curio Projects, 2021a. *Fort Street Public School: Archaeological Research Design*. Report to Lend Lease
- Curio Projects, 2021b. *Fort Street Public School -s4.55 Modification, Heritage Impact Statement* prepared for Lend Lease/SINSW
- Curio Projects, 2021c. *Bureau of Meteorology Building Condition and HAZMAT Works Notification and Update Fort St Public School – Letter*. Report to Lend Lease
- Curio Projects, 2020a. *Fort Street Public School—Heritage Impact Statement*. Report to Schools Infrastructure NSW (March 2020)
- Curio Projects, 2020b. *Fort Street Public School—Aboriginal Cultural Heritage Assessment Report*. Report to for Schools Infrastructure NSW
- Curio Projects and TKD Architects, 2020c. *Fort Street Public School—Conservation Management Plan*. Report to Schools Infrastructure NSW
- Curio Projects, 2019. *Fort Street Public School—Test Excavation Archaeological Report*. Report to Schools Infrastructure NSW

1.4. Site Identification

The Fort Street Public School site (the study area) is located on Observatory Hill, at Upper Fort Street, Millers Point, and is generally defined by the circular cut of the Cahill Expressway on ramp. The study area is located to the south of the Sydney Observatory, between the Bradfield Highway in the east, and residential development along Kent Street to the west (Figure 1-1).

The FSPS site currently consists of four main buildings (Figure 1-2): The Fort Street School; The Messengers Cottage; The Bureau of Meteorology building (MET Building), and the Environmental Educational Centre (EEC) building. Of these four structures, only the EEC building is not heritage listed. SSD 10340 s4.55 Modification 1 granted approval for modifications to be undertaken to the heritage buildings, as well as demolition of the former EEC building and other non-heritage listed site structures, along with the construction of new buildings.

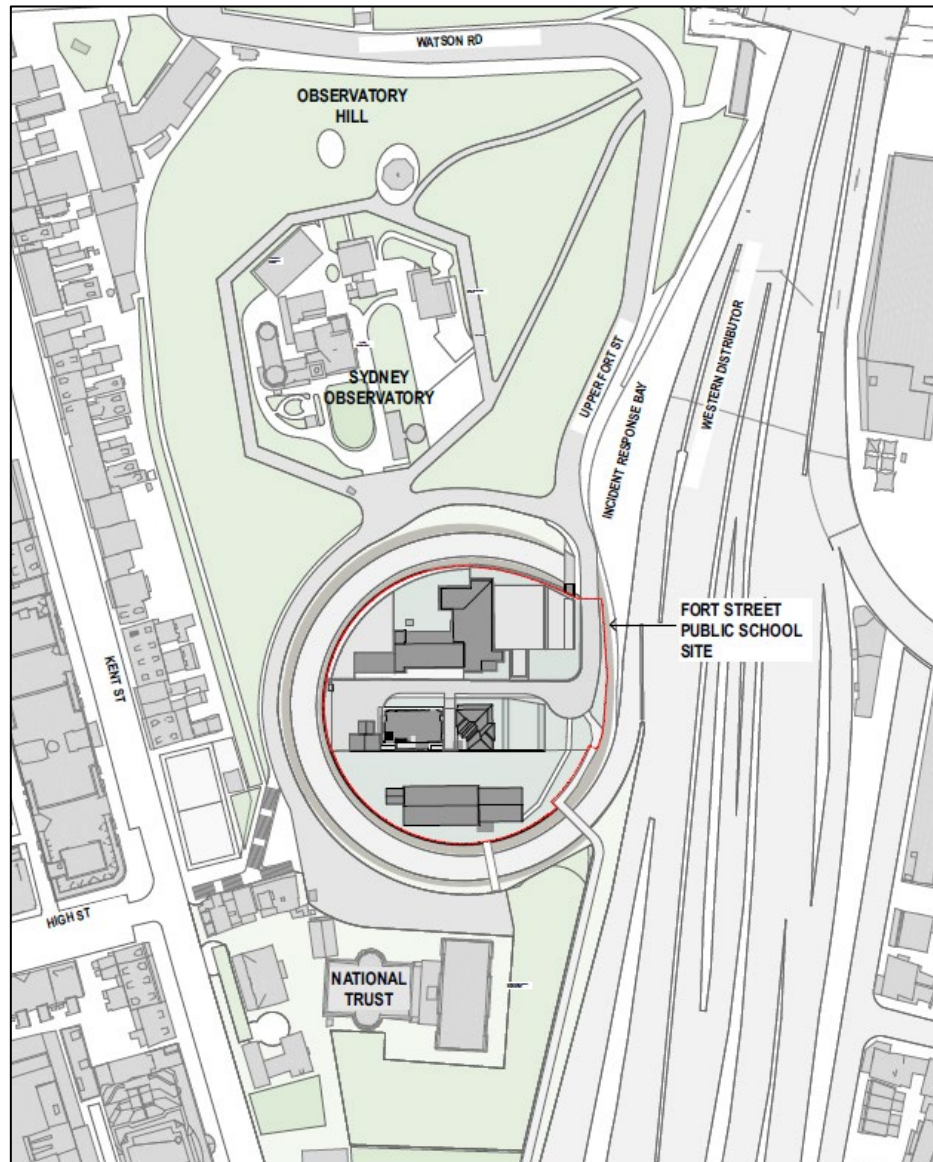


Figure 1-1: FSPS Location Plan indicating surrounding features (Source: FJMT Studio)



LEGEND

- CAHILL CUT
- HERITAGE BUILDING
- NON-HERITAGE BUILDING
- HERITAGE TREE

- 1. Fort Street Public School (1940-41)(Build A/D)
- 2. Mature Fig Tree (Heritage Significance)
- 3. Bureau of Meteorology Building (1922) (Building M)
- 4. Heritage Boundary Wall (c1830s)
- 5. Messenger's Cottage (1862) (Building C)
- 6. Observatory Hill Environmental Education Centre (1949)

Figure 1-2: FSPS Site Plan and Features (Source: FJMT 2019)

1.5. Statutory Context

Heritage and archaeology are governed in NSW by three principal pieces of legislation:

- *NSW Heritage Act 1977* (Heritage Act)
- *NSW National Parks and Wildlife Act 1974* (NPW Act); and
- *Environmental Planning and Assessment Act 1979* (EP&A Act).

The purpose of the Heritage Act (as amended) is to conserve the environmental heritage of the State, and provides protection for archaeological 'relics' under Division 9, which includes the requirement for excavation permits under Section (s) 140 of the Act (or s60 in the case where 'relics' are situated within sites or places on the State Heritage Register).

The NPW Act, administered by the Aboriginal Planning Section of Heritage NSW DPE is the primary legislation that provides statutory protection for all 'Aboriginal objects' (Part 6, s90) and 'Aboriginal places' (Part 6, Section 84) within NSW. The NPW Act establishes penalties for 'harm' to Aboriginal objects, as well as the avenues for defence under this legislation, through the acquisition of an Aboriginal Heritage Impact Permit (AHIP) under s90 of the NPW Act.

However, where a project is assessed to be a SSD, the process of development approval with regards to heritage and archaeological (both Aboriginal and historical) permits differs. Notably, the requirement for an AHIP in accordance with Section 90 of the NPW Act is removed (EP&A Act, s89j), as well as no longer requiring excavation permits under the Heritage Act. Although, the requirement to report the discovery of a 'relic' in accordance with s146 of the Heritage Act is still applicable for SSD projects.

1.5.1. Statutory Heritage Listings

The FSPS Site is located within the curtilage of the State Heritage Register (SHR) listed 'Millers Point and Dawes Point Village Precinct Conservation Area' (SHR #01682, Figure 1-3), as well as within the Sydney Local Environment Plan (LEP) 2012 locally listed Millers Point Heritage Conservation Area (HCA C35), shown in Figure 2.2). Three locally listed heritage items, registered on the Sydney Local Environment Plan 2012, are located within the FSPS Site including:

- The Bureau of Meteorology including interior - 9 Upper Fort Street (Sydney LEP #I936)
- The Messenger's Cottage for Sydney Observatory including interior - 9A Upper Fort Street (Sydney LEP # I937)
- Fort Street Primary School Site including buildings and their interiors, fig trees and grounds - 1005 Upper Fort Street (Sydney LEP # I938)

In addition to the heritage items located within the FSPS site, several other items are listed on the Sydney LEP 2012 are located in close proximity and association to the site, including:

- National Trust Centre Including Buildings & Their Interiors, Retaining Walls & Ground - 1001 Bradfield Highway (Sydney LEP # I876).
- Tennis Court and Pavilion - 96-108 Kent Street (Sydney LEP #I920)
- Sydney Observatory (SHR 01449 and Sydney LEP #I934)

- Observatory Park Including Boer War Memorial, Bandstand, Fences and Landscaping - Upper Fort Street (Sydney LEP #I935)
- Agar Steps, Millers Point (Sydney LEP #I868)

Heritage Council of New South Wales



State Heritage Register - SHR:01682 - Plan:1921
Millers Point & Dawes Point Village Precinct
Upper Fort Street, Millers Point

Gazettal Date: 21 November 2003

0 50 100 150 200
Metres

Scale: 1:5,000 @A4
Datum/Projection: GCS GDA 1994

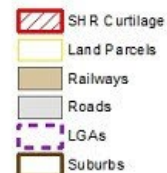


Figure 1-3. SHR Millers Point & Dawes Point Village Precinct. FSPS site indicated in blue. (Source: SHR Listing)

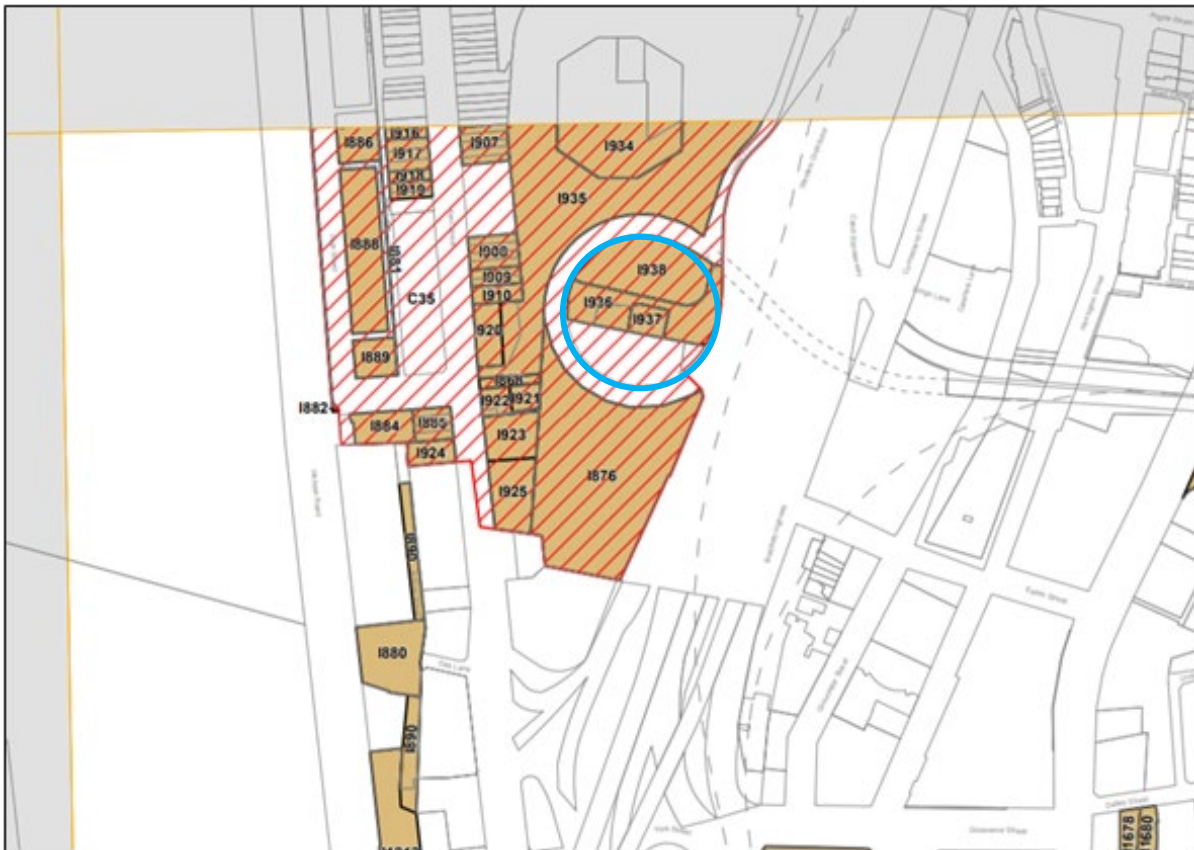


Figure 1-4. Local Heritage Map. FSPS site indicated in blue. (Source: Sydney LEP 2012, Heritage Map - Sheet HER_014)

1.5.2. Non-Statutory Heritage Listings

A number of organisations maintain registers of buildings or sites which they have assessed as having cultural heritage significance. These registers have no statutory authority; however the inclusion of a place on a non-statutory register suggests a certain degree of community esteem and appreciation. Non-statutory registers include the National Trust (NSW) Register, the NSW National Trust Industrial Archaeology Sites List, the RAI 20th Century Register of Significant Buildings, and the Art Deco Society of NSW's Art Deco Building Register.

No heritage items within or including the FSPS site are listed on any non-statutory heritage registers. However, Sydney Observatory and Park are listed on the National Trust Register, as well as the Register of the National Estate.

1.5.3. FSPS Conservation Management Plan

A draft Conservation Management Plan (CMP) was prepared by TKD Architects in 2016 for the FSPS Site, however the draft report was never finalised, nor submitted to the NSW Heritage Council for review or endorsement. In 2019, Curio Projects were commissioned by SI to prepare a revised and updated CMP for FSPS site (using the TKD draft CMP as a baseline document- with many sections of the 2016 document remaining relevant), to properly address the current form, function, and future direction of the FSPS site.

Curio undertook a gap analysis and assessment of the TKD draft CMP (2016), in order to identify any omissions in the document and/or areas requiring additional research to ensure the CMP complies with NSW Heritage Division criteria for the preparation of CMPs.

A consolidated CMP has therefore been prepared with sections extracted from the TKD Architects draft CMP document, supplemented by additions and revisions (where appropriate) by Curio Projects.

The proposed development has been assessed against the policies of the revised CMP⁷ in Section 5 of this report.

1.6. Limitations and Constraints

This report has been prepared using the extensive historical data and documentation available for the FSPS study area and surrounds, including relevant CMPs, archaeological reports, and assessments. No further historical research has been undertaken for this Modification Application. This HIS does not include assessment of any non-heritage related planning controls or requirements.

