

Simon Truong

From: Peter Myers <metope@bigpond.com>
Sent: Monday, 2 February 2015 10:24 AM
To: Simon Truong
Subject: Submission Details for Peter Myers (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Peter Myers
Email: metope@bigpond.com

Address:
18 Seaview Street

South West Rocks, NSW
2431

Content:
E-mail submission being sent from my computer to your departmental address.

IP Address: cpe-121-218-181-43.lnse4.clt.bigpond.net.au - 121.218.181.43
Submission: Online Submission from Peter Myers (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116225

Submission for Job: #6751 Tourism and Visitor Accommodation
https://majorprojects.affinitylive.com/?action=view_job&id=6751

Site: #3007 The Sandstone Precinct
https://majorprojects.affinitylive.com/?action=view_site&id=3007

Peter Myers

E : metope@bigpond.com

"BRIDGE STREET HIGH"

A NEW PUBLIC HIGH SCHOOL TO BE HOUSED IN THE FORMER NEW SOUTH WALES
EDUCATION DEPARTMENT BUILDING BRIDGE STREET SYDNEY 2000

Peter Myers Architect 2573 NSW PO Box 312 South West Rocks NSW 2431 02 6566 5769 February 2015

This proposal is based on current statutory requirements for the design of school buildings in Australia. Our intention is to house a new public secondary school for 1200 students within the existing NSW Education Department Building which faces Bridge, Bent, Loftus and Young Streets and which is a profound work of urban architecture and of national significance.

Having secured a "Bridge Street High" beachhead (or is it a *bridgehead*?) of, say, senior year history classes in the former Ministerial suite overlooking Young Street, a considered and understated conversion of this fine building can begin, while also constructing the already proposed Farrer Theatre (February 2014) within the former service courtyard. This adaptive re-use project aims to retain and reconfigure the existing fitting-out so as to give *each* of the fifty 24-student classrooms and dedicated spaces a unique and readily identifiable *place* within the markedly coherent original structure.

At 9.75m² overall per student, for a total of 1200 students, the existing building needs to provide 11,700m² over four classroom floors, while also including the roof and garden terraces as shown plus ground floor assembly spaces, etc. This total area is easily met within the building as completed in 1956 and so a number of later and now redundant additions can be either further adapted or removed.

The welcoming civic intimacy of Farrer Place is a natural focus for the architectural organisation of Sydney's new school. Farrer Theatre's seating for 500 is easily increased to 1200 for school ceremonies, etc., by constructing opening panels in the side walls so as to unite the two adjacent internal wet-weather assembly spaces into a single large auditoria. The existing courtyard volume allows for generous perimeter corridor access to each room, as well as providing excellent ventilation across original high ceilings from the carefully positioned, *opening* steel casement windows of the external sandstone walls: hence, comfortable, tall and energy efficient classrooms!

The existing top-floor Departmental art gallery space will be retained and put back into communal use: it was for many decades the annual exhibition venue for the Society of Artists. This restored gallery affirms *complexity* as the ideal of our "Bridge Street High" proposal. By also accommodating other learning capacities - a *new* theatre, a *recovered* art gallery - our proposed *new* urban high school will become a *beacon* in reclaiming Sydney's now much depleted urbanity.

Slow moving platform elevators, at all street entries and serving every second floor, will allow for normal inter-classroom movement. The existing roof terrace can be easily reconstructed as a pergola constructed to provide shaded walks: similarly garden terraces spanning the courtyard will give each class a welcome circuit breaker without needing to journey to either the roof terrace or street level.

The Department of Education is a robust, monolithic building: this modest conversion to accommodate an inner city public high school is hardly an imposition on a structure that was built as a *perpetual* civic monument, and which was intentionally designed to be adaptable to new state functions. Please give your support to "Bridge Street High"!

PROPOSED THEATRE FOR FARRER PLACE SYDNEY 2000 IN THE FORMER NEW SOUTH WALES EDUCATION DEPARTMENT BUILDING

Peter Myers Architect 2573 NSW PO Box 312 South West Rocks NSW 2431 6566 5769 February 2014

Our project proposes that a new 500 seat theatre be constructed in the service courtyard of the former Education Department Building by George McRae (1858-1923): this fine work of public architecture is bounded by Farrer Place and Bridge, Young and Loftus Streets and is only a stone's throw from Circular Quay.

