

Fort Street Public School / Architectural Design Statement  
Section 4.55 Modification 2- Minor Amendments

Department of Education [SSDA 10340-Mod 2] — REV 06 —11/11/2022

Upper Fort Street, Observatory Hill, Sydney

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2 Introduction

This project is currently the subject of an approved scheme under **SSD-10340-Mod-1**. The purpose of this report is to provide information to NSW Department of Planning and Environment (DPE) regarding amendments proposed to minor elements of the approved Fort Street Public School scheme. These amendments are captured as part of this Section 4.55 - Modification 2 proposal for consideration by DPIE, on behalf of School's Infrastructure and Lend Lease. Supporting documentation has been prepared by Ethos Urban, project Planning Consultants.

8 Executive Summary

A small number of elements of the previously approved scheme have been subject to considerations to address emergent factors. The following pages outline the circumstances of each proposed adjustment, and their individual impacts upon the scheme. Whilst the affects of these factors are minor in nature, and on the whole have minimal bearing on the approved scheme, they nonetheless warrant submission for planning approval.

The minor adjustments detailed within this report relate to floor levels of various campus buildings, minor height modifications for the lift overrun and Stair 4 lift lobby of Buildings H+J which are all negligible and virtually imperceptible from the public domain and surrounding sites. They retain a materiality and architectural expression that is consistent with the approved design. These minor height increases have a negligible effect on views to and from the public domain. Moreover, these minor amendments do not result in any additional overshadowing to the public domain or surrounding sites.

This Section 4.55 modification does not seek to alter the grounds for the approval, nor fundamentally alter the contributing factors resolved during consultations. Indeed, these modifications are largely tailored to further optimise the proposed built scheme in order to further improve the positive outcome for the campus and the site.

It is submitted that the proposed modifications result in negligible perceivable impacts upon the approved scheme.

Supporting Documentation

The Section 4.55 - Modification 2 pack consists of a range of specialist consultants reports and other supporting documentation to be read in conjunction with this Architectural Report and Architectural Drawings:

- Ethos Urban (EU), Planning Consultants
  - S4.55 Modification 2 - Statement of Environmental Effects
  - Visual Impact Assessment Report, Modification 2
- Curio Projects
  - S4.55 Modification 2 Report - Heritage and Archaeological Impact Report

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06	11/11/2022	FINAL Section 4.55 Mod2 Report	DB/EC
07	23/11/2022	FINAL Section 4.55 Mod2 Report	DB/EC





/ View of campus straight looking west, approved scheme



# Summary of Amendments

The following is the list of items proposed for modification to the approved scheme:

Item no.	Amendment item	Context	Amended documentation	Page Reference
1	<b>Floor Level amendments</b>  Portions of two new proposed campus buildings are proposed to have their floor levels lowered by minor dimension <ul style="list-style-type: none"><li>Building G – Hall and Canteen Building, eastern portion of campus</li><li>Building H+J – Administration and Teaching Building, southern portion of campus</li></ul>	Characteristics of the site have dictated that minor floor level adjustments to the subject buildings are preferable to improve relationships to existing heritage fabric and surrounding finished ground levels. Important improvements are unlocked in regards to construction complexity and related logistics timeframes for excavation and supply of off-site backfill materials.	General Arrangement Plans DA-2002 DA-2003	11
2	<b>Building Envelope amendment</b>  The whole of the proposed Building F – Staff Annex envelope is proposed to be lowered within the current footprint.	Linked to the same factors informing the lowering of the floor level at Building G, it is proposed to lower whole of this envelope at floor level and including the parapet and roof assembly to a corresponding dimension. The lowering of this building improves relationships to existing heritage fabric and surrounding finished ground levels, and ameliorates construction complexity and related timeframes.	General Arrangement Plans DA-2002, DA-2003 DA-3002,DA-4003 DA-4004	12
3	<b>Lift overrun amendment</b>  The lift shaft overrun and Stair 4 Lobby within Building J is proposed to be raised slightly.	The height of the overrun is proposed to be tuned to allow for a combination of factors to optimise the proposed lift's functionality and preserve heritage fabric.	DA-4001, DA-4002, DA-4003, DA-4004	13





/ View of eastern and central courtyard looking towards Building G, approved scheme



# Responses to Stakeholder Feedback

The following tables summarise discussions and minutes/feedback received from Stakeholders including the SDRP, the National Trust, and Heritage NSW with subsequent responses.

## / SDRP (State Design Review Panel) Stakeholder Feedback

Issues Related to Design	Consideration/ Stakeholder Feedback	Section 4.55 Mod 2 Response
Floor Level and Building amendments	<div>— The proposed amendments are supported, noting the following benefits:</div> <div>a. improved universal access at the ground plane, including between buildings and to and from adjacent outdoor areas.</div> <div>b. a minor improvement in heritage terms regarding the relationship between the Meteorology (Met) Building and Building F.</div>	
Stair 4 lobby roof and lift shaft	<div>— Similar to advice in SDRP 5, the key consideration regarding the proposed height increase of both elements, is any impacts to the prominence of the Met Building; noting the Conservation Management Plan policy (25.5) for, the Met Building to “remain as a dominant building on site (both in height, and architectural form)”.</div>	
Lift shaft height	<div>— No concerns are raised regarding the proposed height increase of the lift shaft and any heritage impacts are considered to be minimal. It is noted the height increase is driven by:</div> <div>a. lift selection - the intent for all campus lifts to be from a single manufacturer, optimising servicing and long-term maintenance.</div> <div>b. addressing various compliance and technical considerations - as a result of refining the lift design.</div>	
Stair 4 lobby roof	<div>— The proposed increase to the stair and lobby roof is considered to be of greater impact than the raising of the lift shaft, due to its bulk and scale. The Panel notes the constraints of structure and services but none-the-less recommends that further detailed design is undertaken to minimise the height increase.</div>	Drawings were reviewed and considerations for lowering the roof were confirmed showing that further detailed design would not allow a reduction in height. This is due to the size of the sumps , the minimum falls required for the gutter and roof sheeting, and the required size of the steel structure for the roof. Additionally, the roof facade edge detail has been designed to reduce visual impact from below which has been duplicated across the project to retain design consistency.
Stair 4 lobby roof and lift shaft	<div>— The spatial relationship between the lift shaft and the stair lobby roof is considered a minor concern, and the Panel does not believe that the previous relationship between the lift shaft and surrounding foyer roof needs to be maintained.</div>	
Materiality / Spandrels	<div>— Renders look different to previous version – confirm if there are material changes?</div>	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.



# Responses to Stakeholder Feedback

## / National Trust Stakeholder Feedback

Issues Related to Design	Consideration/ Stakeholder Feedback	Section 4.55 Mod 2 Response
Building M Floor Levels	<div>— How can it be claimed that the floor levels of Building M have only been “discovered” in recent times following remediation, when they have all been clearly shown on public documentation dating back as far as 2019? When integrating a new design with a historic building this is the starting point for any new work.</div>	The finite RLs of the internal floors of the MET could only be confirmed by precision surveys commensurate with documentation and construction activities. Previously access for such precision surveys was prevented by the presence of contaminants such as asbestos, lead paints and the like. Remediation activities were only completed late 2021, at which point precision surveys could be conducted. Integration of the detailed survey findings were integrated into fjmt documentation after the submission of the Mod 1 approval. fjmt notes that the confirmation of these levels is a matter of procedure and has no bearing on the merits of the amendment, and is hence not grounds for any rejection or objection.
Submission	<div>— How can it possibly be the case that a design that was not achievable was placed on public exhibition?</div>	The design was achievable and coordinated with the applicable developed design information at the time the original submission, as was placed on public exhibition. Subsequently, instructions in regards to optimisation of the lift type and current market manufacturing constraints required further detailed design analysis of the lift and associated structural frame and stair lobby design. The minor adjustments proposed in this modification are the outcome of these studies. The minor modifications have been achieved whilst maintaining all of the project specific imperatives of the campus design relating to massing, visual impacts, heritage, archaeology and hierarchy of the additions to the site with negligble visual and heritage impact upon the approval. The proposed modification scheme hence best meets the project planning, functionality and compliance requirements with the least impact to existing in ground archaeology and existing heritage fabric on the site.
Services Coordination	<div>— How can all of the original consultants who developed the original lift, structural, architectural, and mechanical concepts be wrong?</div>	The design was achievable and coordinated with the applicable developed design information at the time the original submission, as was placed on public exhibition. As noted above, criteria was changed and other factors were resolved through design finalisation adjustments to meet emergent existing conditions on site, subsequent to the Mod 1 approval, which influenced the design characteristics. Given the negligible impacts upon the approved scheme, the proposed modification best meets the project planning, functionality and compliance requirements with the least impact to existing in ground archaeology and existing heritage fabric on the site.