Additionally, this report does not include an assessment of impacts to a heritage wall associated with the building. This have been assessed in a separate document prepared by Curio to support a Section (s) 60 application for the project:

- Curio Projects, November 2022. *Fort Street Public School: s60 Modification, Heritage Impact Statement*. Report prepared for Lend Lease and SINSW.

1.7. Authorship

This report has been prepared by Adele Zubrzycka, Senior Archaeologist and Cultural Heritage Specialist, with advice, and review, by Jody Steele, Director and Natalie Vinton, CEO, all of Curio Projects. Dr Matthew Kelly, Curio's Senior Historical Archaeologist and Excavation Director, provided the impact assessment with respect to historical archaeology.

⁷ Curio & TKD Architects, 2020.

2. Historical Timeline

This chapter provides a brief timeline summary of the historical phases of use of the FSPS study area, provided for context and easy reference (Table 2-1). For a full historical overview, reference should be made to Section 3 of the HIS that supported the SSDA (Curio Projects, March 2020), and to Section 2 of the CMP (Curio Projects & TKD Architects, March 2020).

Table 2-1: General Historical Timeline for FSPS Site

YEAR	DESCRIPTION
<i>Phase 1—Fort Phillip & Windmill Hill (1788-1820)</i>	
1790s	Government windmills built on the high land; construction of Dawes Point Fort and Observatory.
1804	Construction of Fort Phillip on the heights of the peninsula ridge.
1806	Third government windmill, built near the site where Fort Street Public School now stands
1815-20	Construction of Military Hospital and associated outbuildings (Surgeon Quarters, kitchen, servant's apartments)
<i>Phase 2—Military Hospital & Quarrying (c.1820-1850)</i>	
1820s-80s	Spread of urban development across whole Millers Point and Dawes Point Precinct, active quarrying along Kent Street
1849	Relocation of Military Hospital to Paddington, Commanding Engineer officially relinquishes possession of hospital site to National School
1849	Fort Street School established, remodelling/adaptation of Military Hospital
1850	Military Hospital building modified for school use to carry the two-storey arcade by infilling the encircling verandah altering the building to Victorian Mannerist style.
<i>Phase 3—Fort Street National School, Observatory and Messengers Cottage (c.1850-1890s)</i>	
1850s	Adaptation of Fort Phillip site for Observatory and parklands. (Current Observatory constructed between 1857-1859.)
1862	Messenger's Cottage for Sydney Observatory constructed
1862	Fort Street Infants school erected (west of Surgeons residence, likely associated with original structure of military kitchen outbuildings)
1877	Substantial additions to the Messenger's Cottage, including verandah
1880	Military Hospital extended to join 1855 school building with additional outbuildings, and Infants school (National Trust site)
1887-89	Classroom buildings added and repairs made to existing school buildings
<i>Phase 4 & 5—Fort Street Girls High School, Additions (c.1890s-1900s); Ongoing School Use (1905-1918)</i>	
1900s	Post plague demolitions and rebuilding throughout Millers Point precinct, less so in Dawes Point.
1909	Military Hospital kitchen block and cellar demolished, playground repairs, construction of retaining wall and fence.
1916	Boys relocated to new Fort St High School at Taverners Hill. Fort St School, Millers Point became girls' school only

YEAR	DESCRIPTION
<i>Phase 6—Bureau of Meteorology, New Fort St School, Cahill Expressway (c.1919-1950)</i>	
1920-30	Construction of Sydney Harbour Bridge and approaches on the heights of the peninsula ridge.
1922	Construction of purpose-built Bureau of Meteorology Building (MET)
1929	Military Hospital remodelled
1940s	School buildings south of MET Building demolished, including former surgeon's residence and infant's school.
1940-50s	Construction of the ring road to the Cahill Expressway for the Sydney Harbour Bridge
1940-41	Construction of present Fort Street Primary School building
1949	Fanny Cohen Gymnasium constructed
<i>Phase 7 & 8—High School Relocation (c.1950-1990s); Continued School Use (1990s-Present)</i>	
1950s	Fort Street School secondary pupils relocated to Taverner's Hill. Primary school pupils locate from former Military Hospital to newer buildings (current FSPS main building)
1954	Classroom added to 1940 school building. Demountable building constructed to west of MET
1957	Second bridge over Cahill cutting, linking gymnasium to footway alongside Bridge approach
1961	Two larger demountable classrooms constructed for Fort Street Girls School to NW of Gymnasium
1963	Bureau of Meteorology vacated MET building, weather forecasting and measuring equipment remained at Messenger's Cottage
1975	Military Hospital/former school buildings adapted for National Trust occupation.
1979-2000s	Various uses of Messengers Cottage, including by National Trust 'Young Trust Group', and as Childcare Centre. Some repair, alterations and conservation works undertaken
1991	EEC opens in former Fanny Cohen Gymnasium. Use of MET Building by National Trust for storage
2000	MET Building fell into major disrepair and disuse
2000-Current	Use of Messengers Cottage by Fort Street Public School

3. Archaeological and Heritage Significance

3.1. Historical Archaeology

The historical archaeological significance of the FSPS site, as assessed in Section 6.3 of the SSDA HIS (Curio March 2020), has been extracted and reproduced below:

The archaeological resource of the former surgeon's house (confirmed to be extant within the FSPS site) has the potential to provide important information from the archaeological evidence for the occupation of an element of a significant Government establishment from the early Colony. The archaeological evidence is likely to relate to several periods of different use of the structure, and surrounds, most significantly the occupation of the building by the military hospital's surgeon and/or assistant surgeon from 1815 onwards.

Later use for the Fort Street School, while not as significant is nevertheless likely to be substantial and provide insights into the operation of this important educational establishment that are not available from historical sources.

This site is rare as it reflects a specialist use for the first 20 or so years of its occupation. The quarters of such establishment figures as the hospital surgeon (or assistant) are uncommon. This fact and the combination of occupations, i.e. medical then educational, simply add to this site's rarity.

The potential archaeological evidence may be further assessed as highly significant as the site, the individual occupants and the nature of their occupation are largely historically undocumented. This site may bear historical comparison with other early colonial hospital sites such as the earlier George Street hospital and the former southern wing of the 'Rum' Hospital on Macquarie Street. However, for reasons of the individual site development neither of these sites has produced substantial information related to their use and occupation by medical personnel.

The archaeological excavation of the study area has the potential to augment our information about the early colony, the colonial elites, the medical profession, the transformation of the site for educational purposes and its use for this purpose through the latter nineteenth and twentieth centuries.

*The archaeological resource of the former surgeon's house within the FSPS site has been assessed to be potentially of **State** Significance.⁸*

⁸ Curio 2020a: 99

An Historical Archaeological Research Design (ARD) has been prepared by Dr Matthew Kelly of Curio Projects (February 2021), to allow and guide historical archaeological excavation and monitoring the FSPS site during the construction phase of work. The ARD included a research design and excavation methodology for historical archaeological salvage excavation; monitoring; as well as an unexpected finds protocol. The ARD had been developed in response to the archaeological impacts as reflected by the proposed modifications of the earlier SSDA approval (10340) and s4.55 Modification 1 proposal.

The ARD provides the following summary of the amended historical archaeological potential of the FSPS site, based on the results of the results of the 2019 test excavation:

The 2019 test excavations confirmed the presence of substantial and intact brick footings from the Surgeon's Quarters. This work also identified areas of remnant soil profiles adjacent to the EEC and the Messenger's Cottage. The work investigated areas to the east of the EEC and Messenger's Cottage and found that these areas had suffered substantially from the constructions associated with the Cahill Expressway.

The Surgeon's Quarters did show some disturbance along the northern boundary wall but the remainder of the footings for the structure were largely intact at shallow depth. This suggests that there is a high potential for survival of occupation deposits within the building footprint. These deposits are likely to be able to provide information about the pre-European environment (sealed soil profiles), the construction, occupation and demolition of the building between 1815 and 1948.

One feature noted in the test excavations was a small brick extension to the southern footing of the building. This indicates the potential for other structures and outbuildings associated with the Surgeon's Quarters compound that may otherwise be unrecorded. Figure 4 1 and Figure 4 2 show later nineteenth and early twentieth century structures attached and surrounding the Surgeon's Quarters. Early plans are unlikely to have recorded all structures present, i.e. drains, cisterns, fences, wall lines, wells cesspits etc.

During the test excavations a small brick footing was present to the west of the Met Building below the concrete road surface. The presence of this feature and the survival of intact soil profiles adjacent to the Messenger's Cottage suggests the potential survival of similar subsurface features along this strip of the site between the Met Building and the Messenger's Cottage. Features such as those noted above and otherwise unrecorded (, i.e. drains, cisterns, fences, wall lines, wells cesspits etc) may be present in this area.

Areas on the northern section of the study area showed evidence of substantial cutting and disturbance of the site down to bedrock. It is not anticipated that there is substantial archaeological potential in this area except for the survival of deeper subsurface features such as wells, cess pits and cisterns cut into the rock.

The amended archaeological potential is illustrated in Figure 3-1, which divides the site into areas of High, Moderate and Low historical archaeological potential.

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Curio Projects Pty Ltd

3.2. Aboriginal Archaeology

The FSPS Site ACHAR (Curio 2020) undertook an Aboriginal cultural heritage values assessment, the Statement of Significance of which has been extracted as follows:

Social, cultural and spiritual values of a site can only be identified through consultation with Aboriginal people. However, it is likely that should an Aboriginal archaeological deposit be present within the study area, it would be viewed to be of high social and cultural significance by the Aboriginal community, providing a direct and tangible link to past Aboriginal life and activity in Sydney's centre.

While little historical evidence is available regarding Aboriginal historical use of the study area and surrounds, as the highest point in Sydney Cove, Observatory Hill would likely have been a popular and/or important lookout for the local Aboriginal population. Therefore, Aboriginal archaeological deposits, if found to be located within the study area, may be of historical value.

Should an Aboriginal archaeological deposit be found to be present within the FSPS study area, this may have moderate scientific significance for its ability to provide evidence for and insight into Aboriginal occupation and use of the Millers Point/Observatory Hill locality prior to 1788, representative of the FSPS study area as part of the wider Aboriginal cultural landscape of the Sydney Harbour Foreshore.

The FSPS study area may have aesthetic value to the local Aboriginal community in the context of the wider Sydney Aboriginal landscape it exists in. Should Aboriginal archaeological deposits be found to be present within the FSPS study area, they may potentially have aesthetic significance for technological form of the artefacts, or as potentially considered useful for education and interpretative purposes.

The ACHAR also undertook an assessment of Aboriginal archaeological potential across the FSPS site, finding that:

In order for Aboriginal archaeological deposits to be present in situ within the study area, they would require the retention of natural soil profiles in the area that would be extant from 1788- and require these natural soils to be intact- subject to limited amounts of natural erosion.

Artefact and midden sites are the most common site type in the region, and are the most likely site types to be present within the study area, should the site conditions allow the preservation of such a site (i.e. where historical land disturbance activities have not already removed all natural soil profiles)

There may also be potential for isolated Aboriginal artefacts (stone artefacts and shells) to be present in a disturbed context.

The study area has no potential for site types such as scarred trees, rock shelters and grinding grooves, as the natural features required for these types of sites are not present.

It is highly likely that the study area landscape was occupied and used in some way by Aboriginal people prior to 1788- especially in consideration of the commanding presence and advantageous views from (what is now referred to as) Observatory Hill.

The GyMEA soil landscape has a high propensity for sheet erosion following vegetation clearance, and this would have impacted the ability for the soils within the study area to retain an Aboriginal archaeological deposit.

The study area has been subject to very high levels of historical ground disturbance and use since 1788 relating to the use of the site as a Military Hospital, Sydney Observatory activities/Bureau of Meteorology, and Fort Street Public School, that would likely have impacted and/or removed the majority of natural soil profiles.

Overall, the FSPS study area is considered to have low potential for intact Aboriginal archaeological deposits to be present.

While the ACHAR found there to be low potential for intact Aboriginal archaeological deposits to be present within the FSPS site, should such deposits be present, they have potential to be of social, historical and scientific significance, and therefore mitigation strategies were developed (ACHAR Section 6.0) to manage this potential through the course of development works.

Mitigation strategies proposed by the ACHAR included targeted archaeological monitoring of excavation works in areas with potential to encounter natural soil profiles, and targeted test excavation (if monitoring encounters natural soils requiring impact appropriate for testing).

These management strategies remain applicable to the s60 Application works, as summarised in Section **Error! Reference source not found..**

3.3. Statement of Heritage Significance

The following Statement of Significance for the FSPS Site has been extracted from the CMP:⁹

The Fort Street Public School site comprises several institutional, governmental and residential buildings in a setting that has developed from the early nineteenth century, and is a site of historical, aesthetic, and social significance.

The Aboriginal archaeological resources within the Fort Street Public School area, if present, have the potential to contribute knowledge regarding resource gathering and subsistence strategies of Aboriginal people in the area prior to European contact. While midden sites are the most common Aboriginal archaeological sites recorded in the local area, a limited number have been archaeologically investigated.

The Aboriginal archaeological resources within the footprint of Fort Street Public School would have moderate significance. Although an assessment of cultural value has not been undertaken it is likely that, if present, the local Aboriginal

⁹ Curio Projects and TKD Architects 2020, *Fort Street Public School—Conservation Management Plan*. Report to Schools Infrastructure NSW.

community would view any Aboriginal archaeological deposits as being of high cultural value to the community.

The historical archaeological resource associated with the early buildings within the footprint of Fort Street Public School, the Military Hospital's surgeon's residence (later associated with the National School), the Observatory's Messenger's Cottage and associated buildings and facilities, have the potential to provide information regarding the lives of the people living and working at these early colonial institutions. Particular aspects of colonial Sydney would be demonstrated in the physical evidence of buildings and in an artefact assemblage of the detritus of everyday life discarded by military and medical personnel, teachers and students, and staff of the Observatory. An extensive artefact assemblage that may be present in wells, rubbish and / or cess pits would have the potential to provide an insight into lifestyles associated with the Military Hospital or Observatory that would contribute to substantive questions regarding institutional life in the colony. The historical archaeological resources within the footprint of Fort Street Public School have state significance.

Fort Street Public School is associated with Fort Street School, a highly significant school that was established as a National School in 1850. Although not a part of the original school site, the building is the only section of the school at Observatory Hill that continues to serve its original function. It resulted from the construction of roadworks of the historically significant City Circle railway loop viaduct and the Cahill Expressway. Fort Street Public School reflects the influence of prominent architect Harry Rembert, amongst the most significant architects to have worked in the Department of Public Works Government Architects Branch during the middle third of the twentieth century. The building is a fine, representative and generally intact example of the Inter War Functionalist style and a rare example of this style applied to public school architecture by the Government Architect's Branch. Its planning is a concise example of public school design during the interwar period. The building is also significant for its visual contribution to the setting of Observatory Hill Park. Fort Street Public School has social significance, particularly for former pupils and is likely to have significance for parents of pupils and former staff.