As the existing building has entrances on all four sides it is possible to make a theatre fronting Farrer Place in what was the residual courtyard of McRae's Classical Revival *palazzo* without intruding upon the rest of the structure or unduly limiting future uses of the remaining spaces. Farrer Place is a hard won and friendly urban space now very much in need of a higher civic purpose, hence our proposal for a new theatre.

Access from Farrer Place is excellent: the existing entry has only a modest flight of stairs to foyer level, making for good disabled access via a new ramp adjacent to these stairs. Consequently, twenty wheelchair spaces are allowed for in the seating design, all with appropriate washrooms and facilities, etc.

This proposal meets a pressing need in contemporary Sydney for a 500 seat theatre with full stage facilities and a workshop with vehicular access. The stage has a generous fly tower with wings and a cross-over passage concealed by the cyclorama (which itself can be moved forward to provide for good recital acoustics). Escape provisions are easily met with a rated corridor constructed to give a grade exit at Young Street as well as ready access via the entry foyer to Farrer Place itself (and the stage workshop would be similarly rated for escape purposes).

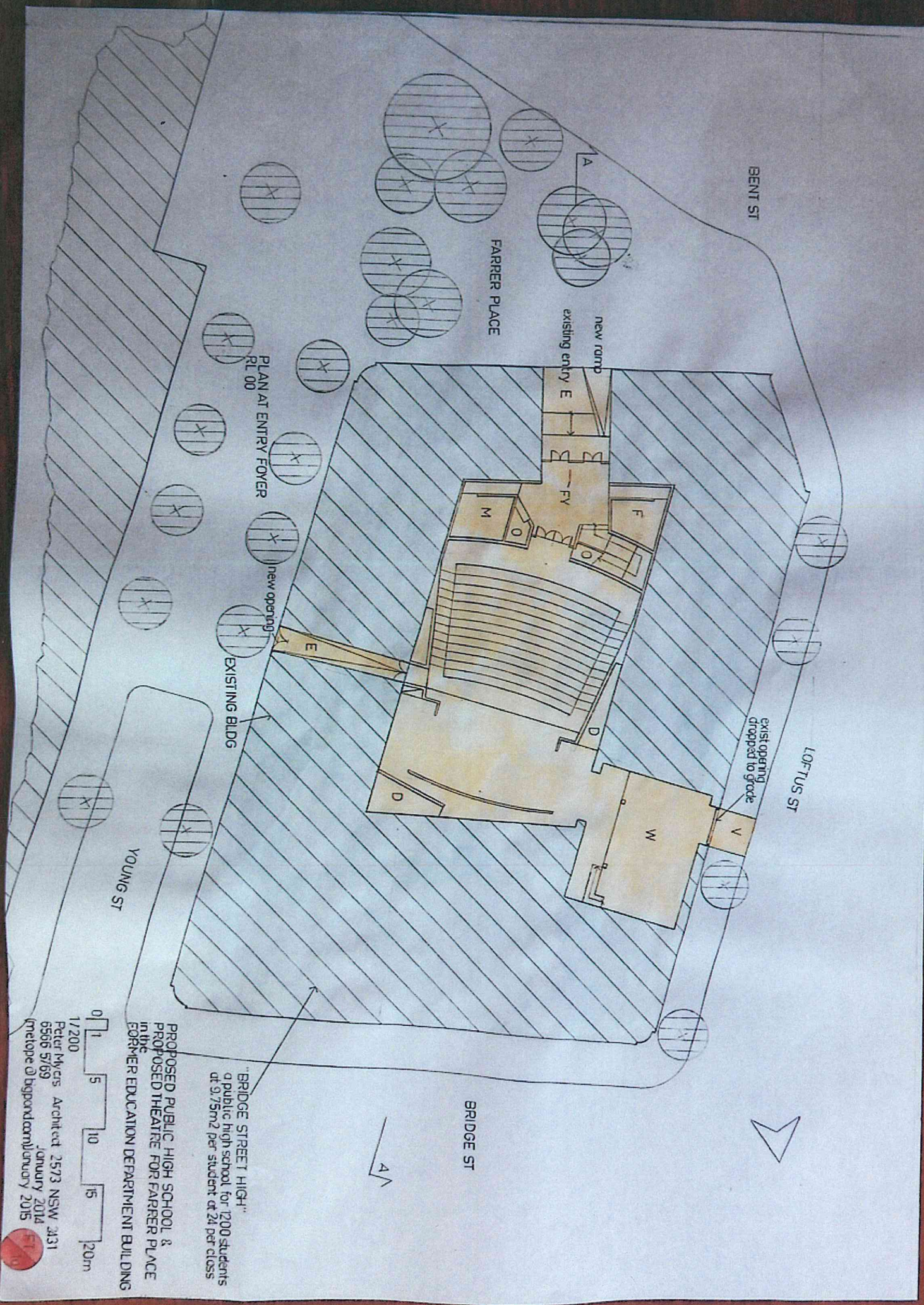
The auditorium is on two levels: the Stalls at RL 00 with stepped seating for 300 (including 20 wheelchairs) and a Circle at RL 4930 with stepped seating for 200 (including standing room for 20). All fitting-out would be entirely in timber sustainably sourced and the acoustic isolation will be excellent as the existing sandstone and concrete building is itself a massive external noise insulator. The principal criteria is to provide for an *intimate* and *readily accessible* theatre in the city's *centre* for a *metropolitan* audience: I believe this Farrer Theatre design does meet this ideal at a reasonable cost and with no loss to the amenity of the existing structure. Indeed, our project will be a necessary catalyst for the rehabilitation and transformation of George McRae's very accomplished building, itself a wonderful complement to its Bridge Street neighbours, James Barnett's earlier Colonial Secretary's Office and Lands Department.