## / Heritage NSW Stakeholder Feedback

Issues Related to Design	Consideration/ Stakeholder Feedback	Section 4.55 Mod 2 Response
Lift Overrun	<div>— I suggest that the lift overrun and shaft room should have a visual appearance of a singular form/massing as a continuation of the lift well/shaft i.e. the form/ massing to express its function.</div>	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. It should be noted that this composition has had explicit input from DPE NSW. 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.
Form/Massing	<div><div>— This form/massing at the roof level should not appear as an unrelated rooftop addition such as a mechanical plant room, pavilion (with kitchen and dining facilities), a meeting room, etc.</div><div>— The aim is not to accentuate its height but to express its singular form following its singular function (lift).</div><div>— I suggest that this can be achieved with consistency of design details, articulation, materials, finishes and colour.</div></div>	These 3 aspects are directly contrary to the prescriptive measures imposed by DPE NSW. Specific design measures have been applied to reduce the articulation and simplify the presentation of this form by not extending brickwork or other facade elements beyond the brick parapets; to do so would compete with the brick datums and eave of the existing MET building. Similarly, replicating the detailing adopted at the stair upper lobby back down through the Building J form in that corner will have the visual result of accentuating the height and proportion, in competition with the MET, and hence undermining in part the hierarchy as the MET as the prominent building on the height.

# 1/ Floor Level amendments

## / Proposed amendment

The finished floor levels (FFL) of portions of the new proposed buildings are proposed to be lowered, each by a small dimension:

- Building G** - Hall and Canteen Building (eastern campus building)
  - from **FFL 39.754** to **FFL 39.582**, 172mm decrease (lowered)
- Building H+J** - Administration and Teaching Building (southern campus buildings)
  - Level 1 amended from **FFL 45.172** to **FFL 45.086**, 86mm decrease (lowered)

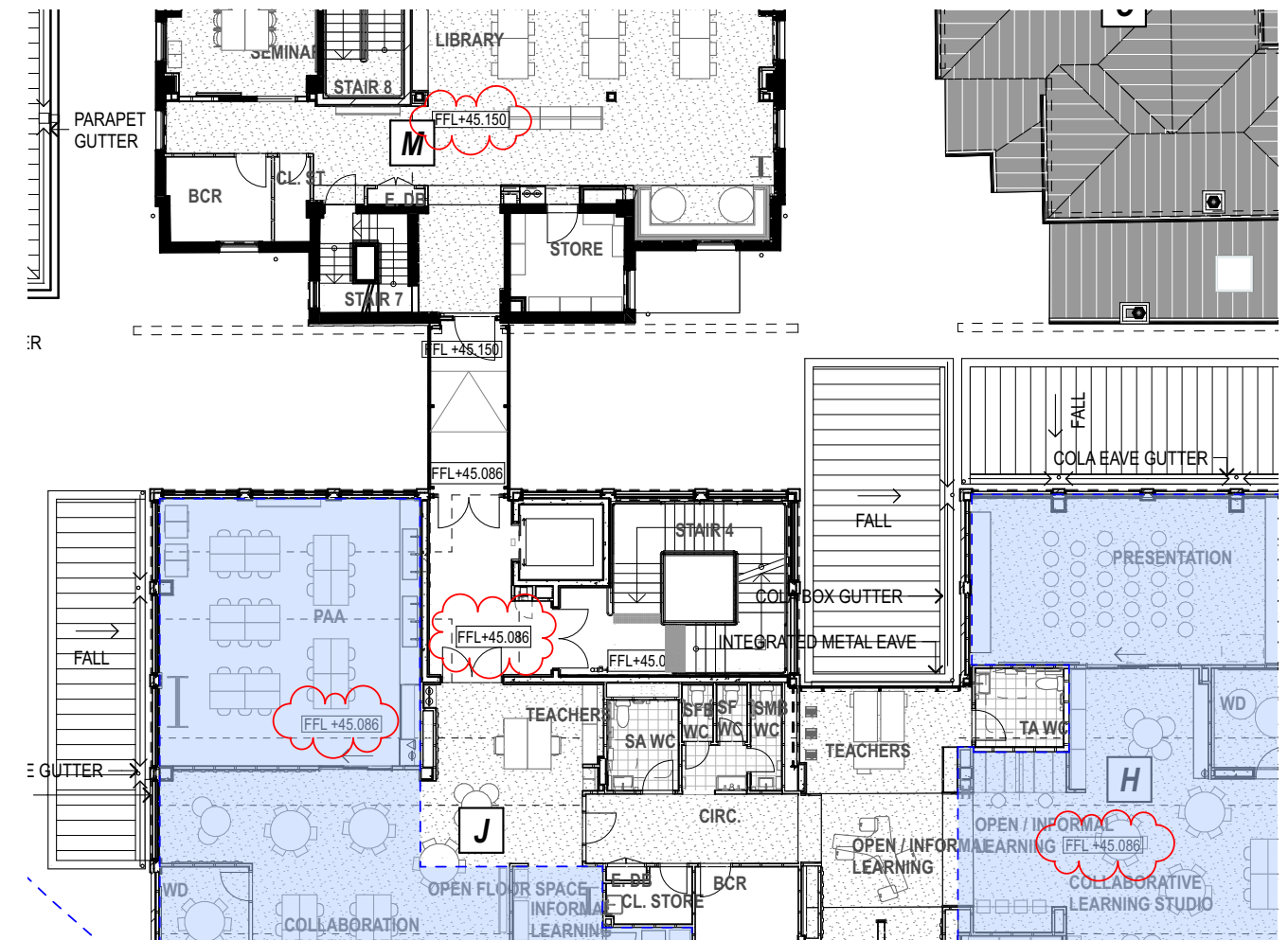
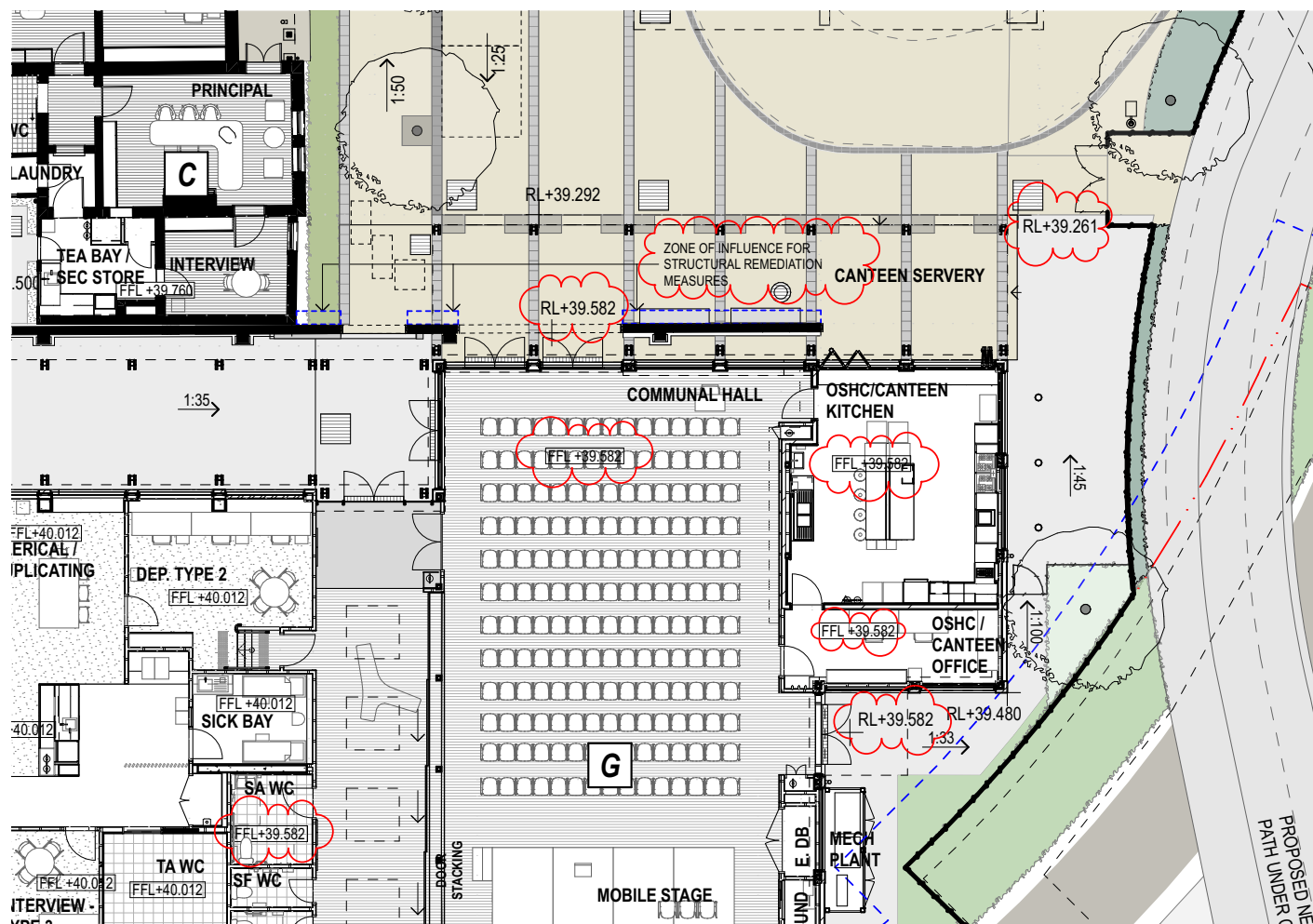
The proposal for the minor FFL amendment to **Building G** is to reduce the quantum of backfilling, and to provide a taller floor-to-ceiling clearance. External finished levels are also proposed to be lowered, in conjunction with reduction in the grades of connected campus ramps and the like. This improves external ramped connections by reducing the severity of the compliant level changes. The building's overall envelope height is not proposed to change, and the configuration of internal spaces is not proposed to change.