The Messenger's Cottage is historically significant because of its associations with the Sydney Observatory. And because of its strong associations with the Bureau of Meteorology, which occupied it for several years between 1916 and 1922, and continued to use it after that period. The Cottage is also historically significant because it housed what has been claimed to be the first corporate childcare centre in Australia, opened in 1987. The two main nineteenth century phases of construction are associated with the office of the Colonial Architect headed by Alexander Dawson and James Barnet. The Messenger's Cottage is a representative and relatively intact example of a modestly scaled Victorian era cottage that was

built to house a government employee of the Sydney Observatory and may have some rarity value because of that. It has aesthetic significance because of its scale and picturesque massing. It is one of three comparable cottages on Observatory Hill.

Messenger's Cottage provides a tangible historical connection between the FSPS Site and the Observatory to the north, its very presence being representative of the wider connectivity and historical use of the whole of Observatory Hill from the mid 1800s onwards- many years prior to the physical boundary created by the excavation for the Cahill Expressway.

The Bureau of Meteorology building is historically significant as the first purpose-designed building to house the Bureau's activities in Sydney and possibly NSW after the formation of the Commonwealth Meteorological Bureau in 1908. It has strong historical associations with weather observations on Observatory Hill and with the former Messenger's Cottage, which housed the bureau at the beginning of the twentieth century. It is a fine example of the work of the department of Works and Railways under the direction of John Smith Murdoch and is a restrained and relatively intact example of the Inter War Free Classical style that demonstrates subtle refinement in the detailing of its external fabric. The Bureau of Meteorology building was built as purpose designed headquarters for the main NSW branch of the organisation and is considered to be rare both at State and National level.

4. Description of Proposed s4.55 Modification 2 Scheme

Modifications to the approved SSD 10340 s4.55 Mod 1 designs as proposed under the s4.55 Mod 1 scheme are illustrated in Architectural Drawings prepared by FJMT¹⁰ (shown in Figure 4-1 - Figure 4-9) and presented in Table 4-1 below, along the justification and rationale for these amendments.

Table 4-1. Summary of Schedule of Modifications (After FJMT Studios, 2022 s4.55 Architectural Design Report, 17 October 2022)

#	PROPOSED MODIFICATION	DESCRIPTION	RATIONALE AND JUSTIFICATION	AMENDED PLAN(S)
1	General			
	Revision to Approved Drawing List	It is proposed to amend the approved Architectural Drawing List shown on DPE Modification of Development Consent, Schedule 2, to reflect the correct drawings, revisions and dates per previous correspondence issued by Lend Lease.	Currently the approved drawing list issued to FJMT and Lend Lease contains references to redundant drawings.	DA-1001 Cover Page
2	Building A/D (Main School Building)			
	No modifications to Building A/D (Main School Building) proposed	N/A	N/A	N/A
3	Building M (MET)			
	No direct modifications to Building M proposed	See Building J works description for indirect impacts to MET Building	See Building J for rationale and justification for indirect impact to MET Building	N/A

¹⁰ Where relevant to illustrate text of this HIS, extracts from FJMT plans and design report have been included in this report. For the complete architectural plans set, see FJMT Design package submitted with s4.55 Mod 2 Application.

#	PROPOSED MODIFICATION	DETAILED DESCRIPTION	RATIONALE AND JUSTIFICATION	AMENDED PLAN(S)
4	Building G/H/J			
	<p>Floor Level Amendments</p> <p>Portions of two new proposed campus buildings are proposed to have their floor levels adjusted by minor dimensions:</p> <p>Building G - Hall and Canteen Building, eastern portion of campus</p> <p>Building H+J - Administration and Teaching Building, southern portion of campus</p>	<p>The finished floor levels (FFL) of portions of the new proposed buildings are proposed to be lowered, each by a small dimension (Figure 4-1):</p> <p>Building G – Lowered from FFL 39.754 to FFL 39.582 , 172mm decrease (lowered)</p> <p>Building H+J – Level 1 amended from FFL 45.172 to FFL 45.086, 86mm decrease (lowered)</p>	<p>The presence of contaminated soil within the building footprints necessitated the removal of topsoils across the site to eliminate health risks to children and employees. This has significantly reduced the original ground level and consequently required the importation of exotic soil onto site to restore ground levels approved in s4.55 Mod 1 designs. However, the ongoing importation of soils requires heavy vehicles to enter and exit the site each day, increasing the project's overall carbon footprint.</p> <p>By lowering the approved s4.55 Mod 1 ground levels for Buildings G, H and J, their relationship to the MET Building, FSPS site and surrounding finished ground levels, will be improved, and the requirement for the ongoing importation of soils no longer required.</p> <p>Modifications to internal fabric will be limited to the articulation of glass façade sill and headers, which will follow the proposed floor drop. From a visual impact perspective, these slight changes to internal features will not be discernible when viewing the buildings from the outside (Figure 4-1).</p>	<p>General Arrangement Plans</p> <p>DA-2002</p> <p>DA-2003</p>

#	PROPOSED MODIFICATION	DETAILED DESCRIPTION	RATIONALE AND JUSTIFICATION	AMENDED PLAN(S)
4	Building G/H/J			
	Lift overrun amendment The lift shaft overrun and Stair 4 Lobby within Building J are proposed to be raised slightly	Proposed amendments to Building J's RL and form are presented below and illustrated in Figure 4-4 - Figure 4-9: <ul style="list-style-type: none"> - Lift shaft roof to be increased by 610mm, from RL 55.690 to RL 56.300 - Stair lobby roof to be increased by 310mm, from RL 54.900 to RL 55.210 	The rationale and justification for the approved lift overrun height to be increased by 610mm and stair lobby roof by 310mm is as follows: <ul style="list-style-type: none"> - Improve structural roof steel detailing and tolerances, which require a more vertical dimension to the approved design. The proposed design avoids the addition of complex, bulky and visually cluttered elements of the lift shaft roof - Additional impacts to known State significant archaeological remains of a 19th century Military Hospital and Surgeon's Cottage which are required to be retained insitu would occur if the lift shaft were widened as opposed to raised - Addresses constraints with respect to the range of lift manufacturers and functional requirements to service the School. <p>As noted by FJMT, the lift's current and approved location cannot be relocated, as it sits in a critical and central location within the building and school campus. Additionally, its relocation is constrained by the location of the MET Building, archaeological remains of the Surgeon's Cottage, underlying bedrock in the southern wing of Building J and the composition of surrounding buildings.</p>	DA-4001 DA-4002 DA-4003 DA-4004

#	PROPOSED MODIFICATION	DETAILED DESCRIPTION	RATIONALE AND JUSTIFICATION	AMENDED PLAN(S)
5	Building F			
	Building Envelope amendment The whole of the proposed Building F - Staff Annex envelope is proposed to be lowered within the approved Mod 1 finished levels	The whole of Building F - Staff Annex is proposed to be lowered from: - FFL 41.155 to FFL 40.895 - Parapet RL 45.197 to RL 44.937 Total decrease = 260mm (see Figure 4-2).	Linked to the same factors informing the lowering of the floor level at Building G, H and J, it is proposed to lower the whole of Building F's envelope at floor level, including the parapet and roof assembly to a corresponding dimension. The lowering of the Building F footprint is justified as it will improve relationships to existing heritage fabric, individually listed buildings such as the MET, and surrounding finished ground levels. Architectural details along the MET Building's ground floor will be made increasingly legible through this modification.	General Arrangement Plans: DA-2002 DA-2003 DA-3002 DA-4003 DA-4004
6	Bridge link between Building J+M			
	Three solid horizontal spandrels will be incorporated into the bridge between Buildings J + M to and stair lobby to address determinations from the fire engineer and BCA consultant	The approved s4.55 Mod 1 design for the bridge between Buildings J+M (MET Building) and stair lobby will be modified to allow for the inclusion of three solid horizontal spandrels as illustrated in Figure 4-5 to Figure 4-9.	The proposed modifications to the approved s.4.55 Mod 1 designs have been driven by determinations from the fire engineer and BCA consultant which require fire resistant materials be incorporated into the structure to ensure it meets fire resistance and BCA standards. While this will involve the inclusion of new solid elements to the bridge and stair lobby and reduce its transparency in comparison to approved s4.55 Mod 1 designs, the design merits of the approved scheme have been maintained and these new elements will	DA-4001 DA-4002 DA-4003 DA-4004

#	PROPOSED MODIFICATION	DETAILED DESCRIPTION	RATIONALE AND JUSTIFICATION	AMENDED PLAN(S)
			reduce the risk of adverse impact to the MET Building in the event of a fire in Building J.	
7	Building C (Messenger Cottage)			
	No modifications to Building C (Messenger Cottage) are proposed	N/A	N/A	N/A
8	Landscaping			
	No modifications to approved landscape designs are proposed	N/A	N/A	N/A

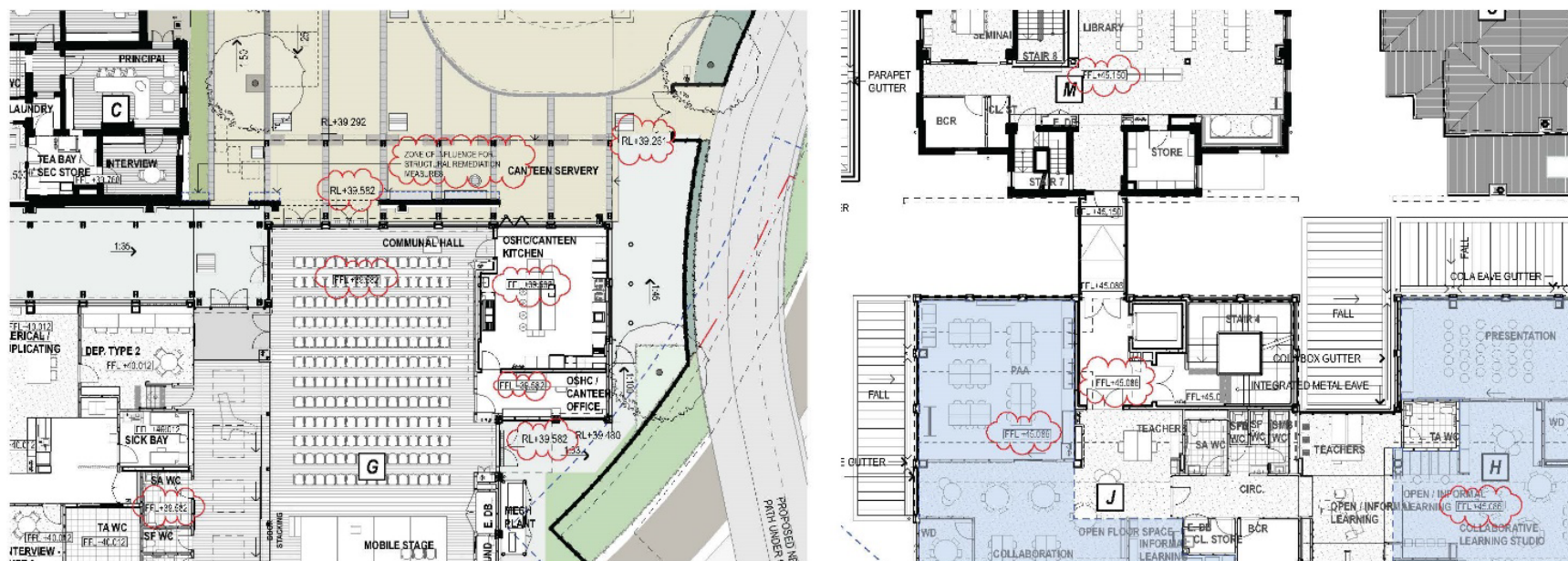


Figure 4-1. Proposed floor level amendments in Building G, H and J. Source. FJMT, 17 October 2022.



Figure 4-2. Proposed building envelope amendment for Building F. Source. FJMT, 17 October 2022.



Figure 4-3. Proposed building envelope amendment, Building F. Source. FJMT, 17 October 2022.

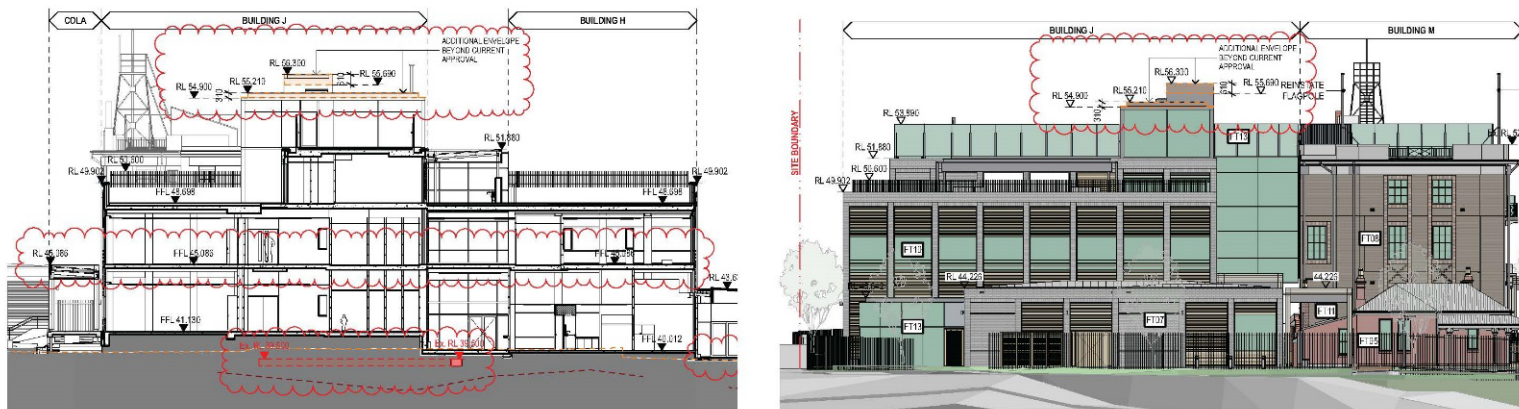


Figure 4-4. Proposed lift overrun amendment, Building J. Source. FJMT, 17 October 2022.