At \$24, 097,100 this is not an expensive project for the central city, particularly when, at \$48,194 per seat, this overall cost is commensurate with similar civic theatre projects in other cities, such as Los Angeles. Of course, demolition of now redundant later additions and the construction of an ensuite set of terraced gardens and a new rooftop pergola as inclusions pushes out the cost a bit; however this welcoming and inclusive *recovered* courtyard would be priced in relation to future uses for the whole building and so it might well cost us less.

The next stage in this project will be to make a scale model, probably at 1/100, and to further study the many architectural nuances of constructing a successful civic theatre. At this stage we ask for your support in petitioning the NSW Government to halt the sale of these fine buildings, *our patrimony*, and to make them available for the civic betterment that this and similar projects will engender. Please contact your local MLA and register *your* support to save these fine buildings!

metope@bigpond.com

DRAFT



BENT ST

FARRER PLACE

LOFTUS ST

BRIDGE ST

PLAN AT ENTRY FOYER
RL 00

EXISTING BLDG

YOUNG ST

PROPOSED PUBLIC HIGH SCHOOL &
PROPOSED THEATRE FOR FARRER PLACE
in the
FORMER EDUCATION DEPARTMENT BUILDING

"BRIDGE STREET HIGH"
a public high school for 1200 students
at 9.75m² per student at 24 per class