The presence of pre-existing in-ground heavy metals has required an onerous set of activities to be conducted to remove contaminated top soil levels to eliminate obvious student playground health risks prior to commencement of construction (documented as part of the original approved SSD Approval).

The reduction in backfilling requires less exotic soil to be brought onto site to in turn raise the building up above the existing, pre-excavation levels. Lowering the floor level of Building G reduces the volume of new topsoil, hence reducing materials handling and logistics on site. This also affords the applicant an improved ESD footprint with the associated reduction in transportation activities and improved carbon footprint.

Detailed site surveys and fabric analysis has identified that a small drop in the finished floor level of Level 1 of the campus' southern **Buildings H + J** is required to ensure the transitions and bridge to the existing retained MET building's upper levels is more appropriately matched. The reduction is only proposed to the internal floor level and will not result in any outward change to the volume, height and scale of the approved form. Minor amendments to the articulation of glass facade sills and headers are proposed resulting from the extent of glass facades following the floor level drop. In all other respects the amendment will be intangible externally.

These amendments entail no alteration of the proposed and approved methodology for measures in the Remediation Action Plan submitted with the first application for SSD, and maintained in subsequent applications. Changes to levels shall occur within the vertical footprint of the approved envelopes. Further, as the zone of influence on the site shall not change, there is no impact upon areas that would otherwise require adjustment to statements made in either the RAP or Curio's Archaeological Research Design and linked activities on the site. Commentary in this regard is included within this Modification 2 submission - refer to Curio's supporting correspondence.