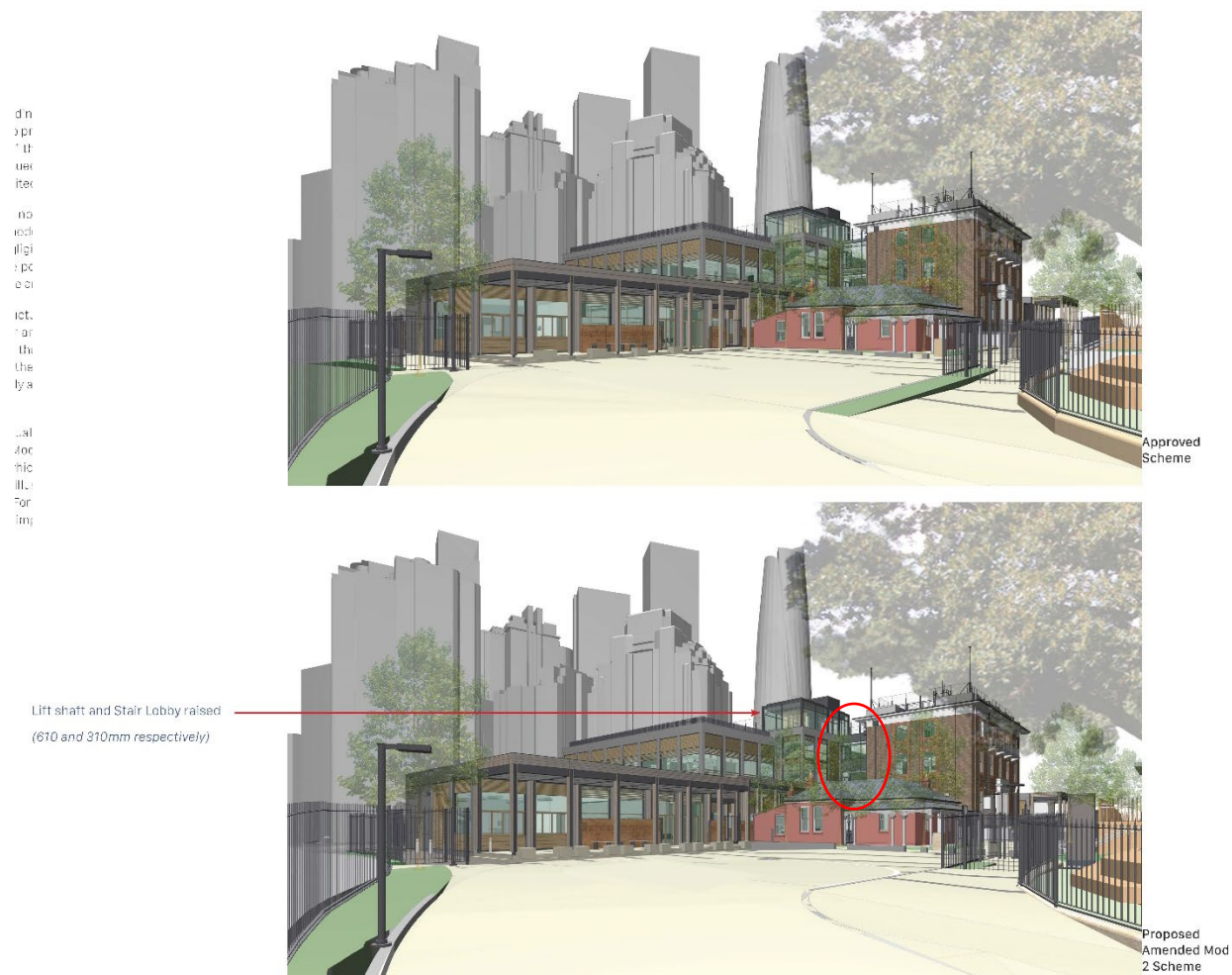


Figure 4-5. Comparison of views looking southwest towards the approved s4.55 Mod 1 designs (top) and proposed amended s4.55 Mod 2 scheme (bottom) showing raised lift shaft overrun and stair lobby. Proposed modifications to the footbridge bridge between Buildings J + M circled in red. Source. FJMT, 17 October 2022.

/ Comparison views
View from the east



Figure 4-6. Comparison of views looking west towards the approved s4.55 Mod 1 designs (top) and proposed amended s4.55 Mod 2 scheme (bottom) showing raised lift shaft overrun and stair lobby. Proposed modifications to the footbridge bridge between Buildings J + M circled in red. Source. FJMT, 17 October 2022.

/ Comparison views

View from the west

Approved Scheme



Lift shaft and Stair Lobby raised
(610 and 310mm respectively)

Building F lowered

Proposed Amended Mod 2 Scheme



Figure 4-7. Comparison of views looking east towards the approved s4.55 Mod 1 designs (top) and proposed amended s4.55 Mod 2 scheme (bottom) showing raised lift shaft overrun and stair lobby. Proposed modifications to the footbridge between Buildings J + M circled in red. Source. FJMT, 17 October 2022.

/ Comparison views

View from the south (National Trust)



Figure 4-8. Comparison of views looking north from the National Trust towards the approved s4.55 Mod 1 designs (top) and proposed amended s4.55 Mod 2 scheme (bottom) showing raised lift shaft overrun and stair lobby. Proposed modifications to the footbridge between Buildings J + M circled in red. Source. FJMT, 17 October 2022.

/ Comparison views

View from the south (National Trust)

View from the south east (National Trust)

Approved Scheme



Proposed Amended Mod 2 Scheme

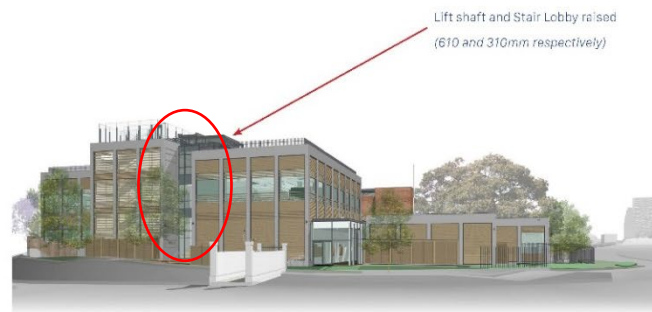


Figure 4-9. Comparison of views looking north from the National Trust towards the approved s4.55 Mod 1 designs (top) and proposed amended s4.55 Mod 2 scheme (bottom) showing raised lift shaft overrun and stair lobby. Proposed horizontal spandrels circled in red. Source. FJMT, 17 October 2022.

5. Assessment of Heritage Impact

The following section assesses heritage impacts that proposed modifications to the approved SSD s4.55 Mod 1 design may present to the overall heritage values and significance of the FSPS site.

Table 5-1 presents a detailed overview of the schedule of modifications proposed by the s4.55 Mod 2 Rev 4 works against the approved s4.55 Mod 1 designs.

Section 5.2.1, 5.2.2 and 5.2.3 assess the physical, visual and archaeological impacts that may result from the proposed changes to the Mod 1 designs. These are summarised in Table 5.2.

Section 5.3 and Table 5-3 assesses these identified impacts against the FSPS CMP 2020 policies.

5.1. Assessment of s4.55 Modification 2 Against s4.55 Modification 1

Table 5-1. Assessment of s4.55 Modification 2 Against s4.55 Modification 1

S4.55 MOD 1	S.44 MOD 2	ASSESSED S4.55 MOD 2 IMPACTS AGAINST S4.55 MOD 1 IMPACTS
Building G		
Removal of the Lower Ground Level (basement) below Building G. The rationale for this modification to the approved SSD design was influenced by design development, refinement and value management which identified alternative options for the location of fire and electrical systems	The FFL of Building G is proposed to be lowered by an additional 172mm, from an approved FFL 39.754 to FFL 39.582.	<p>The proposed s4.55 Mod 2 designs will continue to avoid the construction of a basement in Building G, with ground levels already lowered through remediation works associated with the removal of contaminated soils.</p> <p>While the overall finished levels of the building footprint will sit 172mm lower than approved Mod 1 designs, they are not considered to reflect a significant change to the approved designs and would retain designs and rationales approved in the scheme.</p>
Building H+J		
Relocation of the central stair between Building J and H to the south of Building J	The Mod 1 approved ground levels in Building H+J – Level 1 are proposed to be lowered by 86mm from FFL 45.172 to FFL 45.086.	<p>The proposed Mod 2 designs will not involve further relocation of central stairs or changes to Building H or J's internal configurations. Rather, the approved FFS will be slightly lowered, and some changes to internal window treatments required.</p> <p>No new visual or physical impacts to heritage fabric, buildings or view lines across the FSPS site are anticipated as a result of these amendments to the approved design.</p>

S4.55 MOD 1	S.44 MOD 2	ASSESSED S4.55 MOD 2 IMPACTS AGAINST S4.55 MOD 1 IMPACTS
Building J		
Relocation of the lift from the MET Building to Building J to minimise impacts on the heritage building	The approved Mod 1 lift shaft overrun roof height in Building J is proposed to be raised by 610mm, while the approved Stair lobby roof height will be raised by 310mm.	<p>The proposed s4.55 Mod 2 designs will slightly modify approved s4.55 Mod 1 designs by altering views towards the FSPS site and MET Building through the increase in lift shaft and stair lobby roof heights.</p> <p>While these represent a visual change to the approved designs, a comparative analysis of views towards Figure 4-5 - Figure 4-9 demonstrate that these modifications are discreet, and will continue to respect the MET Building's height, form and materials.</p> <p>No modifications to the bridge between Building J and the MET Building are required and the visual and physical relationship between the new and the old will be maintained.</p>
Modifications to the MET Building rooftop to make it trafficable, and the introduction of a rooftop link connection to Building J	The approved s4.55 Mod 1 design for the bridge link between Buildings J+M (MET Building) will be modified to allow for the inclusion of three solid horizontal spandrels as illustrated in Figure 4-5 to Figure 4-9.	<p>The proposed modifications to the approved s.4.55 Mod 1 designs will involve the inclusion of new solid elements to the bridge and reduce its transparency in comparison to approved s4.55 Mod designs.</p> <p>While the design merits of the approved scheme have been maintained and their addition will reduce the risk of adverse impact to the MET Building in the event of a fire in Building J, they will slightly modify views to the FSPS site from the south, east and west and reduce the discreet nature of the approved s4.55 Mod 1 designs for the bridge and its visual and physical relationship with the MET Building.</p>

S4.55 MOD 1	S.44 MOD 2	ASSESSED S4.55 MOD 2 IMPACTS AGAINST S4.55 MOD 1 IMPACTS
Extension of Building J by one storey (now three-storeys) to provide lift access and two (2) egress stairs from the Met Building rooftop	The s4.55 Mod 2 scheme proposes to lower the approved s4.55 Mod 1 ground levels in Building J, Level 1 by 86mm - from FFL 45.172 to FFL 45.086.	While the proposed s4.55 Mod 2 scheme will alter the approved s4.55 Mod 1 designs by lowering the approved FFL by 86mm in Building J, it will not visually alter the external design of the building or require changes to the number of building floors or egress stairs from the MET Building rooftop. No modifications to this particular component of the approved s4.55 Mod 1 design are required for the proposed Mod 2 scheme.
FSPS Site		
Simplification of roof forms across the site, with the pitch being revised from 3 degrees to 4 degrees	No modifications to approved s4.55 Mod 1 roof forms are proposed in the s4.55 Mod 3 scheme.	No additional impacts proposed to this component of the approved s4.55 Mod 1 design are required for the proposed Mod 2 scheme.
Various minor design changes including modifications to the façade, internal layouts, the size of the OSD tank and removal of the extension to the Messenger's Cottage	No modifications to approved s4.55 Mod 1 façade, internal layouts, the size of the OSD tank and removal of the extension to the Messenger's Cottage are proposed in the s4.55 Mod 3 scheme.	No additional impacts proposed to this component of the approved s4.55 Mod 1 design are required for the proposed Mod 2 scheme.
Various modifications to the landscape design, including reduction in the extent of COLAs and simplification of rooftop play areas to enhance functionality	No modifications to approved s4.55 Mod 1 landscape design are proposed in the s4.55 Mod 3 scheme.	No additional impacts proposed to this component of the approved s4.55 Mod 1 design are required for the proposed Mod 2 scheme.
Minor changes to the loop road pick-up and drop-off arrangement to improve safety and operation	No modifications to approved s4.55 Mod 1 loop road pick-up and drop-off arrangement are proposed in the s4.55 Mod 3 scheme.	No additional impacts proposed to this component of the approved s4.55 Mod 1 design are required for the proposed Mod 2 scheme.

5.2. Assessment of s4.55 Modification 2 Heritage Impacts

5.2.1. Physical Heritage Impacts

The key design revisions proposed by the s4.55 Mod 2 designs that will affect and/or revise the assessment of physical heritage impact for the FSPS site in comparison with that assessed under and approved by the SSD Mod 1 scheme are presented below:

Floor Level amendments in Buildings G, H and J

The s4.55 Mod 2 designs propose to lower floor levels in Building G by 172mm and Building H+J by 86mm. No direct physical impacts to significant heritage fabric are anticipated as a result of floor level amendments in Buildings G, H and J as all works will be limited to internal building footprints only.

When compared to the approved s4.55 Mod 1 designs (see Figure 4-1 and Table 5-1), these amendments will not involve new or cumulative physical impacts to nearby heritage fabric or the MET Building, which will remain physically unaffected by the designs or construction activities associated with them.

These proposed s4.55 Mod 2 amendments to approved s4.55 Mod 1 designs would have a **negligible** physical impact on heritage fabric associated with the FSPS site.

Building Envelope amendment in Building F

No direct physical impacts to significant heritage fabric associated with the FSPS site, including the MET Building or Messenger's Cottage, are anticipated as a result of floor level amendments in Building F as all works will be limited to the building's internal footprint.

The proposed s4.55 Mod 2 amendments to approved s4.55 Mod 1 designs would have a **negligible** physical impact on heritage fabric associated with the FSPS site.

Lift Overrun and Stair Lobby roof amendment in Building J

No direct physical impacts to significant heritage fabric in the FSPS site, including the MET Building or Messenger's Cottage, are anticipated as a result of lift overrun amendments in Building J as all works will be limited to the building's internal footprint. Known archaeological remains of the Surgeon's Cottage footings will be retained.

The proposed s4.55 Mod 2 amendments to approved s4.55 Mod 1 designs would have a **no additional** physical impact on heritage fabric associated with the FSPS site and MET Building.

Modifications to bridge between Building J and M (MET Building)

The proposed s4.55 Mod 1 designs include the addition of three solid horizontal spandrels in the approved bridge link between Buildings J+M (MET Building). The proposed s4.55 Mod 2 amendments to approved s4.55 Mod 1 designs will not have a physical impact on heritage fabric associated with the MET Building as they relate to design changes within the new built fabric only.

5.2.2. Visual Heritage Impacts

The key design revisions proposed by the s4.55 Mod 2 that will affect and/or revise the assessment of visual heritage impact for the FSPS site in comparison with the approved s4.55 Mod 1 scheme are presented below:

Floor Level amendments to Building G

These proposed works would involve minor changes to external finished levels, internal glass and internal floor to ceiling ratios. While they will slightly alter designs approved in s4.55 Mod 1 designs, they are considered a positive visual impact as they will improve connections between buildings and require no internal reconfigurations. Therefore, visual impacts are considered **neutral to positive**.