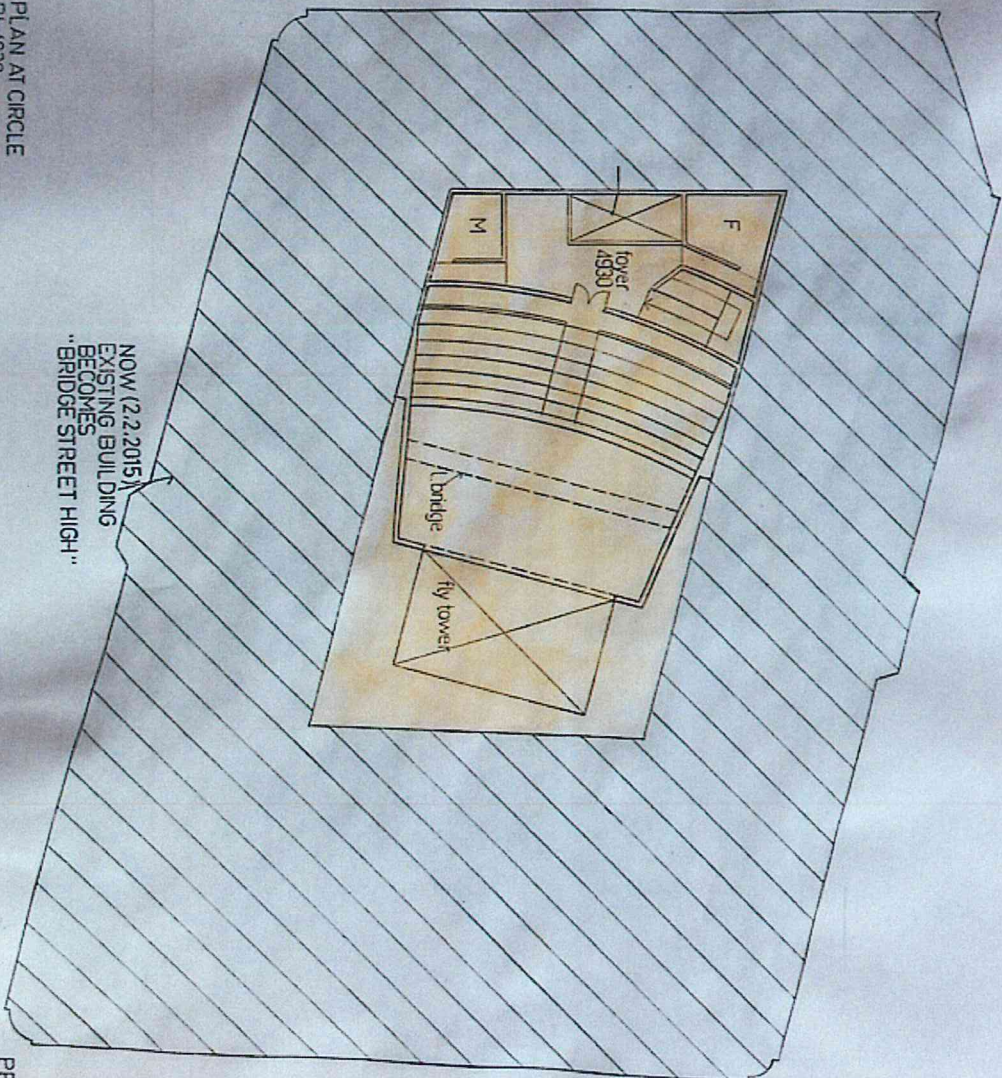
0 1 5 10 15 20m

1/200
Peter Myers Architect 2573 NSW 2031
6566 5769 January 2014
envelope @ bigpond.com January 2015



PLAN AT CIRCLE
RL 4930

NOW (2.2.2015)
EXISTING BUILDING
BECOMES
"BRIDGE STREET HIGH"