## 2/ Building Envelope amendment

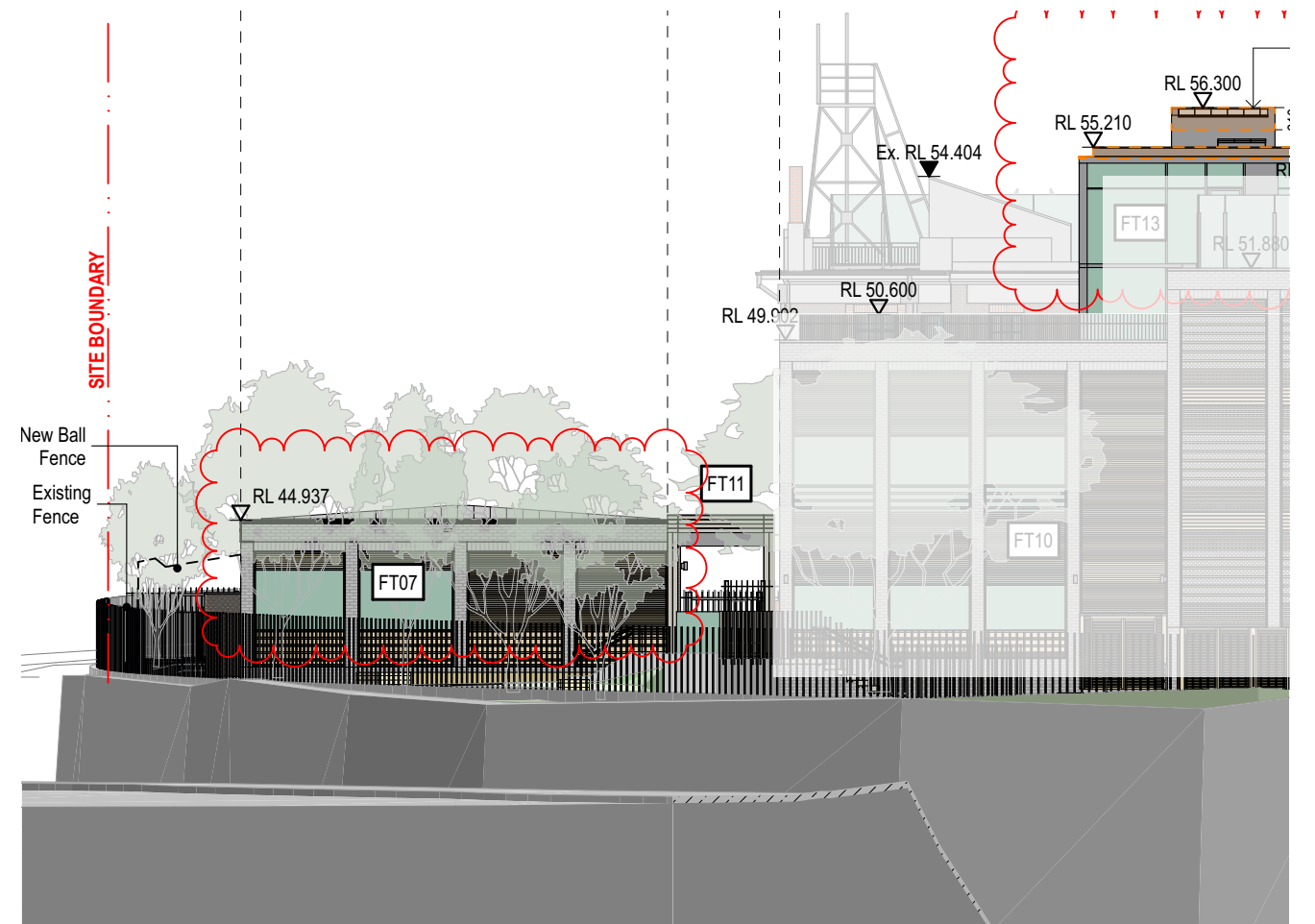
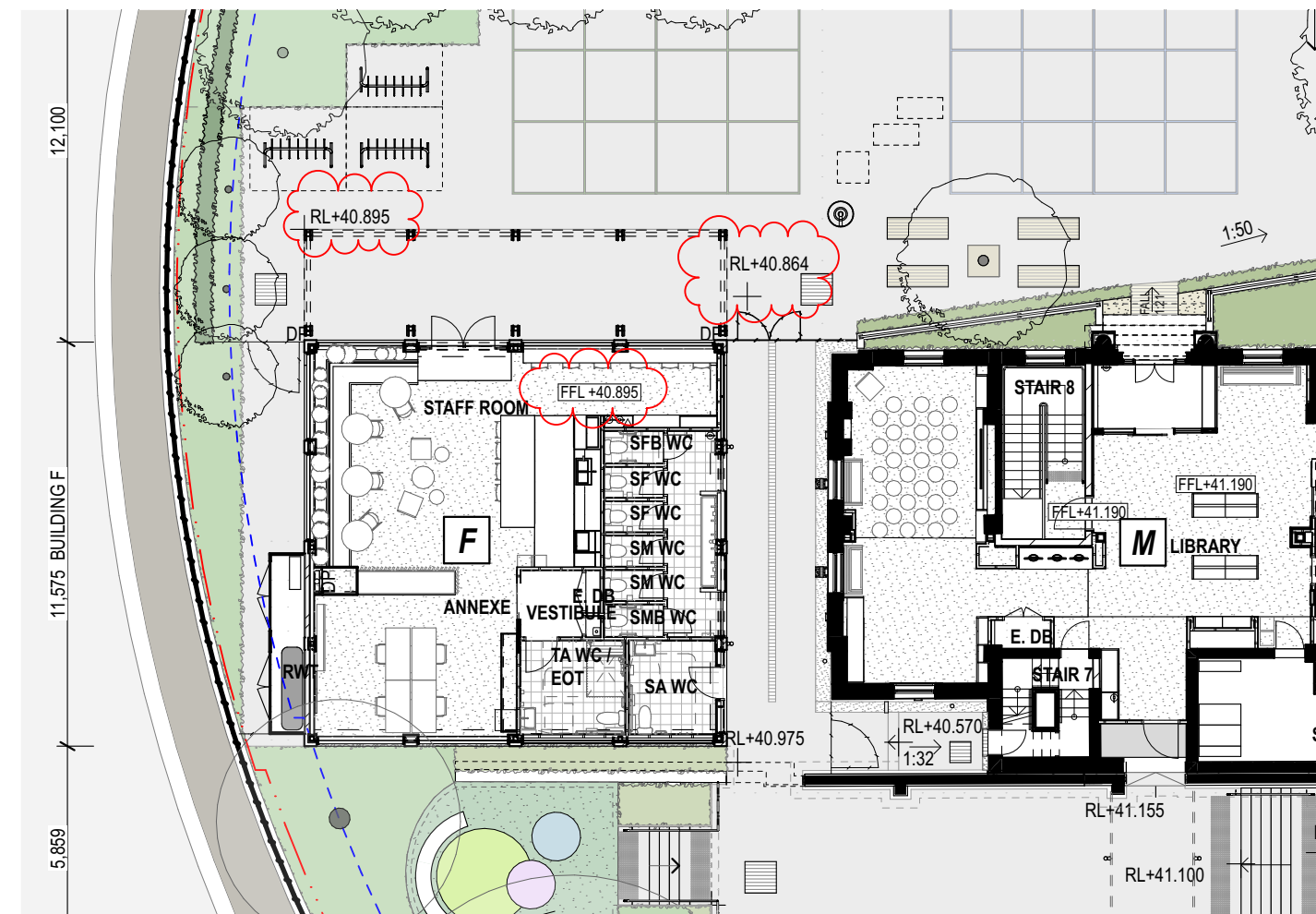
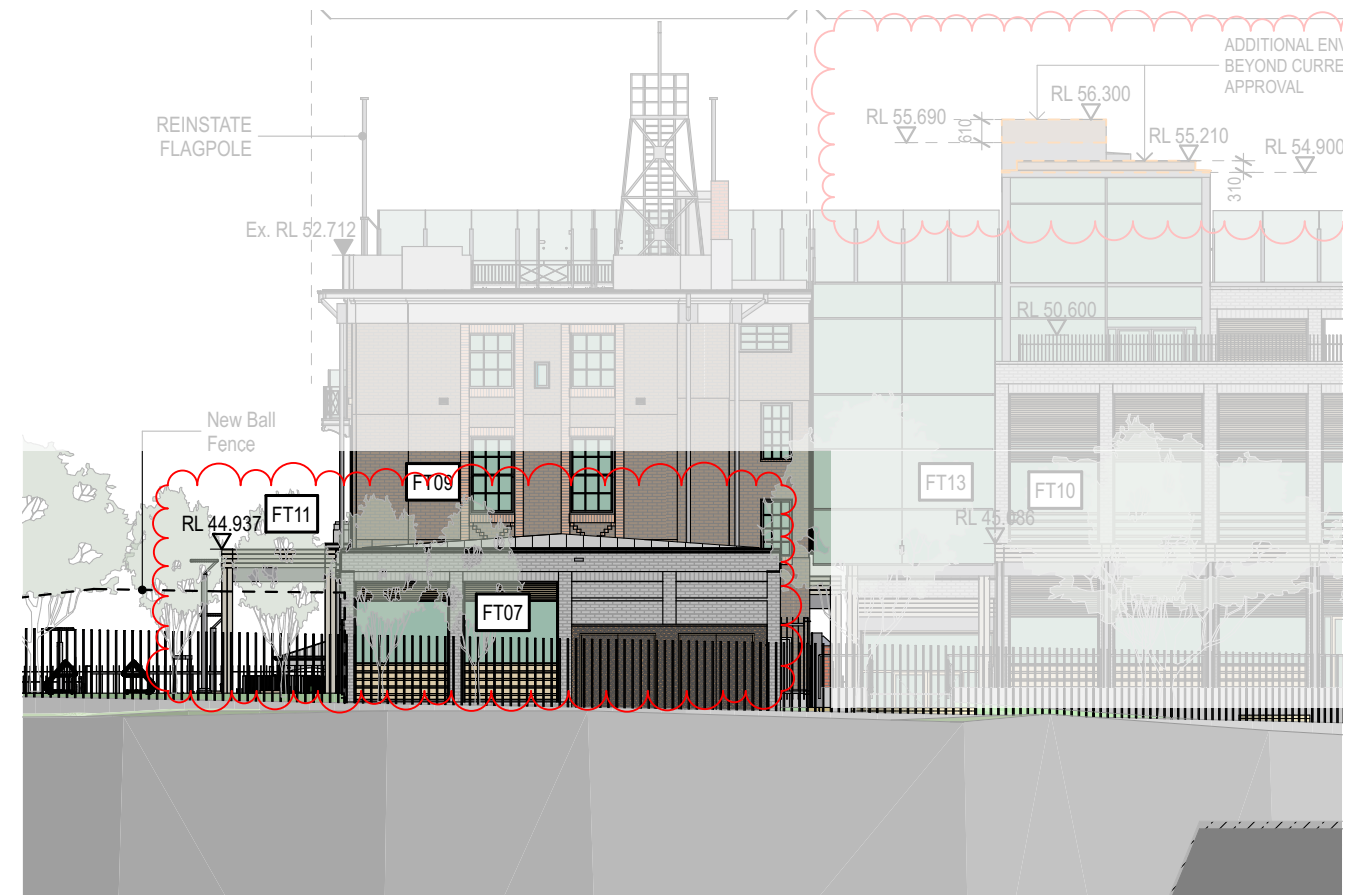
### / Proposed amendment

- a. 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

Similar to the proposed amendments for FFL to Building G, the FFL of Building F is proposed to be lowered along with adjacent external finished levels. The building's overall envelope height is also proposed to be lowered such that its parapet and roof levels are lower than the approved SSD..