Where floor levels are proposed to be lowered in Buildings G by 172mm, some external finished levels will change, however these are considered a positive impact as they will improve connections between buildings and no internal reconfigurations are required. In addition, the approved s4.55 Mod 1 building height will be retained.

Visual impacts associated with these proposed s4.55 Mod 1 designs are considered **neutral to positive**.

Floor Level amendments to Buildings H and J

These proposed works would involve minor changes to the finished floor level of Buildings H and J only, as approved in the s4.55 Mod 1 designs. Where floor levels are proposed to be reduced in Building H and J by 86mm, changes will only modify the internal floor level, and no external change to the volume, height or scale of the approved form is required. The only visible change associated with these works will be minor amendments to glass facades and sills, however these will not be visible externally. Therefore, visual impacts are considered **neutral**, as changes will not be visible externally and will only impact modern fabric.

Building Envelope amendment to Building F

These proposed works would involve lowering the Building F footprint and external finished levels by a maximum of 260mm. The building height proposed and approved in the s4.55 Mod 1 designs will also be reduced. While this will slightly alter the approved height and finished level of the building, it is considered a positive change as it will enhance visibility to existing heritage buildings and improve the legibility of the MET Building within the FSPS site. Therefore, visual impacts are considered **neutral to positive** from a heritage perspective.

Lift Overrun amendment in Building J

These proposed s4.55 Mod 2 works would involve raising the lift shaft roof and stair lobby roof by 610mm and 310mm, respectively. While this does represent a minor visual impact in comparison to the approved s4.55 Mod 1 design, on balance it is considered to be sufficiently offset by the reduction in Buildings F, G, H and J floor levels.

Additionally, the proposed height increase is minimal and influenced by efforts to avoid impacts to known archaeological resources and ensuring the lift shaft footprint is retained to prevent direct impacts to built heritage fabric.

Therefore, visual impacts are considered **minor** from a heritage perspective.

Modifications to bridge between Building J and M (MET Building) and Stair Lobby

The proposed s4.55 Mod 1 designs include the addition of three solid horizontal spandrels in the approved bridge link between Buildings J+M (MET Building) and stair lobby. These proposed changes will involve the inclusion of new solid elements to the bridge and reduce its transparency in comparison to approved s4.55 Mod 1 designs.

While the design merits of the approved scheme have been maintained, the addition of the horizontal spandrels will reduce the risk of adverse impact to the MET Building in the event of a fire in Building J, they will have an additional visual impact on views to the FSPS site from the south, east and west. The requirement for horizontal spandrels will reduce the discreet nature of the approved s4.55 Mod 1 designs for the bridge. FJMT in response to the design change noted that:

An addition of solid/opaque fire-rated spandrels and reduced glazing to the MET to Building J/H Bridge and Building J/H/G Glazed facade were required to address fire engineering resolutions to benefit the preservation of the MET fabric. Although this was not shown in the previous SSDA it is required under fire life safety measures.¹¹

Whilst the change in materiality, including the introduction of the spandrels will have an additional minor impact on views to the FSPS site from the south, east and west, the fire safety requirement for the design change is of paramount importance, particularly within a primary school setting.. In addition, the new BCA and fire compliant spandrels will reduce the risk of adverse impact to the MET Building in the event of a fire in Building J.

Whilst the introduction of spandrels will slightly modify views to the FSPS site from the south, east and west when considered against the overall project as a whole, the addition of this fabric and the visual impacts associated with it are minor, and will not significantly affect the heritage significance of the site or surrounding heritage items.

The proposed s4.55 Mod 2 amendments to approved s4.55 Mod 1 designs would have a **minor** visual impact on the MET Building, FSPS site, and surrounding heritage items. However, given that the design changes are deemed essential in terms of reducing the level of glazing in this location, for fire life safety purposes, the changes in materiality are supported from a heritage perspective

¹¹ Email Correspondence from FJMT and Lend Lease, dated 1.11.22

5.2.3. Archaeological Impacts

Changes to the approved SSD, s4.55 Mod 1 designs proposed by s4.55 Mod 2 that may result in archaeological impacts are presented below:

Floor Level amendments in Buildings G and H

The lowering of floor levels in Buildings G and H will require excavations to 86mm and 172mm deeper than approved in s4.55 modification 1 designs. An assessment of archaeological potential within these building footprints in the 2021a ARD indicated that there is low potential for archaeological resources to be present in these areas due to previous disturbance associated with the gradual development of the Cahill Expressway, FSPS and its ancillary buildings. Therefore, no impacts to significant archaeological resources are anticipated as a result of these proposed changes to approved s4.55 Mod 1 designs.

Impacts to potential archaeological resources in Buildings G and H are considered **to be nil to low**.

Floor Level amendments in Building J

Known archaeological remains of the Surgeon's Cottage footings will be retained as part of the proposed s4.55 Mod 2 design, as per previous SSD Mod 1 approvals.

Impacts to potential archaeological resources assessed in this document in Building J are considered **low to nil** and have been designed to retain the State Significant Surgeon's Cottage footages, which is a **positive impact**.

Building Envelope amendment in Building F

The Building F footprint is proposed to be lowered by 220mm. An assessment of archaeological potential presented in the 2021a ARD concluded that this area had moderate potential to contain locally and State significant archaeological resources and would require archaeological monitoring where ground disturbance is proposed.

It is understood that since the 2021a assessment was prepared, ground levels have been significantly raised for remediation works, and required excavations for this component of the s4.55 Mod 2 designs are unlikely to involve excavations in undisturbed ground surfaces.

Therefore, while they pose a potential new impact to archaeological resources in the FSPS site not previously assessed in the approved s4.55 Mod 1 design, the likelihood of intact archaeological resources being encountered at the proposed depth of impact by the works is low.

However, because the nature and survival of archaeological resources in the Building F footprint are not known, the proposed works may have a **moderate** impact on their integrity and significance unless archaeological monitoring by an appropriately qualified archaeologist is carried out to ensure no intact, significant archaeological resources are removed or inappropriately managed during the construction program. Provided this is carried out, impacts

to potential archaeological resources would require archaeological monitoring and investigation where required, in order to offset the impacts of excavation, which by its very nature removes and/or destroys archaeological evidence. The archaeological program and proposed heritage interpretation initiatives will have a **positive Impact** in terms of ensuring the archaeological research potential of the site is appropriately managed and then, interpreted, where required.

5.2.4. Summary of s4.55 Modification 2 Heritage Impacts

Table 5-2. Summary of assessed heritage impacts for the s4.55 Mod 2 scheme

#	ITEM AND PROPOSED MODIFICATION	DESCRIPTION	ASSESSED HERITAGE IMPACT
1	General		
	Revision to Approved Drawing List	It is proposed to amend the approved Architectural Drawing List shown on DPE Modification of Development Consent, Schedule 2, to reflect the correct drawings, revisions and dates per previous correspondence issued by Lendlease.	None
2	Building A/D		
	No modifications to Building A/D (Main School Building) proposed in this s4.55 Mod 2 application	N.A	None
3	Building D (MET)		
	No direct modifications to Building M (MET) proposed	See Building J for indirect impacts	See Building J for indirect impacts
4	Building G/H/J		
	The lift shaft overrun and Stair 4 Lobby within Building J are proposed to be raised slightly	Proposed amendments to Building J's RL and form are presented below and illustrated in Figure 4-4 - Figure 4-9: - Lift shaft roof - To be increased by 610mm, from RL 55.690 to RL 56.300 - Stair lobby roof - To be increased by 310mm, from RL 54.900 to RL 55.210	Nil-minor physical impacts Minor visual impacts Positive archaeological impacts
	Three solid horizontal spandrels will be incorporated into the lift stair lobby to address determinations from the fire engineer and BCA consultant	The approved s4.55 Mod 1 design for the stair lobby will be modified to allow for the inclusion of three solid horizontal spandrels as illustrated in Figure 4-5 to Figure 4-9.	No physical impacts Minor visual impacts Nil- minor archaeological impacts

#	ITEM AND PROPOSED MODIFICATION	DESCRIPTION	ASSESSED HERITAGE IMPACT
	Floor Level Amendments - Building G, H+J	The finished floor levels (FFL) of portions of the new proposed buildings are proposed to be lowered, each by a small dimension (Figure 4-1): <ul style="list-style-type: none"> - Building G – Lowered from FFL 39.754 to FFL 39.582 , 172mm decrease (lowered) - Building H+J – Level 1 amended from FFL 45.172 to FFL 45.086, 86mm decrease (lowered) 	Positive physical impacts Positive visual impacts Nil to Low archaeological impacts
5	Building F		
	Building Envelope amendment	The whole of Building F - Staff Annex is proposed to be lowered from: <ul style="list-style-type: none"> - FFL 41.155 to FFL 40.895 - Parapet RL 45.197 to RL 44.937 Total decrease = 260mm (see Figure 4-2).	No physical impacts Positive visual impacts Low to moderate archaeological impacts
6	Bridge link between Building J+M (MET Building)		
	Three solid horizontal spandrels will be incorporated into the bridge between Buildings J+M to address determinations from the fire engineer and BCA consultant	The approved s4.55 Mod 1 design for the bridge between Buildings J+M (MET Building) will be modified to allow for the inclusion of three solid horizontal spandrels as illustrated in Figure 4-5 to Figure 4-9.	No physical impacts Minor visual impacts Nil to low archaeological impacts
7	Building C (Messenger Cottage)		
	No modifications to Building C (Messenger Cottage) are proposed	N/A	N/A
8	Landscaping		

#	ITEM AND PROPOSED MODIFICATION	DESCRIPTION	ASSESSED HERITAGE IMPACT
	No modifications to approved landscape designs are proposed	N/A)	N/A

5.3. Assessment Against CMP Policies

The s4.55 Mod 2 works have been assessed for heritage impact in the relevant sections above, as well as in consideration of the policies for the FSPS site outlined in the Conservation Management Plan (CMP) (Curio and TKD Architects 2020), in Table 5-3 below. No revision is proposed to the CMP for this Mod 2 Application.

Table 5-3. Assessment of Mod 2, designs against CMP Policies

POLICY 1—PLAN IMPLEMENTATION AND REVIEW		COMPLIANCE WITH THE CMP
This Conservation Management Plan should provide the basis for the future conservation and adaptive reuse of the Fort Street Public School Messenger’s Cottage and Bureau of Meteorology Building.		The CMP has been used as the basis for the proposed works.
POLICY 2—ACHIEVING BEST-PRACTICE CONSERVATION OUTCOMES		
Management of the heritage values of the Fort Street Public School site including key structural elements of Fort Street Public School, the Messenger’s Cottage and the Bureau of Meteorology Building should be in accordance with the principles, policies and guidelines in this Conservation Management Plan and in other best-practice heritage principles and guidelines.		Compliant.
<i>Guidelines</i>		
2.1	<i>Future conservation and development of Fort Street Public School site should be undertaken in accordance with the principles of The Australia ICOMOS Charter for Places of Cultural Significance 2013 (the Burra Charter); as well as guidelines produced by the Heritage Council of NSW.</i>	Compliant.

2.2	<i>Any works required to be undertaken that have potential to impact the cultural significance of the Fort Street Public School site, either tangible or intangible, should adhere to the Burra Charter principle of 'as much as necessary, as little as possible'.</i>	Compliant.
2.3	<i>This CMP, most notably the Statement of Significance, Grading of Significant Fabric, and Policies presented within, should be endorsed and adopted by all relevant parties as a basis for future planning and conservation works for the Fort Street Public School site.</i>	Not applicable.
POLICY 3—RECOGNISING PRECINCT-WIDE HERITAGE SIGNIFICANCE		
The Fort Street Public School site has historical and cultural significance as part of a wider significant heritage precinct in Sydney's centre and should be recognised and managed within its wider context, not just as a site in isolation.		Noted and not impacted by this proposed application.
POLICY 4—CONSERVATION EXPERIENCE AND SKILLS		COMPLIANCE WITH THE CMP
Appropriate conservation skills and experience should be employed to undertake any conservation or new works at the site.		Compliant.
<u>Guidelines</u>		
4.1	<i>Ensure that all conservation works undertaken at Fort Street Public School, the Messenger's Cottage, Bureau of Meteorology and adjacent parts of the site are overseen or undertaken in consultation with qualified and experienced conservation professionals acting within the principles, policies and guidelines established in the CMP.</i>	This project has been undertaken by a team of experts, including structural engineers, construction experts, architectural input, archaeological input and built heritage specialist input to ensure the most appropriate outcomes.
4.2	<i>A clear process should be established for engaging suitably qualified consultants, building contractors, project managers and tradespeople that have experience with working on significant historic sites, buildings and structures.</i>	This is already established for the current SSD works program, including the use of Curio and Purcell for ongoing heritage advice, as required.
4.3	<i>Proposed conservation works should make use of all available expertise and knowledge and adopt an evidence-based approach to materials conservation.</i>	As above.