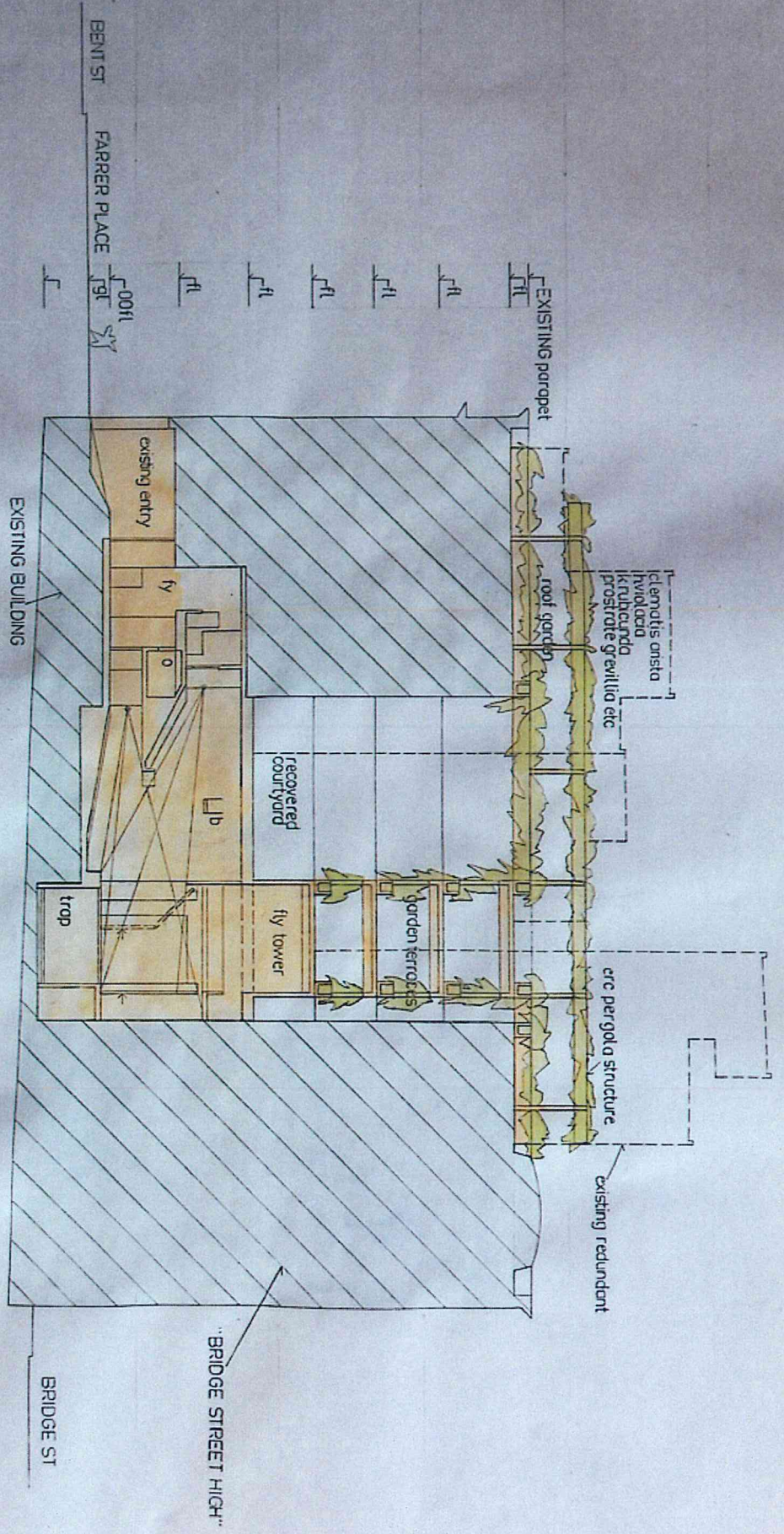
PROPOSED PUBLIC HIGH SCHOOL
in the
FORMER EDUCATION DEPARTMENT BUILDING

1/200

0 1 5 10 15 20m

(metope @ bigpond.com)
Peter Myers Architect 25/73 NSW 2431
January 2014
6566 5769
January 2015





SECTION A-A
 500 PERSONS TOTAL
 stalls 300 (including 20 wheelchairs)
 circle 200 (including 20 standing room)
 cost total AUD 24,097,100
 including stage machinery

PROPOSED PUBLIC HIGH SCHOOL &
 PROPOSED THEATRE FOR FARRER PLACE
 in the
 FORMER EDUCATION DEPARTMENT BUILDING
 1/200 (metope a bypond com)
 Peter Myers Architect 25/3 NSW 2431
 January 2014
 6566 5769
 January 2015



Simon Truong

From: John Freeman <free.john@bigpond.com>
Sent: Monday, 2 February 2015 8:40 AM
To: Simon Truong
Subject: Submission Details for John Freeman (comments)
Attachments: Sandstone precinct submission.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: John Freeman
Email: free.john@bigpond.com

Address:
123 Macquarie St

Sydney, NSW
2000

Content:
Please see attachment

IP Address: - 101.171.170.139
Submission: Online Submission from John Freeman (comments)
https://majorprojects.affinitylive.com/?action=view_activity&id=116221

Submission for Job: #6751 Tourism and Visitor Accommodation
https://majorprojects.affinitylive.com/?action=view_job&id=6751

Site: #3007 The Sandstone Precinct
https://majorprojects.affinitylive.com/?action=view_site&id=3007

John Freeman

E : free.john@bigpond.com

Sandstone precinct

1. I have been a resident of The Astor on Macquarie Street for 25 years. My concerns are about the cumulative adverse impacts of nearby developments on the amenity of my home and neighbourhood. There are several issues that the EIS does not satisfactorily resolve.