The visibility of the existing heritage buildings is improved by the relative lowering of the new parapet to Building F. This improvement of the new composition enhances the legibility of the lower portions of the MET and its characteristic heritage detailing. Campus amenity and solar access into the western windows of the MET building are improved. As mentioned at item 1/ above, the reduction in backfilling and simplification of material handling on site is also advantageous.

As for the amendment to Building G noted in section 1/, the zone of influence for the approved Building H is not proposed for amendment and its position in the ground strata of the site is clear of archaeological considerations, hence there is no alteration to either RAP or ARD strategies. Refer to Curio's supporting correspondence in this Mod 2 application.



### 3/ Lift overrun amendment

#### / Proposed amendment

This proposal seeks to make marginal amendments by raising the RLs of the top of the lift shaft and the stair lobby of Building J. It is submitted that these amendments are minor in nature, and their impact upon the architectural qualities and campus amenity of the approved campus are so fine as to be negligible.

The proposed amendments to the RLs of the elements of the building's form are:

##### a. Building J

- lift shaft roof from **RL 55.690** to **RL 56.300**, 610mm increase
- stair lobby roof - **RL 54.900** to **RL 55.210**, 310mm increase

These minor amendments are being influenced by a number of factors that have emerged:

- structural roof steel detailing and tolerances requiring more vertical dimension to realise conventional roof frame details without increasing relative complexity to achieve the approved envelop
- footprint of the lift shaft and constraints imposed by proximity to adjacent

fabric, further influenced by recently discovered remnant brick drain and footings

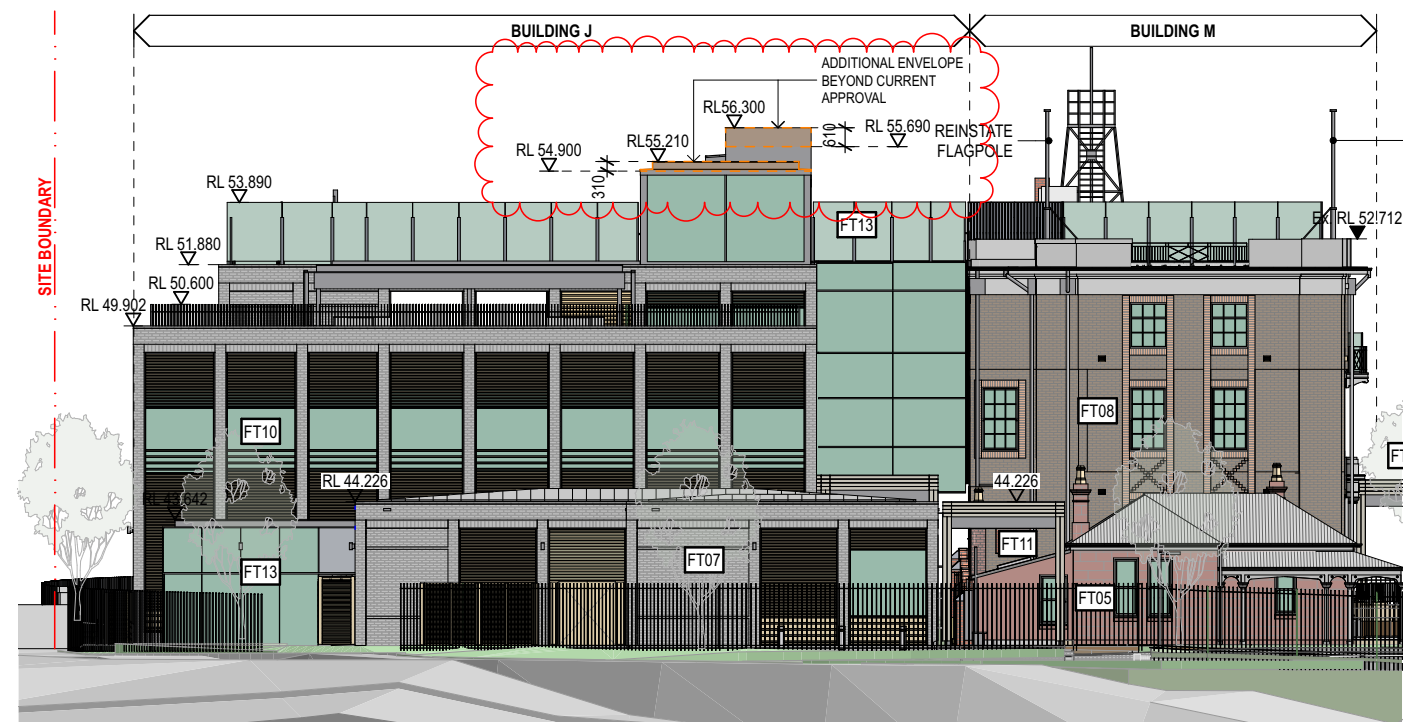
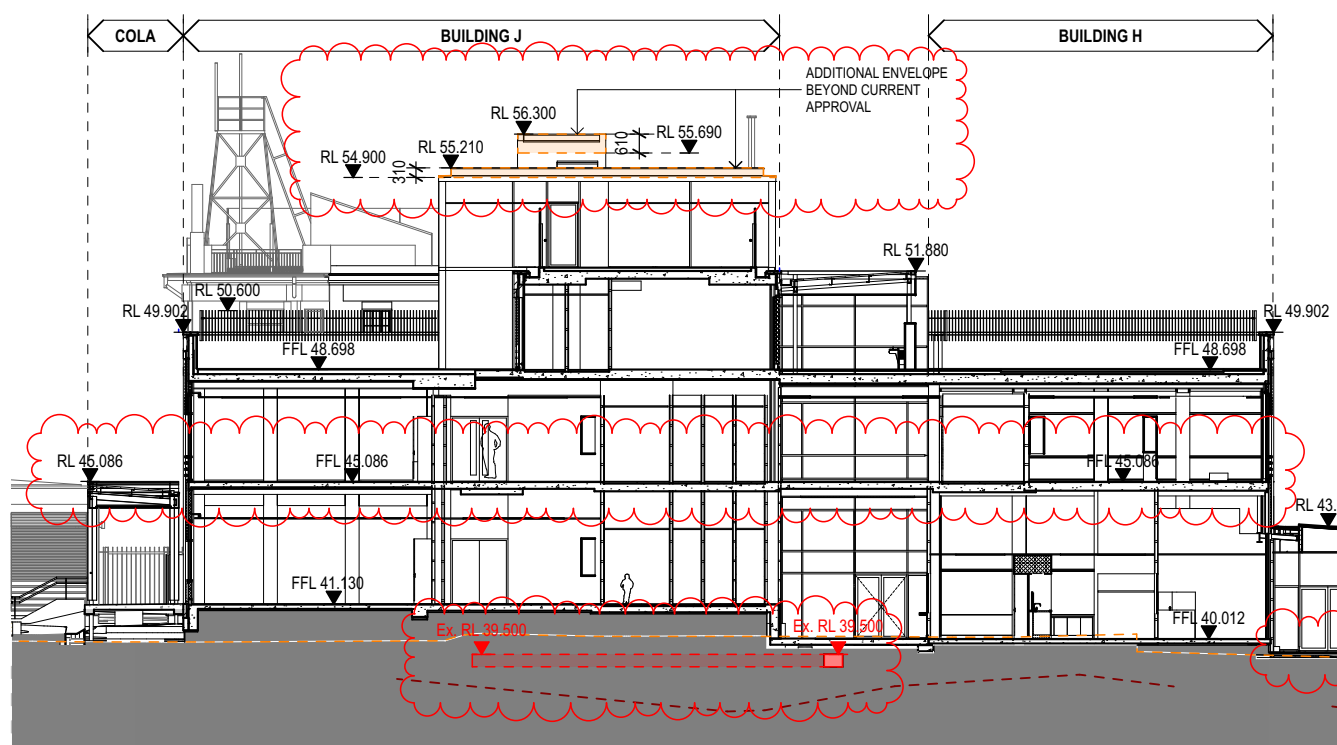
- constraints with respect to the range of lift manufacturers, functional requirements to service the School, and relative complexity for a DoE project. A series of design studies have been conducted analysing degrees of negative impacts of a range of available manufacturing sources. Most of the alternate types require an onerous degree of customisation and/or require taller overruns and/or larger shafts than that proposed as part of this amendment
- a series of project specific design factors have dictated the technical aspects of the lift including the lift shaft footprint size and lift shaft height, and must be achieved without increases in footprint that would otherwise have undue affects upon existing heritage fabric.