4.4	<i>All historical archaeological excavations undertaken within the site should be carried out under the supervision of an Excavation Director who meets the NSW Heritage Division criteria for directing archaeological excavations of State significance.</i>	<p>Not applicable.</p> <p>The proposed works will take place in an area assessed as having no archaeological potential by Dr Matthew Kelly, State Significant Excavation Director. In the unlikely event that unexpected archaeological resources are encountered, an Unexpected Finds Protocol is in place and would be actioned.</p>
POLICY 5—ADDITIONAL RESEARCH AND ASSESSMENT		COMPLIANCE WITH THE CMP
Additional research and assessment of the component spaces and fabric of the Bureau of Meteorology Building should be undertaken to inform decision-making in relation to the detailed design of conservation works and alterations and additions to the site and its significant components.		Not applicable as no direct physical impacts to the MET are proposed.
<u>Guidelines</u>		
5.1	<i>The MET building requires emergency repairs (see Policy 9) (i.e., works to make safe access). Once these works have been completed, a more comprehensive assessment of building should be undertaken.</i>	Not applicable as no direct physical impacts to the MET are proposed.
5.2	<i>Any proposals for conservation or new works within the FSPS site should be evidence based, with sufficient research and support from documented historical evidence and knowledge of the site buildings and history</i>	Not applicable as no direct physical impacts to the MET are proposed.
POLICY 6—ASSESSING HERITAGE IMPACTS		COMPLIANCE WITH THE CMP
Building and site works proposed within the Fort Street Public School site should be assessed for their potential to impact (both positively and adversely) on the heritage significance of the site and the heritage significance of other heritage items and /or heritage conservation areas in the vicinity.		Compliant.
<u>Guidelines</u>		

6.1	<i>Any significant works proposed for within the site curtilage should be accompanied by a Heritage Impact Statement, specific to the proposed activities, to be assessed in accordance with the policies presented within this CMP and all relevant NSW Heritage Council guidelines.</i>	Compliant (this report)
6.2	<i>Heritage Impact Assessments should include an evaluation of the potential impacts of the proposed change on the heritage significance of the place and on any other heritage items or heritage conservation areas in the vicinity.</i>	Compliant (this report)
POLICY 7—RECORDS OF MAINTENANCE AND CHANGE		COMPLIANCE WITH THE CMP
A recording of the condition of significant fabric and key features of Fort Street Public School, the Messenger's Cottage and the Bureau of Meteorology Building should be undertaken before, during and after repair works or as part of any new works.		Compliant.
<u>Guidelines</u>		
7.1	<i>Archival recording of all future works including demolition and changes, particularly works that will present unavoidable changes to significant elements, spaces or fabric, should be undertaken in accordance with following NSW Heritage Division guidelines:</i> <ul style="list-style-type: none"> • <i>Photographic Recording of Heritage Items Using Digital Film Capture (revised 2006).</i> • <i>How to Prepare Archival Recordings of Heritage Items (revised 1998); and</i> • <i>Maintenance series 1.2: Documenting Maintenance and Repair.</i> 	Archival recording is being undertaken incrementally throughout the entire project process and will include any works undertaken as part of the S60.
7.2	<i>A hardcopy and digital copy of archival recordings should be lodged with the Department of Education & Communities archive.</i>	Will comply.
POLICY 8—COMPLIANCE WITH STATUTORY REQUIREMENTS		COMPLIANCE WITH THE CMP

Fort Street Public School, the Messenger's Cottage, the Bureau of Meteorology and the overall Fort Street Public School site will be managed in ways that are consistent with applicable heritage legislative requirements. Works required to comply with building code and other legislative requirements should aim to avoid or minimise impacts on the site's heritage significance.		Compliant.
<i>Guidelines</i>		
8.1	<i>The Fort Street Public School site is included within the 'Millers and Walsh Point Village Precinct' NSW State Heritage Register listing, and must be managed in accordance with the statutory requirements of the NSW Heritage Act 1977.</i>	Compliant.
8.2	<i>It will be necessary to submit the appropriate Development Application (DA) for any proposal which alters a place- be that via an Integrated Development Application (IDA) to the City of Sydney, or a State Significant Development (SSDA) to the Department of Planning (future development approvals pathways will depend on nature and scope of development works proposed). The relevant DA approval body must include the Heritage Council of NSW in the approval process.</i>	Compliant.
8.3	<i>Future works within the site curtilage may require a Section 60 application under the NSW Heritage Act 1977, dependant on the nature of the works and statutory approval process.</i>	Compliant.
8.4	<i>Works required to achieve compliance with the National Construction Code (NCC) 2019 should be undertaken in a manner that does not damage the cultural significance of the site or its significant built and landscape components. Alternate solutions may be required.</i>	Compliant.
8.5	<i>Where works are required to significant heritage fabric to achieve WHS/NCC compliance, alternative solutions to minimise heritage impact are encouraged</i>	Compliant.
POLICY 9—HERITAGE CONSERVATION- GENERAL		COMPLIANCE WITH THE CMP
Heritage conservation should: <ul style="list-style-type: none"> • Adopt a holistic approach and extend to all significant aspects of the place • Retain significant components, spaces, elements and fabric of the place consistent with their assessed level of significance and in accordance with specific actions identified within this CMP • Make use of all expertise and knowledge, and adopt an evidence-based approach to materials conservation; and • Ensure that the authenticity of original elements and fabric is maintained. 		Compliant.

<u>Guidelines</u>		
9.1	<i>Components, elements, spaces and fabric of the place should be managed according to the contribution that they make to the heritage significance of the place.</i>	Compliant. The proposal improves relationships to, and preserves, existing heritage fabric associated with Buildings G, H and J and the heritage significant MET Building (Building M)
POLICY 10—BUILDINGS AND STRUCTURES		COMPLIANCE WITH THE CMP
The conservation of the significant buildings and fabric is to be undertaken in a manner that is consistent with their assessed levels of heritage significance and in accordance with the guidelines included in this CMP.		Compliant. The proposal improves relationships to, and preserves, existing heritage fabric associated with the MET Building
<u>Guidelines- General</u>		
10.1	<i>Retain and conserve all items of Exceptional and High heritage significance.</i>	Compliant. The proposal improves relationships between Buildings G, H, J, the MET Building (Building M) and Messenger's Cottage, and preserves, existing heritage fabric associated with the MET Building
10.2	<i>The significant internal spaces of High heritage significance should also be retained and conserved.</i>	Compliant. The proposal preserves existing heritage fabric associated with the MET Building
10.3	<i>Items of Moderate heritage significance should be retained where possible. Demolition or removal is acceptable, provided that it would not result in adverse impact to other items of higher heritage significance.</i>	Compliant.
10.4	<i>Items of Little heritage significance may be retained and adapted or removed. Removal is preferred where it would enhance the heritage significance of other items of higher heritage significance or the site as a whole.</i>	Compliant.

10.5	<i>Items that are intrusive should be removed when the opportunity arises. Removal should ensure that buildings and structures of higher heritage significance are not damaged.</i>	Not applicable.
10.6	<i>Sensitive adaptive re-use of significant items is encouraged provided that adaptation is consistent with the guidelines contained in this CMP and with other best-practice guidelines</i>	Compliant. The proposed s4.55 Mod 2 designs continue to adaptively re-use the MET Building as addressed in the approved s4.55 Mod 1 designs adopting guidelines contained in the CMP.
<u>Guidelines- Fort Street Public School Building</u>		
10.7	<i>Fort Street Public School is of Exceptional heritage significance and should therefore be retained, conserved and adapted appropriately in the future.</i>	Compliant.
10.8	<i>The lavatory block attached to the western end of Fort Street Public School has Moderate heritage significance. It may be retained, adapted or demolished.</i>	Not applicable.
<u>Guidelines- Messenger's Cottage</u>		
10.9	<p><i>The Messenger's Cottage is of High heritage significance and should be retained, conserved and adapted appropriately in the future. Of particular importance are:</i></p> <ul style="list-style-type: none"> <i>The overall external form of the building, including verandahs and rear additions, and extant early building fabric;</i> <i>The internal layout of the building and extant early fabric.</i> 	Not applicable as no impacts to the Messenger's Cottage are proposed.
<u>Guidelines- Bureau of Meteorology</u>		
10.10	<p><i>The Bureau of Meteorology is of Exceptional heritage significance and should therefore be retained, conserved and adapted appropriately in the future. Of particular importance are:</i></p> <ul style="list-style-type: none"> <i>The overall external form of the building and intact early building fabric, including the roof tower.</i> <i>Subject to confirmation, surviving original internal layouts and original building fabric that has retained its integrity.</i> 	Complies.

10.11	<p><i>The MET Building is currently in an extremely poor state of repair. Emergency repair works as recommended in the Draft Scope of Conservation Works by Purcell (2019), and as finalised as part of a final scope of works, should be undertaken as soon as possible to make the building safe to enter and to prevent further deterioration. These emergency report works include:</i></p> <ul style="list-style-type: none"> <i>• Install a temporary roof to the building that overhangs the parapet to weatherproof the roof as a major priority.</i> <i>• Undertake a general clean-up of the building using approved contractors, taking care to avoid areas of collapsed floor etc.</i> <i>• Remove existing timber doors, fireplaces etc from the building, record their condition in an inventory and store in a secure, weatherproof location on site to prevent further damage.</i> <i>• Install a temporary perimeter fence to the building to prevent access.</i> <i>• Install temporary floor joists/columns where necessary to ensure the stability of the existing structure. Where floors are missing or severely deteriorated, install a temporary plywood floor or similar to permit access.</i> 	Complies.
10.12	<p><i>Develop schedule of repairs for MET Building, following from that prepared by Purcell 2019 (See Policy 15- Maintenance and Repair Schedule) should be undertaken in a manner consistent with this draft advice, and for which a final formal scope of works should be prepared by a Heritage Architect.</i></p>	Complies.
10.13	<p><i>Any works undertaken to the MET Building should be as recommended, specified and supervised by an experienced heritage architect and/or qualified heritage specialist.</i></p>	Complies.
10.14	<p><i>Constructed in part at a later date than the Bureau Building, the Garages are of Moderate heritage significance for the evidence they provide of the workings of the place. The Garages may be retained, adapted or demolished.</i></p>	Not applicable as no impacts to the Garages are proposed.

<u>Guidelines- EEC (former Fanny Cohen Gymnasium)</u>		
10.15	<i>The EEC is of Moderate heritage significance because of its historical associations with Fort Street Girls' High School and because it is an uncommon example of a purpose designed post World War II gymnasium. However, its aesthetic value is at best representative and the building has been modified internally. The EEC may be retained, adapted or demolished.</i>	Not applicable.
10.16	<i>Any adaptation of the EEC building for new uses should enable some interpretation of its original uses and historical roles.</i>	Not applicable .
<u>Guidelines- Brick Boundary Wall</u>		
10.17	<i>The brick wall between the Messenger's Cottage and EEC is an item of Exceptional heritage significance. It is understood to include fabric associated with the Military Hospital and had achieved its present form by the 1860s, around the time the first section of the Messenger's Cottage was built.</i>	Complies – the wall is being stabilised and conserved as part of the Mod 2, Rev 4 works, see separate s60 application for these works (Curio, 2022)
10.18	<i>The orientation and alignment of the brick wall should be retained and conserved. Sensitive alterations and adaptations to the fabric of the wall may be appropriate depending on location and rationale.</i>	Complies – the wall is being stabilised and conserved as part of the Mod 2, Rev 4 works, see separate s60 application for these works (Curio, 2022)
POLICY 11—CULTURAL LANDSCAPE		COMPLIANCE WITH THE CMP
Management of the cultural landscape of the Fort Street Public School site should be consistent with the assessed levels of heritage significance of its key elements and in accordance with the principles, policies and guidelines in this CMP.		Compliant. The proposal improves relationships to, and preserves existing heritage fabric associated with, the MET Building and surrounding finished ground levels for Buildings G, H and J
<u>Guidelines</u>		
11.1	<i>Retain and conserve all landscape components of Exceptional heritage significance. Adaption of these areas may be acceptable provided that the overall significance of the component is not impacted or diminished.</i>	Compliant. The proposal improves relationships to, and preserves existing heritage fabric associated with, the MET Building and surrounding finished ground levels for Buildings G, H and J

11.2	<i>Manage the landscape character of the site as a balance of open space and areas of planting.</i>	Compliant. The proposal improves relationships to, and preserves existing heritage fabric associated with, the MET Building and surrounding finished ground levels for Buildings G, H and J
11.3	<i>A proactive maintenance program should be developed to manage the landscape of Fort Street Public School. This should be based on a comprehensive knowledge of the place and include provisions for regular inspections and prompt preventative maintenance and repair.</i>	Compliant. The proposal improves relationships to, and preserves existing heritage fabric associated with, the MET Building and surrounding finished ground levels for Buildings G, H and J
POLICY 12—MOVABLE HERITAGE		COMPLIANCE WITH THE CMP
Items of movable heritage should be managed in a manner that is consistent with the following documents and guidelines: <ul style="list-style-type: none"> <i>Movable Heritage Principles</i>, NSW Heritage Office (Now Heritage Division, Office of Environment and Heritage) and the Ministry for the Arts, 2000; and <i>Objects in Their Place: an Introduction to Movable Heritage</i>, NSW Heritage Office, 1999 		Not applicable
<u>Guidelines</u>		
12.1	<i>Identified movable heritage items should be retained and conserved.</i>	Not applicable
12.2	<i>Movable heritage items should be subject to a heritage significance and condition assessment and retained for potential incorporation into future site interpretation.</i>	Not applicable
12.3	<i>Relocation of movable heritage items should be adequately justified, and if elements are removed, they are to be photographed, tagged and recorded in situ prior to movement.</i>	Not applicable
POLICY 13—ABORIGINAL ARCHAEOLOGY		COMPLIANCE WITH THE CMP
Aboriginal archaeological potential had been assessed as low to moderate, with potential for Aboriginal archaeological deposits to be present within remnant natural soil profiles, where they remain within the site. Proposed future works that will disturb the ground surface will require further Aboriginal archaeological assessment.		Compliant.

<u>Guidelines</u>		
13.1	<i>If works are proposed that are likely to impact on areas with potential for natural soil profiles capable of retaining an Aboriginal archaeological signature, an Aboriginal Archaeological Assessment, specific to proposed works, should be prepared in accordance with the OEH Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW 2010).</i>	<p>The proposed s4.55 Mod 2 works in Building H and J are not likely to impact on areas containing Aboriginal archaeological potential as no new subsurface excavations in areas of undisturbed ground are anticipated.</p> <p>The Unexpected Aboriginal Finds Protocol will apply should natural soil profiles be unexpectedly discovered.</p> <p>Where works are proposed in Building F, all subsurface excavations will be monitored by appropriately qualified archaeologists to ensure that any potential impacts to natural soil profiles are appropriately managed and mitigated as per conditions set out in the SSD s4.55 Mod 1 approval.</p>
13.2	<i>Depending on the location within the site, Aboriginal archaeological test excavation under the OEH Code of Practice may not be possible, depending on the location of the proposed below-ground works in relation to known historical archaeology. In this case, an Aboriginal Heritage Impact Permit (AHIP) in accordance with Section 90 of the National Parks and Wildlife Act 1974 will be required to allow Aboriginal archaeological test excavation.</i>	Not applicable
13.3	<i>Future development applications should include a process of Aboriginal community consultation to be undertaken in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW 2010), to be supported by an Aboriginal Cultural Heritage Assessment Report.</i>	Not applicable
13.4	<i>Wherever possible, future ground disturbing work should avoid areas with the highest potential to retain Aboriginal archaeological deposits (i.e. areas to the north and east of Fort Street Public School.)</i>	Compliant. No subsurface excavations in areas of undisturbed or filled ground will occur in the north and east of the FSPS site.