Sandstone precinct name

2. I object to the use of the term “sandstone precinct”, which has no history of use. This EIS is about two separate buildings separated by a street. All they have in common is government ownership and construction material. Introducing the term “sandstone precinct” implies that the two buildings should be joined together and managed as a single building. I do not accept that this is so; a case for it has to be made.

Shadows

3. The shadow diagrams show that the additional floors on the Education Building would cause more of Farrer Place to be in shadow at the equinoxes. As sunlight access is already poor, an increase in shadows in Farrer Place (particularly at the equinoxes) is not acceptable.
4. Sun access to the facades of sandstone buildings is also important. The additional floors on the Education Building would reduce the sunshine on the facades of the Lands Department building. The EIS has not comment on this.

Rail corridor

5. The SEARs called for more information on the rail corridor. That the rail tunnel would be 60m below the site does not dispose of the issue of whether or not subterranean works at this site would constrain the design of the railway. Suppose it is desired to build a station at this location. Now on the St Petersburg metro, Admiralteyskaya station is 105m below surface, so a depth of 60m does not preclude a station here, and the site is one of the few in government ownership along the route.
6. The failure of the government to improve public transport capacity in the city centre in step with the increase in floor space has been destructive of the amenity of residents at The Astor, where I live. We want this railway, and we want a station nearby.

Change of use

7. The heritage consultants appear not to have assessed the change of use in the proper manner. The Burra Charter sets out the process very clearly:
8. The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change, to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of practices which contribute to the cultural significance of the place.
9. Graham Brooks and Associates have considered the *practicalities* of alternative uses. It is therefore surely not beyond their wit (especially having regard to Graham’s exceptional capabilities as stated in the documents) to go on to explain how the proposed use can best “respect associations and meanings”, and provide for “continuation of practices which contribute to the cultural significance of the place”. I feel it is a matter for the owner and the

owner's consultants to make proposals. Even if the proposed uses are indeed the best way forward, we still have to do it properly!

Activation

10. According to the exhibition documents, the proposals will lead to:

.....increased street activation and revitalisation of the northern end of Sydney CBD which will greatly strengthen the City's role in the global economy. This will encourage a range of new opportunities for workers, visitors and the wider community in a centrally located, highly accessible part of the CBD.

11. The EIS fails to explain why the northern end of the CBD needs "revitalisation". I have lived in the northern end of the CBD for 25 years, and I have not observed any need for revitalisation.

12. The EIS fails to explain how the proposal will increase "street activation". It does not explain what it means by "street activation". The Sydney Local Environmental plan contains the following definition:

Active Frontage means street frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings. Frequent building entries that face and open towards the street, transparent street frontages, quality materials and refined details, and mixed land uses will make streets more diverse and attractive for pedestrians and increase the perception of safety and encourage higher levels of pedestrian activity.

13. However, there are no proposals for creating additional building entries or modifying the heritage façade.

14. Moreover, it is not credible that the proposal will "greatly strengthen the City's role in the global economy", and the EIS does not quantify the boost in the city's Gross Domestic Product or explain the mechanism by which this economic miracle will occur. If there really is a simple, straightforward way to "greatly strengthen the City's role in the global economy" many people would love to know what it is.

Conservation Management Plan

15. The SEARs called for updated CMPs for the two buildings. The applicant has not provided these documents for the exhibition and public. These are documents of fundamental importance. Even if I am prepared to accept the proposed new uses, I first want to see how the applicant proposes to manage the changes, and what safeguards there will be for the heritage impacts.

Subterranean works

16. There is no consideration of whether the subterranean spaces under the streets and Farrer Place might be required for public utilities in the future. Sydney Council has previously exhibited proposals for vacuum solid waste collection and new energy distribution systems (trigeneration). Sydney Council should not be surrendering parts of the public domain unless there is a tangible public benefit (for example, connection to a station). The exhibition documents do not identify a public benefit and they do not provide any assurance that there will be no future public requirement for the space under the streets and Farrer Place.

Community consultation

17. The exhibition documents do not comply with the SEARs. In particular, there has been no consultation with community groups and affected landowners (for example, the Owners

Corporation Network, AMP Capital). There are several residential buildings nearby (and new residential buildings are proposed); issues of concern to local residents include late night trading, sunshine access, traffic congestion, and demand for visitor parking (which is extremely limited in this part of the CBD).