Pursuing the alternate lift suppliers to maintain the approved envelop, or further lower height the height of the lift shaft and stair lobby composition, would have the affect of requiring a broader footprint for the shaft and surrounding structures. This would result in a compromise in one or more aspects of the design performance requirements and exacerbate impacts upon surrounding heritage fabric. This proposed modification with the preferred lift source results in the least impact upon project and site parameters and is therefore optimal.

Furthermore, the location of this lift is critical in the composition of the campus. The approved Building J design included a new lift, structural shaft and adjacent glazed egress stair, which were positioned to nestle between the existing in-ground Surgeon's Cottage footings, the Building J form and cross-campus COLA colonnade ramped walkways. As the main vertical circulation spine the lift and stair connect into functional areas of the MET Library, teaching spaces for Buildings H+J, and the Administration area in Building H.

Its location within the southern wing is central, hence affords the optimum outcome for equity of access and keeps distances relatively short. Movement away from this location in any direction is constrained by the existing MET building, remnant Surgeon's Cottage footings, masterplan placement of building forms, presence of bedrock in the zone of the southern wing, and scale of buildings around the campus preserving visual prominence to the heritage buildings.

To maintain the as-approved envelope would require one or more of these attributes to be altered, and also impose greater impacts upon adjacent heritage fabric that to date has been able to be retained. In consideration of the alternate potential impacts that would be more pronounced than the proposed amendment, on balance it is considered that the proposed amendment is optimal.





The approved architectural expression of the Building J lift and north stair form , which extends from Level 2 to Level 3, has been carefully tuned to provide essential facade elements, structural steel frame and solid roofs to enclose this part of the form, whilst still minimising its apparent solidity by virtue of slender steel elements, subdued materials palette and maximised areas of transparent glazing. Approved materials and architectural expression are retained as approved.

The architectural composition of the campus is not proposed to be altered from that of the approved Mod 1. Comparison analysis of the 3D model from a range of view positions illustrates that the impact of this particular change is negligible as perceived from the public domain. Further, when considered from the public vantage points that have been presented throughout the various consultation phases, it is clear that the amendment is not visible at all.

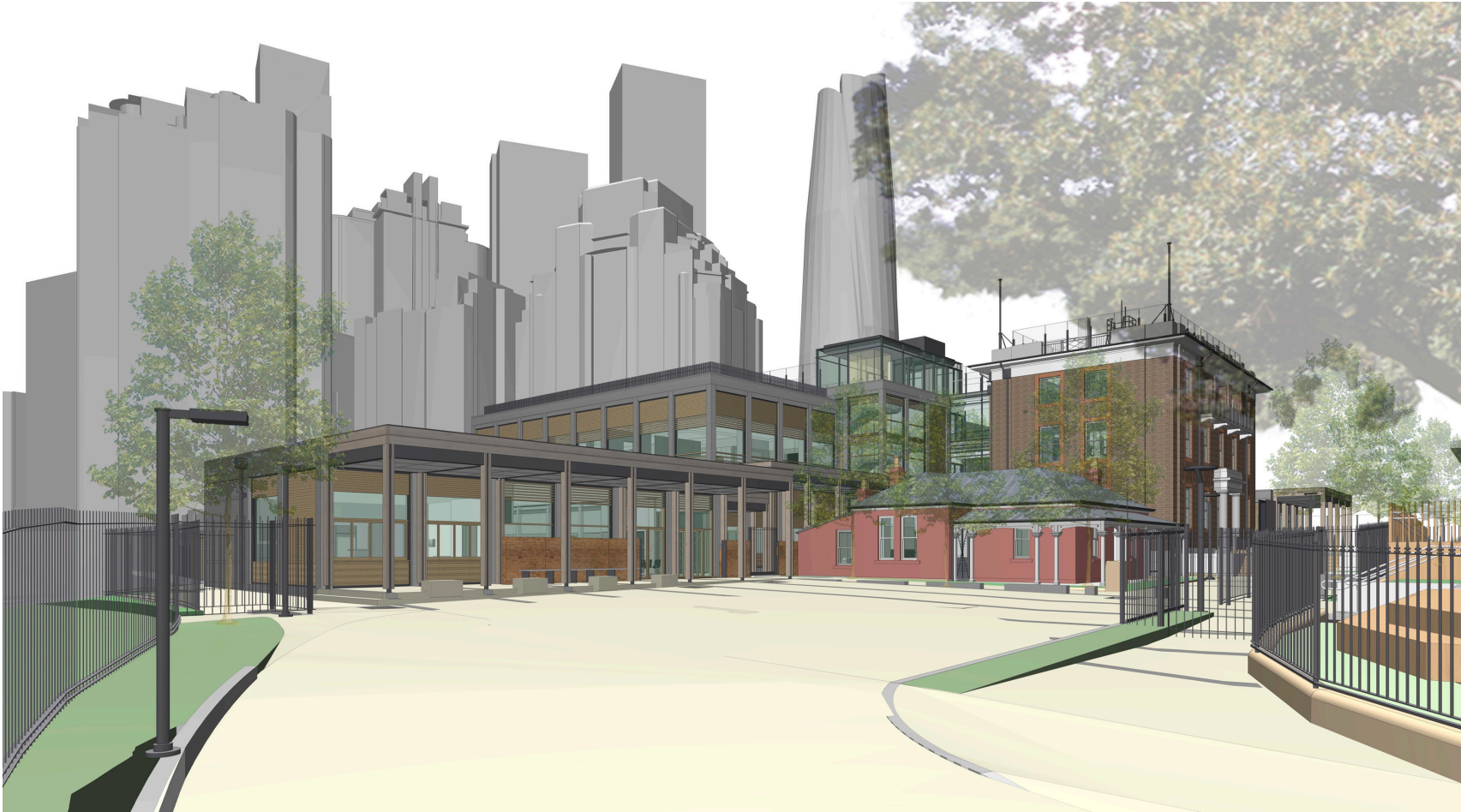
Detailed coordination of internal services, structure and fire-rated vertical pathways has confirmed that some elements servicing the stair and lift must be maintained as fire rated, and therefore solid and non-combustible. A portion of the uplift is associated with this requirement. However these risers are contained wholly within the glass and steel envelop of the stair and lift lobby at this uppermost level, and hence not readily apparent in views from surrounding vantage points.

A series of revised Public and Private Domain Visual Impact Assessment renderings have been prepared for consideration and included in this Modification 2 Submission Pack. A supporting analysis by Ethos Urban has also been prepared which provides further analysis from a planning perspective. These views have been revised to illustrate the imperceptible difference in the envelope as viewed from these spectator points. For visual purposes the additional envelop has been highlighted however it is apparent that the impacts for some views are so minor as to be imperceptible, or indeed not at all visible.