13.5	<i>Should previously unidentified Aboriginal objects be discovered during future works, excavation or disturbance of the area should cease and the Biodiversity and Conservation Division (BCD) of NSW Department of Planning, Environment and Industry should be informed in accordance with Section 89A of the NPW Act. Works should not continue without the written consent of BCD.</i>	Will comply.
13.6	<i>Should disturbance be required where Aboriginal archaeological deposit/Aboriginal objects have been identified, an application under Section 90 of the NPW Act may be required.</i>	Noted.
13.7	<i>Interpretation of any Aboriginal associations with the land should be incorporated into any site-wide interpretation strategy.</i>	Noted.
POLICY 14—HISTORICAL ARCHAEOLOGY		COMPLIANCE WITH THE CMP
The Fort Street Public School site has both demonstrated presence of, as well as further potential to retain a historical archaeological resource of State significance, which require management in accordance with the provisions of the <i>NSW Heritage Act 1977</i>, and all relevant best practice guidelines for archaeology.		Compliant.
<i>Guidelines</i>		
14.1	<i>The archaeological remains of the former surgeon's cottage in the south of the site should be retained as much as possible within future development. Should avoid impact to this resource be required, this should be minimised as much as possible, and would require further archaeological investigation in accordance with a Section 60 Excavation Permit to allow impact.</i>	Complies. The overall development has been designed to protect the significant archaeological remains associated with the footings of the former Surgeon's Cottage and works being assessed for this application have avoided resources associated with the former building.
14.2	<i>Any future works requiring excavation and/or below ground impacts should be proceeded by a historical archaeological assessment, specific to the location and nature of the impact.</i>	Complies. The project was subject to an ARD prepared by Dr Matthew Kelly, State Significant Excavation Director in 2021a.
14.3	<i>Below ground works that have potential to encounter and/or impact a known and/or potential historical archaeological resource would require archaeological excavation in accordance with a Section 60 excavation permit from the NSW Heritage Division under the provisions of the <i>NSW Heritage Act 1977</i>, to be guided by a Historical Archaeological Research Design.</i>	Will comply provided all subsurface excavations in Building F are supervised by a qualified archaeologist where appropriate and management measures outlined in the 2021a ARD are followed.

14.4	<i>All historical archaeological excavations undertaken within the site should be carried out under the supervision of an Excavation Director who meets the NSW Heritage Division criteria for directing archaeological excavations of State significance.</i>	Will comply provided all subsurface excavations in Building F are supervised by a qualified Excavation Director who meets the NSW Heritage Division criteria for directing archaeological excavations of State significance where appropriate and management measures outlined in the 2021a ARD are followed.
14.5	<i>Any historical archaeological resource present within the FSPS site should be conserved and retained in situ as much as possible, and opportunities for incorporation into heritage interpretation strategies for the site considered.</i>	Will comply provided all subsurface excavations in Building F are supervised by a qualified archaeologist where appropriate and management measures outlined in the 2021a ARD are followed.
14.6	<i>An Unexpected Finds Procedure should be developed for the site in the case that historical archaeological relics are encountered within the Fort Street Public School site curtilage.</i>	Compliant. An Unexpected Finds Protocol is in place for the project
POLICY 15—INTERPRETATION		COMPLIANCE WITH THE CMP
A Heritage Interpretation Plan should be prepared for the Fort Street Public School site to assist with enhancing user and visitor appreciation and understanding of the history and heritage significance of the site.		Complies – an initial Heritage Interpretation Plan has been prepared and submitted as part of the concurrent SSD construction program in place. The final interpretation planning for the site will be completed once all archaeological investigative works are complete.
Guidelines		
15.1	<i>The Interpretation Plan should be prepared based on sound and up-to-date knowledge of the heritage significance of the place.</i>	Compliant
15.2	<i>Interpretation should address both tangible and intangible evidence and values of the site, including Aboriginal and historical archaeology, buildings and structures, natural and cultural landscape and the people associated with the site.</i>	Compliant
15.3	<i>Interpretation of Aboriginal associations with the land should be incorporated into the site-wide interpretation plan.</i>	Compliant

15.4	<i>Interpretative initiatives that allow the communication of the original use and function of the heritage buildings (such as the Messengers Cottage and the Bureau of Meteorology building) should be encouraged where possible and appropriate within the context of the ongoing use and function of the site as a public school.</i>	Compliant
15.5	<i>Implementation of preferred options arising from the Interpretation Plan should be undertaken when the opportunity arises.</i>	Will Comply.
15.6	<i>Interpretation should seek to communicate with a wide variety of people through a range of communication methods, responsive to the needs of potential audiences within the local and wider community.</i>	Will Comply.
POLICY 16—CLEANING, MAINTENANCE & REPAIR		COMPLIANCE WITH THE CMP
Ongoing maintenance and repair of site heritage items and elements is required to ensure functionality and safety of the site, including minor day-to-day activities as well as larger scale repairs, restoration or alteration works. Policies have been developed to guide all maintenance and repair activities, in order to avoid adverse impact to heritage values and significance through such activities.		Not applicable.
Guidelines		
16.1	<i>Significant buildings, including Fort Street Public School, the Bureau of Meteorology and the Messenger's Cottage are to be subject to regular physical inspection, assessment, cleaning, maintenance and repair to avoid deterioration of significant elements and building fabric</i>	Not applicable.
16.2	<i>Recommendations in the draft Schedule of Repairs (Purcell 2019) should be implemented for the Fort Street Public School building, Messenger's Cottage and Bureau of Meteorology building, as soon as practicable.</i>	Not applicable.
16.3	<i>A Maintenance and Repair Plan should be developed for the site to conserve heritage fabric (to be based on documented historical evidence and knowledge of the site buildings and history), in accordance with NSW Heritage Division guidelines such as The Maintenance Series 1.1: 'Preparing a maintenance plan', (NSW Heritage Office 2004), available from www.environment.nsw.gov.au/resources/heritagebranch/heritage/maintenance11preparingplan.pdf</i>	Not applicable.

16.4	<p><i>Cleaning, maintenance and repair should:</i></p> <ul style="list-style-type: none"> <i>aim to protect fabric from further deterioration and retain as much as possible the integrity of significant fabric and construction methods.</i> <i>be consistent with The Burra Charter principles and aim to do 'as much as necessary but as little as possible'—this would include retaining significant fabric where possible rather than replacing elements in full; and</i> <i>be undertaken by staff or contractors experienced in working with historic fabric and using appropriate techniques.</i> 	Not applicable.
16.5	<i>Regular inspections of building elements at particular risk of deterioration and decay should be undertaken, particularly timber, corrugated iron and similar materials at high risk of weathering.</i>	Not applicable.
16.6	<i>Appropriate traditional techniques and materials should be used for any repair works required to significant fabric, appropriate to the nature, historical period and form of the fabric requiring repair.</i>	Not applicable.
16.7	<i>Adequate funding and other necessary resources should be incorporated into annual budgets for the site for ongoing cleaning, maintenance and repair.</i>	Not applicable.
16.8	<i>All interior and exterior surfaces and brickwork of heritage elements originally intended to be unpainted must remain unpainted, while originally painted elements should remain painted.</i>	Not applicable.
POLICY 17—REMOVAL OF HAZARDOUS BUILDING MATERIALS		COMPLIANCE WITH THE CMP
Buildings contained within the Fort Street Public School site may contain a range of hazardous materials. Management of hazardous materials is essential to ensure that all associated health risks are appropriately considered but will need to be undertaken to avoid, minimise or mitigate impacts on significant fabric and features.		Compliant. A Remediation Action Plan is in place for the project.
POLICY 18—SERVICES		COMPLIANCE WITH THE CMP
The existing services and services infrastructure at the site are of varying age and condition. Services are also subject to improvements in technology. Replacement and upgrading of existing services, as well as installation of new services, will need to occur from time to time.		Compliant

Guidelines		
18.1	<i>Upgrading of existing services and the installation of new services should seek to avoid or minimise physical and visual impacts on potential archaeological relics, significant buildings, trees and other landscape elements, as much as possible.</i>	Not applicable.
18.2	<i>Installation of new services must be neat and unobtrusive and respond to the existing environment within which installation is required.</i>	Not applicable.
18.3	<i>Where possible, works undertaken for maintenance, repair and upgrade of existing services should seek to 'make good' of any previously installed services or elements that are intrusive to heritage fabric or significance.</i>	Not applicable.
18.4	<i>Any intervention into significant building fabric should respect its integrity and be limited to that required by the proposed works.</i>	Not applicable.
18.5	<i>Where penetrations in significant fabric are required for new services, options to utilise existing penetrations should first be explored, prior to the creation of new penetrations.</i>	Not applicable.
18.6	<i>Installation of new services shall be appropriated documented including annotated photographs.</i>	Not applicable.
POLICY 19—GROUND DISTURBANCE/ EXCAVATION		COMPLIANCE WITH THE CMP
Any required or proposed ground disturbance and/or excavation in the future at the site have potential to adversely impact significant aspects of the site including known/potential archaeology, significant buildings, trees and other landscape elements.		<p>Complies. The project was subject to an ARD prepared by Dr Matthew Kelly, State Significant Excavation Director in 2021a and subsurface excavations in areas assessed as containing archaeological potential will be managed appropriately through and Unexpected Finds Procedure and archaeological monitoring under the supervision of an appropriately qualified archaeologist.</p>

Guidelines		
19.1	<i>Proposals for new works within the site should be formulated to minimise ground disturbance/ excavation as much as practicable.</i>	Compliant. Where additional subsurface excavations are proposed as part of the s4.55 Mod 2 works are required, they have been guided by efforts to avoid unnecessary excavations and ground disturbance in areas assessed as having potential to contain archaeological resources in the 2021a ARD.
19.2	<i>Where required future ground impacts have potential to impact significant heritage elements (e.g. archaeology, heritage fabric, significant trees etc), opportunities and creative solutions should be investigated to minimise heritage impacts as much as possible.</i>	Compliant. The increase in lift shaft overrun and stair lobby roof height has been designed to avoid impacts to known State significant archaeological remains of the Surgeon's Cottage, heritage fabric associated with the MET Building, and the approved building composition in the FSPS site which has endeavoured to complement its historic character and setting.
19.3	<i>Significant heritage elements and/or fabric within the vicinity of (but outside of the impact zone of) proposed ground disturbance/excavation works should be protected from damage during the works.</i>	Compliant. Protective barriers have been placed around significant fabric across the PSPS site.
POLICY 20—GROUND REMEDIATION		COMPLIANCE WITH THE CMP
There is potential for the site to contain contaminated soil as a result of previous actions such as the use of hazardous building materials in existing and now demolished structures, the use of pest control chemicals and the importation of contaminated fill.		Compliant. A Remediation Action Plan in place for the project.
Guidelines		
20.1	<i>Suitable options to remediate contaminated soil should be selected on their ability to achieve the desired remediation outcome as well as minimising impacts on significant site components including buildings, trees, potential archaeological resources, and other landscape elements.</i>	Compliant. A Remediation Action Plan in place for the project.

20.2	<i>Where unsatisfactory WHS conditions require ground remediation techniques that will cause impact to heritage significance, fabric and/or archaeology, appropriate heritage specialists should be engaged prior to commencement of remediation works to provide advice and guidance through the process to minimise impact.</i>	Compliant. A Remediation Action Plan in place for the project.
POLICY 21—APPROPRIATE FUTURE USES		COMPLIANCE WITH THE CMP
The most appropriate uses and activities for the site are those that would avoid adverse impacts and that would continue to allow the site's history and heritage values to be easily understood. The preferred uses for the significant buildings within the site are those that would enhance an appreciation of the place, its evolving role and ensure the conservation of the significant buildings and landscape features.		Compliant. The proposed s4.55 Mod 2 designs continue to avoid adverse impacts to heritage fabric, buildings, settings and archaeological resources within the FSPS site and has been designed to enhance views towards the MET Building.
Guidelines		
21.1	<i>Continuing and future use of the Fort Street Public School site as a public school is encouraged.</i>	Compliant. The proposed s4.55 Mod 2 designs will not change the site's use as a school.
21.2	<i>The adaptive reuse of Fort Street Public School, Bureau of Meteorology Building and the Messenger's Cottage is encouraged. New uses should be selected on the basis that they will enhance the appreciation of the history and heritage significance of the place and ensure conservation of the building and significant landscape components.</i>	Not applicable
21.3	<i>The long-term management of the site, including its adaptation to new uses, should take into account its heritage significance. All decisions should consider and seek to retain the heritage values of the place.</i>	Compliant. The proposal improves relationships to, and preserves existing heritage fabric associated with the MET Building and proposed finished ground levels for Buildings G, H and J complement the overall setting of the FSPS site

21.4	<i>Any future development should retain the general bulk and massing character of precinct (i.e., complement single storey Messengers Cottage as well as three stories of MET)</i>	<p>Compliant. The proposal improves relationships to and preserves existing heritage fabric associated with the MET Building and complements surrounding finished ground levels around the structure.</p> <p>No increase in the height of Buildings G, H, or J are proposed, and the general massing character of the precinct as approved in the s4.55 Mod designs will be maintained.</p>
POLICY 22—ALTERATIONS & ADDITIONS		COMPLIANCE WITH THE CMP
Alterations and additions within the Fort Street Public School site are permissible, provided they respond to the heritage significance of the site and significant building fabric.		Compliant. The proposal improves relationships to and preserves existing heritage fabric associated with the MET Building and complements surrounding finished ground levels around the structure.
Guidelines		
22.1	<i>Alterations and additions should be designed to minimise adverse impacts on significant buildings and on the heritage significance of the site as a whole.</i>	Compliant. The proposal improves relationships to and preserves existing heritage fabric associated with the MET Building and complements surrounding finished ground levels around the structure.
22.2	<i>Retain and conserve original internal walls, ceiling, and floor finishes where possible. Damaged or removed finishes should be re-instated to match existing where possible. Consider applying or interpreting original paint colours where documentary evidence exists.</i>	Not applicable
22.3	<i>Additions should be sympathetic to the heritage values without attempting to imitate original form, and readily differentiated from the heritage fabric.</i>	Not applicable

22.4	<i>Any proposed additions and alterations to heritage items should be supported by a Heritage Impact Statement to assess the nature of the overall potential heritage impact of the proposed changes to the significance of the individual item, both within its site and precinct-wide heritage context.</i>	Not applicable
<i>Fort Street Public School Building</i>		
22.5	<i>The eastern classroom and western assembly hall wings should be retained.</i>	Not applicable
22.6	<i>Any alterations and additions should ensure the architectural readability of the main structure as the 'L shaped' brick building is retained.</i>	Not applicable
<i>Messengers Cottage</i>		
22.7	<i>Additions and alterations to the Messengers cottage that impact its readability as a small cottage, comparable with other similar items (for example Messengers Cottage within the Sydney Observatory) should be avoided.</i>	Not applicable
22.8	<i>Additions to the east of the Messengers Cottage should be avoided.</i>	Not applicable
22.9	<i>Alterations should seek to retain the readability and interpretation of the existing plan and configuration of the cottage.</i>	Not applicable
22.10	<i>Any additions should be restricted in height to one storey.</i>	Not applicable
<i>Bureau of Meteorology</i>		
22.11	<i>Once the condition of the building has been properly assessed and made safe (See Policy 10), the heritage significance of existing spaces and fabric should be properly assessed before planning modifications to the building.</i>	Not applicable
22.12	<i>The building was designed with a trafficable roof. Future additions and alterations should encourage access and use of the roof space.</i>	Not applicable
POLICY 23—PROVIDING EQUITABLE ACCESS		COMPLIANCE WITH THE CMP
Equitable access will be required across the Fort Street Public School site, however, modifications needed to comply with the requirements of the <i>Disability Discrimination Act 1992</i> will need to be carefully designed to avoid or minimise adverse heritage impacts as much as possible.		Compliant. By modifying surrounding finished ground levels around Buildings M, G, H, or J, disability access around the campus is improved.