John Freeman
1 February 2015

The Astor
123 Macquarie Street
Sydney 2000

Simon Truong

From: Simon Truong
Sent: Monday, 2 February 2015 5:53 PM
To: Simon Truong
Subject: Submission Details for
Attachments: Education Building Redevelopment_ Bridge St Opposite Bridgeport.pdf

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name:

Email: !

Address:

Content:

1) Provision of Permanent Fixed Privacy Screens to the North Facing windows of the Hotel so the Hotel Rooms do not look directly into the windows of the Bridgeport Apartments across the road on the Northern side of Bridge St

2) Increasing the setbacks on the new extensions on the roof of the Education Building so they are not visible from the Apartments on the Northern side of Bridge Street

Please refer attached marked up drawings

Thank you kindly for your consideration of the above matters.

IP Address: - 203.39.124.193

Submission: Online Submission from

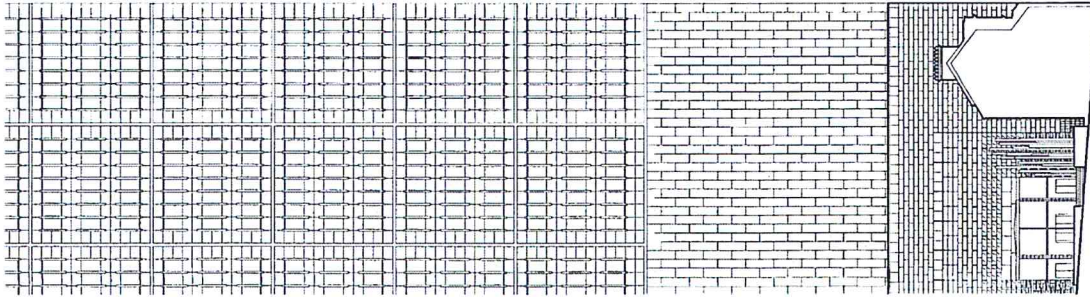
https://majorprojects.affinitylive.com/?action=view_activity&id=116266