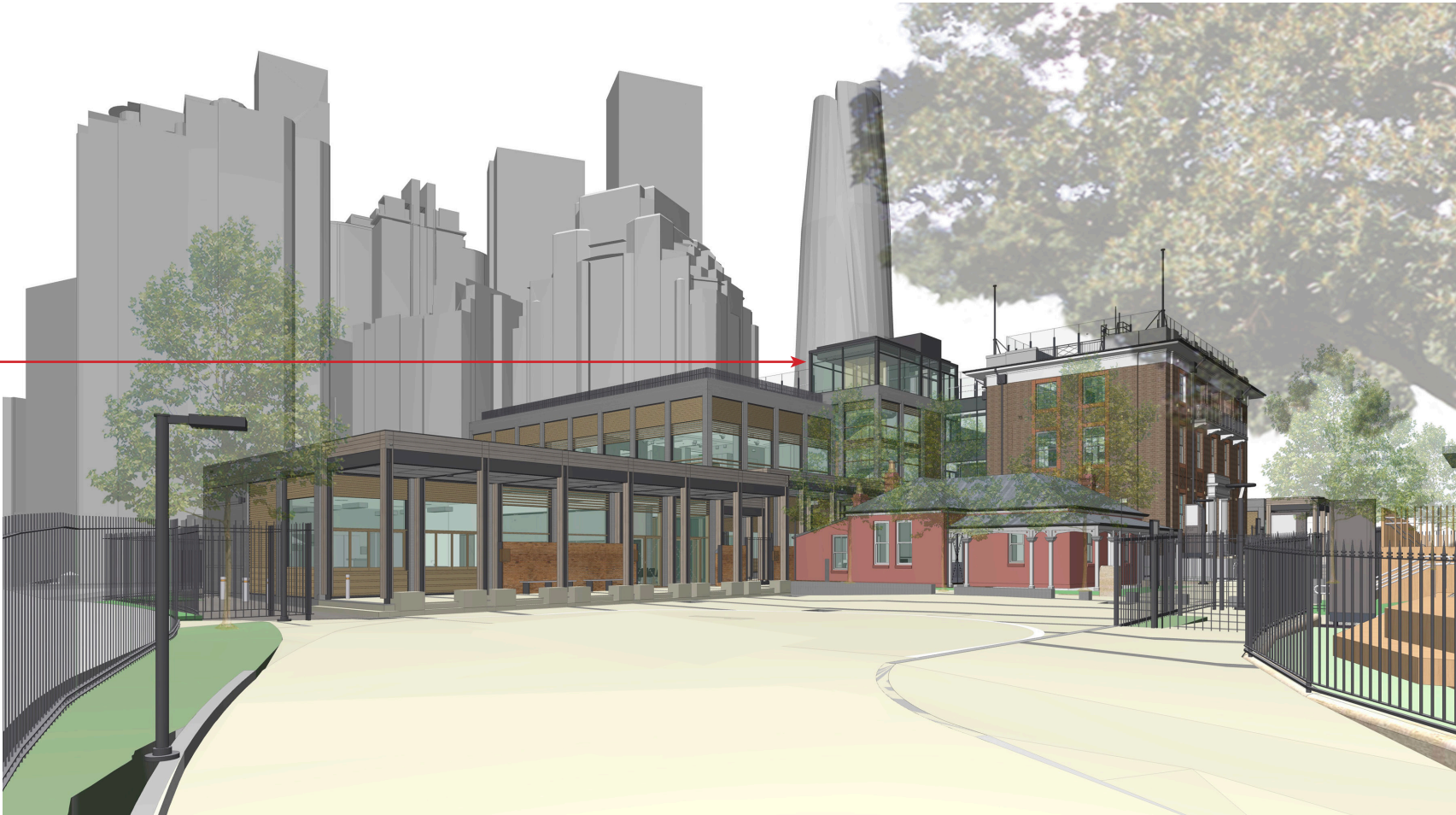
/ Comparison views

View from the north east

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



Approved Scheme



Proposed Amended Mod 2 Scheme



/ Comparison views  
View from the east



Approved Scheme

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



Proposed Amended Mod 2 Scheme



/ Comparison views

View from the west

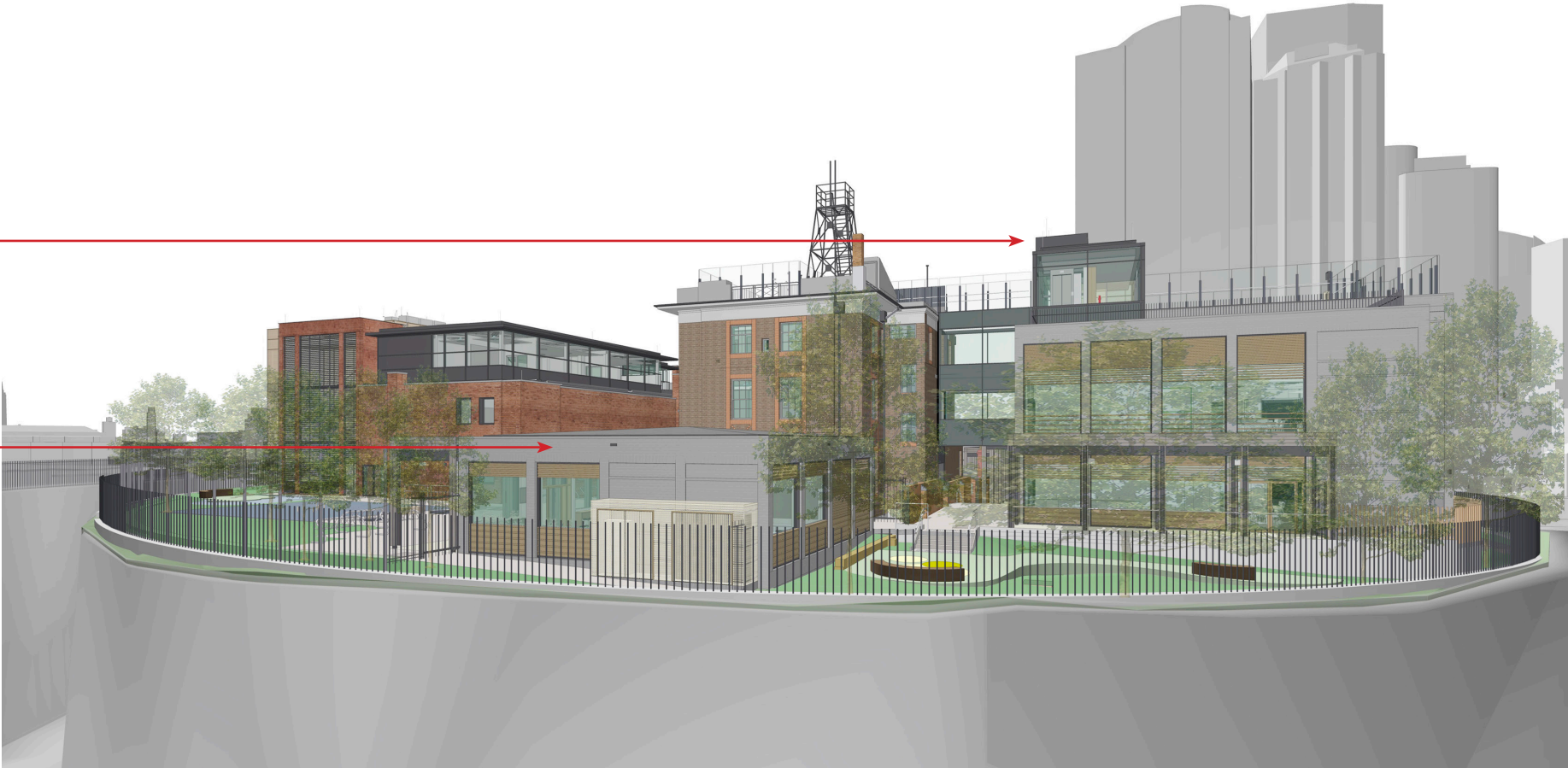
Approved Scheme



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

Building F lowered