23.3	<i>Where options for installation of equitable access would present adverse impact to significant heritage fabric or values, alternative solutions should be identified and considered.</i>	Not applicable
POLICY 24—DEMOLITION		COMPLIANCE WITH THE CMP
Determining whether demolition of buildings or parts of buildings within the Fort Street Public School site is appropriate is dependent on their heritage significance and the contribution that they make to the heritage values of the site.		Not applicable
POLICY 25—DESIGN & CONSTRUCTION OF NEW BUILDINGS		COMPLIANCE WITH THE CMP
The NSW Department of Education is investigating ways that Fort Street Public School can be enlarged to accommodate additional pupils. New development has potential to alleviate future accommodation pressures on this significant building, enhance the viable and sympathetic adaptive reuse of the place and provide opportunities to achieve successful conservation outcomes.		Compliant
<i>Guidelines</i>		
25.1	<i>The design of any future new buildings will be consistent with the principles and guidelines established in this CMP.</i>	<p>Compliant. The proposed s4.55 Mod 2 designs are consistent with merits, principles and guidelines established in the CMP and approved in the s4.55 Mod 1 scheme.</p> <p>Where lift overrun and stair lobby roof heights are proposed to be raised, visual impacts will be minor and continue to respect the bulk and massing of the FSPS site., and in particular, the retention of the MET as ‘a dominant’ building within the setting of the FSPS.</p> <p>Horizontal spandrels proposed to be incorporated into the stair lobby and bridge are also consistent with design merits incorporated into s4.55 Mod 1 designs.</p>

25.2	<i>Any future development/new buildings should retain the general bulk and massing character of the Fort Street Public School site precinct (i.e. complement single storey Messengers Cottage as well as three stories of MET)</i>	<p>Compliant. The proposed s4.55 Mod 2 designs are consistent with merits, principles and guidelines established in the CMP and approved in the s4.55 Mod 1 scheme and have retained general bulk and massing character of the Fort Street Public School site precinct, primarily the MET Building and Messengers Cottage.</p> <p>Where lift overrun and stair lobby roof heights are proposed to be raised, visual impacts will be minor.</p> <p>The proposal also aims to improve relationships between old and new buildings while also complementing surrounding finished ground levels around the MET Building.</p>
25.3	<i>The height of new buildings is to be considered in relation to existing buildings on the site and views to them from the north and east. Maximum heights of new buildings should not exceed those of the existing heritage items to which they are locationally and visually related.</i>	<p>While the proposed lift overrun and stair lobby roofs are higher than the MET Building, they are set away from the structure and form only a small component of the overall Building J roof height.</p> <p>Alternative arrangements for the lift shaft and stair lobby heights would require the removal of State significant archaeological remains associated with the Surgeons Cottage, or relocation of the lift which would negatively alter the approved composition of the site and potentially require additional impacts to heritage items on the FSPS site. This option is therefore considered the most sympathetic and best heritage outcome available.</p>
25.4	<i>Future development should respect the curtilages of each significant building [see Section 4.7.3 of the CMP] and the significant views [see Section 4.8 of the CMP]. Development of new buildings should be avoided in the following locations:</i>	Compliant

25.5	<i>The Bureau of Meteorology should remain as a dominant building on site (both in height, and architectural form)</i>	Compliant. The proposed s4.55 Mod 2 designs retain the MET Building as a dominant building on site (both in height, and architectural form) through the ongoing use of sympathetic materials, retention of Building J's overall height, reduction in Building G, H and J's ground levels, and only minor height increases to the Building J lift shaft and stair lobby.
25.6	<i>Any future development west of the Bureau of Meteorology building should be limited to 2-3 storeys</i>	Compliant. No addition floors are proposed in the s4.55 Mod 2 designs
25.7	<i>New development to the east of the Messengers Cottage that overshadows the cottage, and/or that obscures views from the Bradfield Highway and surrounds should be avoided.</i>	Complaint
POLICY 26—LANDSCAPING		COMPLIANCE WITH THE CMP
The fig tree on the eastern side of the school is an important part of its setting. In addition to this, landscaping in the immediate environs of the school provides an additional attractive setting for the place and assists in overcoming the impacts of the road cutting that surrounds the site.		Not applicable
POLICY 27—VEHICULAR ACCESS AND PARKING		COMPLIANCE WITH THE CMP
Visitors, student drop-off and student collection are considerations at Fort Street Public School but vehicular access and parking is extremely restricted. Whilst these needs should be addressed in future development, they should be met in a way that does not adversely impact the heritage significance of the place.		Not applicable
POLICY 28—SIGNAGE		COMPLIANCE WITH THE CMP
The Fort Street Public School site is an active facility and will continue to need signs to assist with wayfinding within the site and other guidance. The location, size and character of the signs should acknowledge and consider the heritage significance of the site, including location, form and significance of individual elements, landscape components, and key heritage views to and from the site- as well as internal views within the site.		Not applicable

6. Conclusions and Recommendations

Conclusions

This HIS report has made the following conclusions related to heritage impacts associated with s4.55 Mod 2 designs against the approved s4.55 Mod 1 scheme:

Physical Impacts – Built Heritage Items

- **Floor Level amendments - Buildings G, H and J**
 - No direct physical impacts to significant heritage fabric are anticipated as a result of floor level amendments in Buildings G, H and J as all works will be limited to internal building footprints.
- **Building Envelope amendment – Building F**
 - No direct physical impacts to significant heritage fabric are anticipated as a result of floor level amendments in Building F as all works will be limited to the building's internal footprint.
- **Lift Overrun amendment – Building J**
 - Lift overrun amendments in Building J will be limited to the building's internal footprint and will not impact on built heritage items within the FSPS site.
- **Bridge between Building J and M amendments**
 - No physical impacts to the MET Building associated within these proposed works will occur as they are limited to the bridge structure itself

Visual Heritage Impacts

- **Floor Level amendments - Building G**
 - These proposed works would involve minor changes to external finished levels, internal glass and internal floor to ceiling ratios. While they will slightly alter designs approved in s4.55 Modification 1, they are considered a positive visual impact as they will improve connections between buildings and require no internal reconfigurations. Therefore, visual impacts are considered neutral.
- **Floor Level amendments - Buildings H and J**
 - These proposed works would involve minor changes to the finished floor level of Buildings H and J. However, they will only modify internal height and scale and will not result in any external modifications to the building's height, scale or form. Therefore, visual impacts are considered neutral.
- **Building Envelope amendment - Building F**

- These proposed works would involve lowering the Building F footprint and external finished levels by a maximum of 260mm. The building height proposed and approved in the s4.55 modification 1 will also be reduced. While this will slightly alter the approved height and finished level of the building, it is considered a positive change as it will enhance visibility to existing heritage buildings and improve the legibility of the MET Building within the FSPS site. Therefore, visual impacts are considered positive from a heritage perspective.
- **Lift Overrun amendment in Building J**
 - These proposed works would involve raising the lift shaft roof and stair lobby roof by 610mm and 310mm, respectively. While this does represent a minor visual impact in comparison to the approved SSD and s4.55 Modification 1 designs, the final design has been developed in close consultation with DPENSW and on balance it is considered to be sufficiently offset by the reduction in Buildings F, G, H and J floor levels.
 - FJMT with respect to the design intent note that:

The shape of the form above the new parapet line has the primary stair volume with the smaller, secondary lift shaft volume above. This is a deliberate measure to minimise the visual bulk of the whole by disconnecting the shaft form and allowing it to extend above and behind the leading parapet edge of the stair form.. On the condition that the internal ceiling height is retained at 2.4m, the consequence of raising the stair parapet to align with the lift shaft will collectively increase the volume and hence apparent volumetric presentation.¹²
 - Additionally, the proposed height increase is minimal and influenced by efforts to avoid impacts to known archaeological resources (Surgeon's Cottage Footings) and in ensuring that the lift shaft footprint is retained, in its approved form to prevent direct impacts to heritage fabric. Therefore, visual impacts are considered minor from a heritage perspective.
- **Addition of horizontal spandrels to stair lobby and bridge between Building J and M amendments**
 - These proposed modifications will involve the inclusion of solid elements to the bridge and stair lobby, reducing their transparency in comparison to approved s4.55 Mod 1 designs. While the design merits of the approved scheme have been maintained, the addition of the horizontal spandrels will reduce the risk of adverse impact to the MET Building in the event of a fire in Building J, they will have and additional visual impact on views to the FSPS site from the south, east and west, The requirement for horizontal spandrels will reduce the discreet nature of the approved

¹² Email Correspondence regarding design intent.

s4.55 Mod 1 designs for the bridge. FJMT in response to the design change noted that:

An addition of solid/opaque fire-rated spandrels and reduced glazing to the MET to Building J/H Bridge and Building J/H/G Glazed facade were required to address fire engineering resolutions to benefit the preservation of the MET fabric. Although this was not shown in the previous SSDA it is required under fire life safety measures.¹³

- Whilst the change in materiality, including the introduction of the spandrels will have an additional minor impact on views to the FSPS site from the south, east and west, the fire safety requirement for the design change is of paramount importance, particularly within a primary school settings. Therefore, on balance as the design changes are deemed essential in terms of reducing the level of glazing in this location, for fire life safety purposes, the changes in materiality are supported from a heritage perspective.

Archaeological Impacts

- **Floor Level amendments in Buildings G and H**

- The lowering of floor levels in Buildings G and H will require excavations to 86mm and 172mm deeper than approved in s4.55 modification 1 designs. An assessment of archaeological potential within these building footprints in the 2021a ARD indicated that there is low potential for archaeological resources to be present in these areas due to previous disturbance associated with the gradual development of the Cahill Expressway, FSPS and its ancillary buildings. Therefore, no impacts to significant archaeological resources are anticipated as a result of these proposed changes to approved s4.55 Modification 1 designs.

- **Floor Level amendments in Building J**

- Known archaeological remains of the Surgeon's Cottage footings will be retained as part of the building design, as per previous SSD approvals.

- **Building Envelope amendment in Building F**

- The Building F footprint is proposed to be lowered by 220mm. An assessment of archaeological potential presented in the 2021a ARD concluded that this area had moderate potential to contain locally and State significant archaeological resources and would require archaeological monitoring where ground disturbance is proposed. However, it is understood that proposed excavations will be taking place in areas disturbed by previous remediation works. Therefore, while they pose a new impact to archaeological resources in the FSPS site not previously assessed in the approved

¹³ Email Correspondence from FJMT and Lend Lease, dated 1.11.22

s4.55 Mod 1 designs, the risk of impacting intact archaeological resources is low provided archaeological monitoring by an appropriately qualified archaeologist is carried out to ensure no intact, significant archaeological resources are removed or inappropriately managed during the construction program. Provided this is carried out, impacts to potential archaeological resources would be negligible.

Summary of assessed s4.55 Modification 2 Heritage Impacts

Overall, the s4.55 Mod 2 retains the key design principles and rationale as established by the approved s4.55 Mod 1 designs, including retention of all significant built heritage items, protection of heritage fabric, avoidance of known archaeological resources, consideration of forms and materials in relation to the FSPS site's existing character, and its continuing function as a purpose-built public school.

Where unavoidable new impacts to archaeological resources in Building F are now proposed, they will occur in areas that have been remediated and levelled with imported fills, lowering the likelihood for archaeological resources to be impacted.

While increased heights of the lift shaft and stair lobby do present a slight increase to the visual impact of the development, this is considered to be an acceptable heritage impact that has been appropriately offset by other positive heritage design features, as well as careful and sensitive adoption of materiality and form to reduce visual heritage impacts wherever possible.

The addition of solid horizontal spandrels to the bridge between Building J and M, and stair lobby presents an additional visual impact, however as described by FJMT, the design and materiality modification is a requirement for fire life safety and is on balance, an essential design outcome for the site.

Recommendations

Based on the above conclusions, the following recommendations and mitigation measures must be followed for the proposed s4.55 Mod 2 works:

- Archaeological management in areas considered to contain low archaeological potential (**Buildings G and H**) in the form of ongoing heritage inductions and Unexpected Finds Protocols must be in place throughout the construction program to ensure no significant archaeological resources are impacted during the s4.55 Modification 2 Rev 4 works.
- Archaeological management in areas assessed as having moderate potential (**Building F**) must follow recommendations presented in the 2021a ARD throughout the duration of subsurface excavations in the area. This includes archaeological monitoring across the building footprint under an archaeological monitoring program supervised by a State Significant Excavation Director. Where intact or significant archaeological resources are uncovered, appropriate management as outlined in the ARD must be followed.
- All heritage interpretation initiatives developed for the project and outlined in the Heritage Interpretation Strategy (Curio Projects, in preparation) must be followed. Should intact

archaeological resources be encountered during subsurface excavations in **Buildings G, H and J**, their incorporation into the Heritage Interpretation Strategy would be considered

- All development works with potential for physical impact to heritage items should be guided, overseen and/or undertaken by qualified and experienced conservation professionals (i.e., including but not limited to built heritage experts archaeologists, structural engineers, heritage tradespeople, where required)

7. References

Curio Projects 2019a, *Fort Street Public School—Historical Archaeological Research Design*. Report to Schools Infrastructure NSW.

Curio Projects 2019b, *Fort Street Public School—Test Excavation Archaeological Report*. Report to Schools Infrastructure NSW.

Curio Projects 2020a, *Fort Street Public School—Heritage Impact Statement*. Prepared for Schools Infrastructure NSW (SI), March 2020.

Curio Projects 2020b, *Fort Street Public School—Aboriginal Cultural Heritage Assessment Report*. Report to Schools Infrastructure NSW.

Curio Projects, 2021a. *Fort Street Public School—Historical Archaeological Research Design*. Prepared for Lend Lease/SINSW.

Curio Projects and TKD Architects 2020, *Fort Street Public School—Conservation Management Plan*. Report to Schools Infrastructure NSW.

FJMT Studio 2022, *Fort Street Public School / Architectural Design Statement Section 4.55 Modification 2- Minor Amendments*, Rev. 04, dated 26.09.2022

FJMT Studio 2021, *Fort Street Public School, Landscape Architectural Design Statement, Section 4.55 Modification*, Rev. 1, dated 11.2.2021

FJMT Studio 2021, *Fort Street Public School, Architectural Design Statement, Section 4.55 Modification*, Rev. 1, dated 2.2.2021

FJMT Studio 2021, *Fort Street Public School, Architectural Design Statement, Section 4.55 Modification*, dated 28.1.2021.

FJMT Studio 2021, *Fort Street Public School, Landscape Architectural Design Statement, Section 4.55 Modification*, dated 11.2.2021.

Heritage Branch, Department of Planning, 2009, *Assessing Significance for Historical Archaeological Sites and 'Relics'*