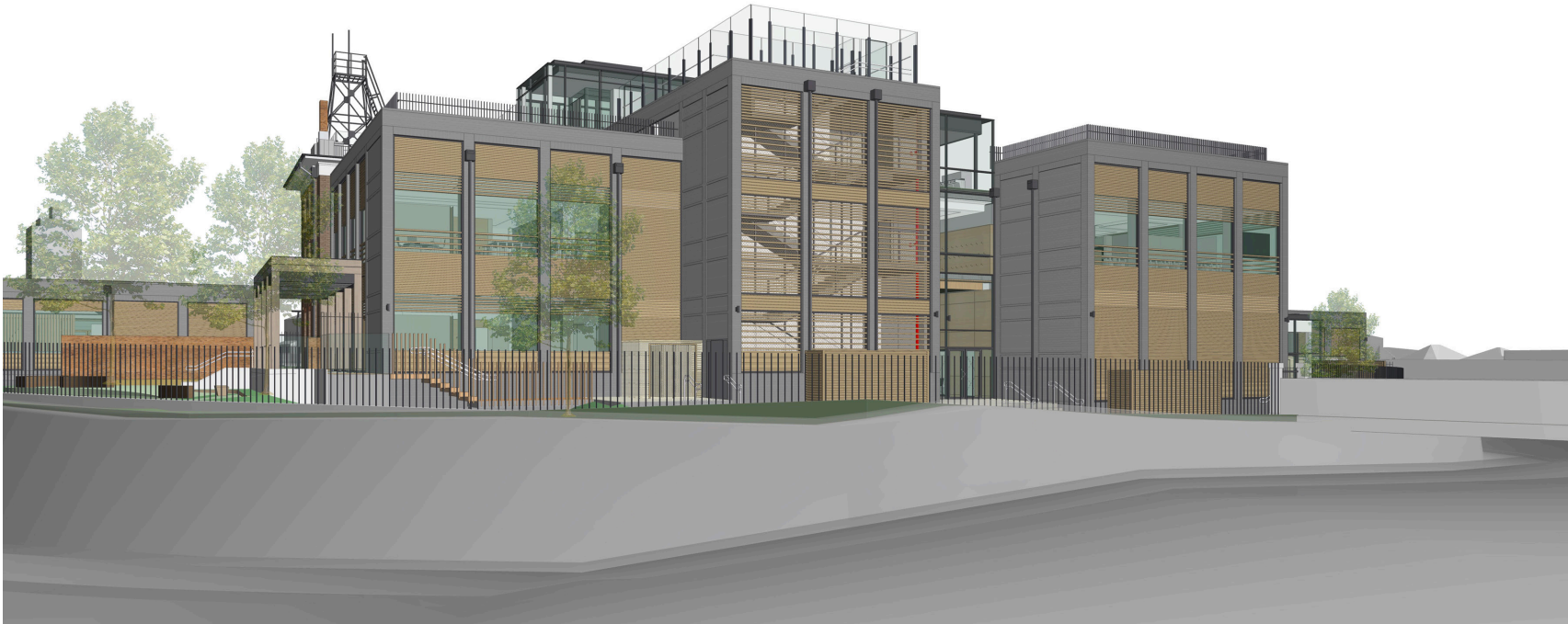
Proposed Amended Mod 2 Scheme



/ Comparison views

View from the south (National Trust)

Approved Scheme



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

Building F lowered

Proposed Amended Mod 2 Scheme





/ Comparison views

View from the south (National Trust)

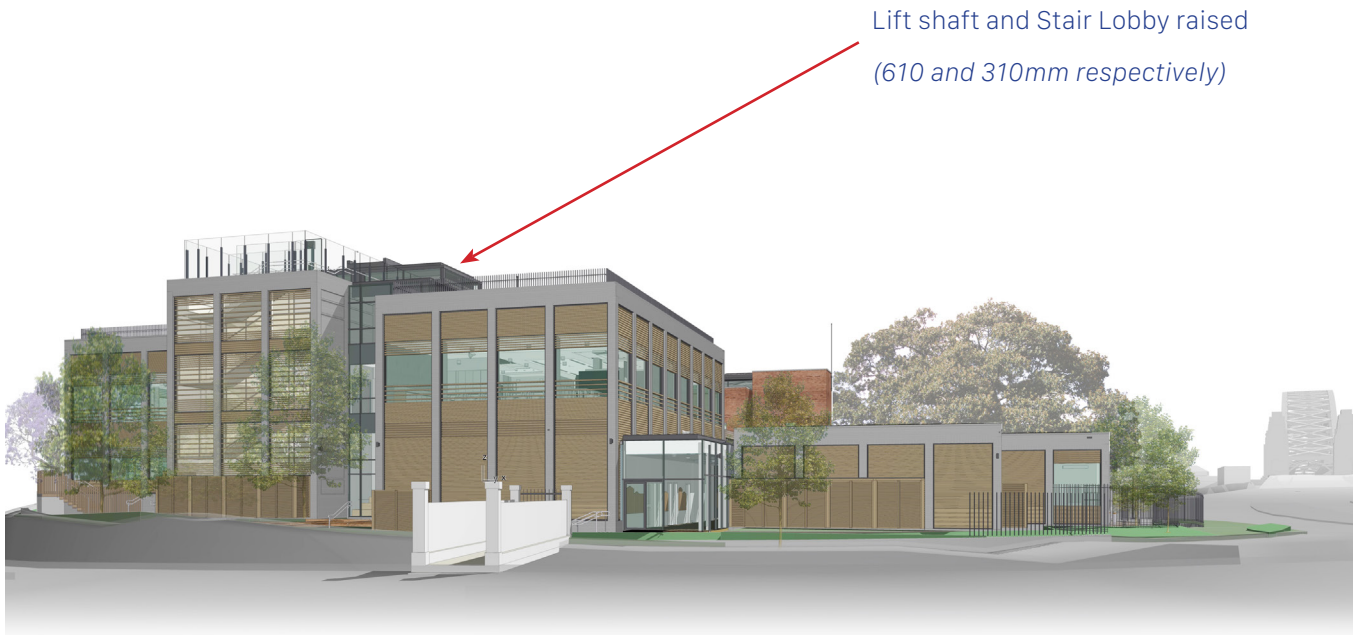
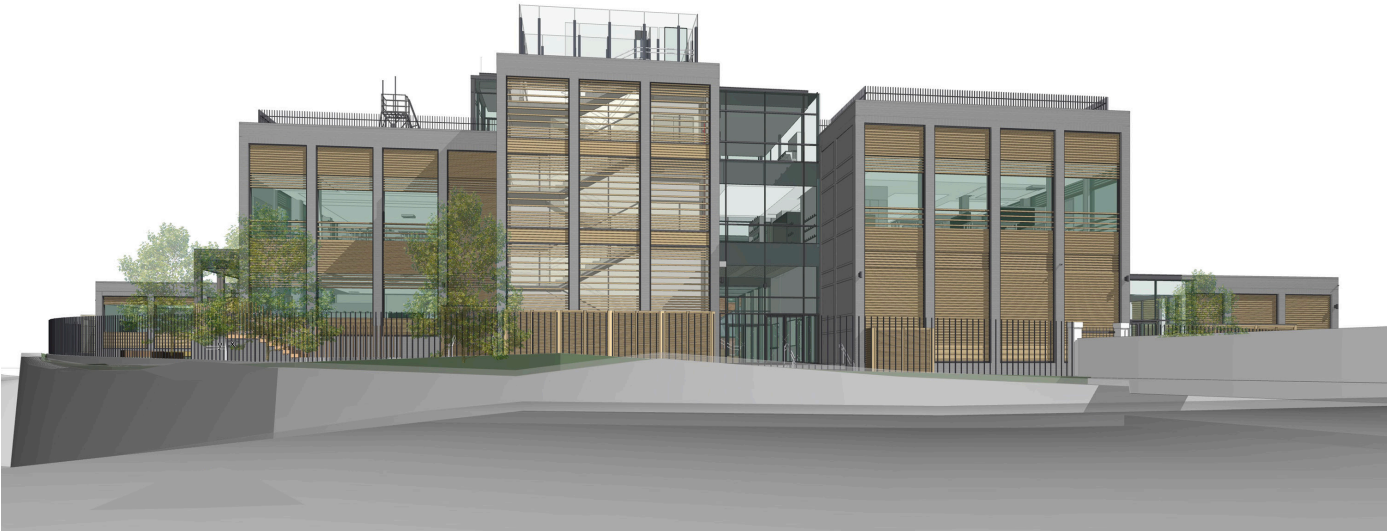
Approved Scheme



View from the south east (National Trust)



Proposed Amended Mod 2 Scheme



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