Submission for Job: #6751 Tourism and Visitor Accommodation

https://majorprojects.affinitylive.com/?action=view_job&id=6751

Site: #3007 The Sandstone Precinct

https://majorprojects.affinitylive.com/?action=view_site&id=3007



MUSEUM OF SYDNEY

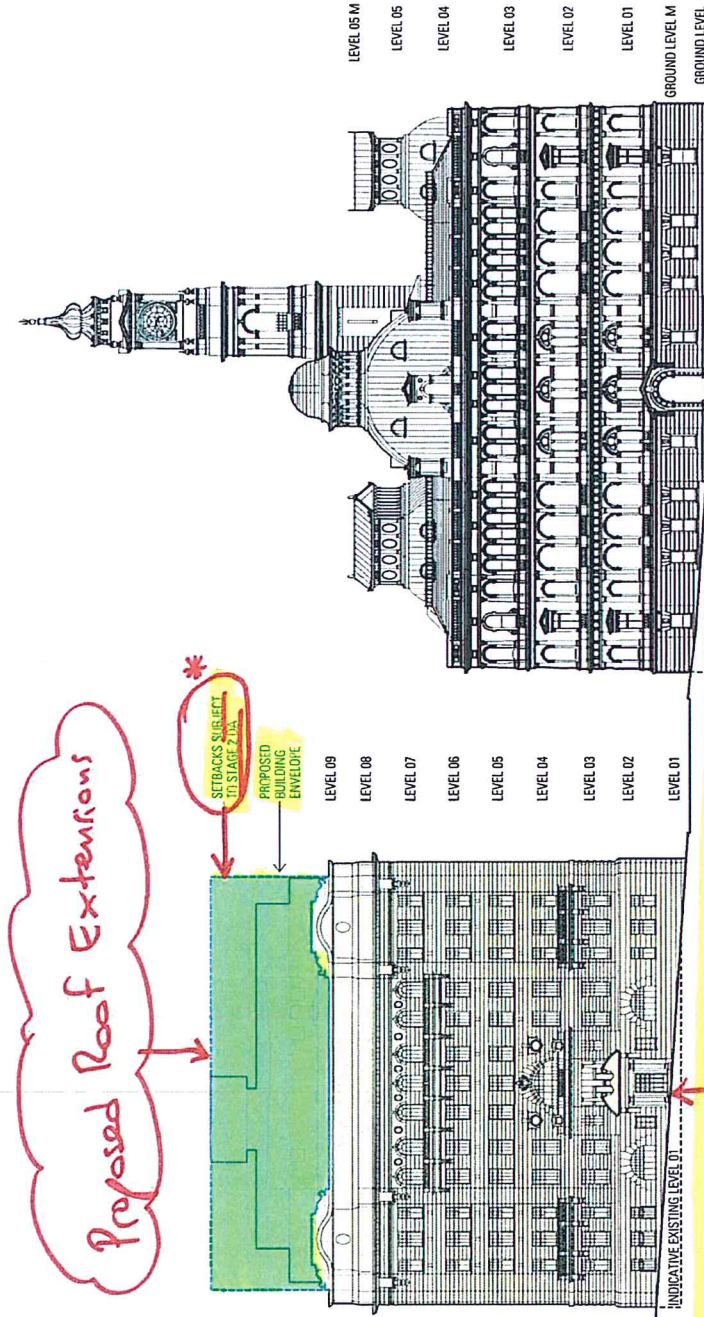
YOUNG STREET

EDUCATION BUILDING

LOFTUS STREET

LANDS BUILDING

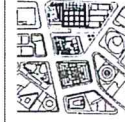
GRESHAM STREET



RL 58.69
RL 50.75
RL 46.77
RL 42.30

LEVEL 09
LEVEL 08
LEVEL 07
LEVEL 06
LEVEL 05
LEVEL 04
LEVEL 03
LEVEL 02
LEVEL 01
GROUND LEVEL M
GROUND LEVEL

Looking South from Bridgeport



Looking West

Proposed Roof Extensions

REFER TO PLAN FOR BUILDING ENVELOPE IN ZONE SETBACK FROM SANDSTONE FACADE

R.L. 58.69

R.L. 50.75

R.L. 46.77

R.L. 42.20

FARRER PLACE

INDICATIVE EXISTING LEVEL 01

INDICATIVE ZONE FOR SUBTERRANEAN SPACE

BENT STREET

EDUCATION BUILDING

BRIDGE STREET

BRIDGEPORT APARTMENTS

SETBACKS SUBJECT TO STAGE 2 DA

PROPOSED BUILDING ENVELOPE

LEVEL 09

LEVEL 08

LEVEL 07

LEVEL 06

LEVEL 05

LEVEL 04

LEVEL 03

LEVEL 02

LEVEL 01

EDUCATION BUILDING

Legend

Year	Age	Sex	Location	Notes
1975	10	F	...	...
1976	11	M	...	...
1977	12	F	...	...
1978	13	M	...	...
1979	14	F	...	...
1980	15	M	...	...
1981	16	F	...	...
1982	17	M	...	...
1983	18	F	...	...
1984	19	M	...	...
1985	20	F	...	...
1986	21	M	...	...
1987	22	F	...	...
1988	23	M	...	...
1989	24	F	...	...
1990	25	M	...	...
1991	26	F	...	...
1992	27	M	...	...
1993	28	F	...	...
1994	29	M	...	...
1995	30	F	...	...
1996	31	M	...	...
1997	32	F	...	...
1998	33	M	...	...
1999	34	F	...	...
2000	35	M	...	...
2001	36	F	...	...
2002	37	M	...	...
2003	38	F	...	...
2004	39	M	...	...
2005	40	F	...	...
2006	41	M	...	...
2007	42	F	...	...
2008	43	M	...	...
2009	44	F	...	...
2010	45	M	...	...
2011	46	F	...	...
2012	47	M	...	...
2013	48	F	...	...
2014	49	M	...	...
2015	50	F	...	...
2016	51	M	...	...
2017	52	F	...	...
2018	53	M	...	...
2019	54	F	...	...
2020	55	M	...	...



Scale / Mean Point

JPW
JOHNSON PILTON WALKER

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Received 2006 September 29; accepted 2007 January 18.

THE SANDSTONE PRECINCT
223-33 & 35-39
BRIDGE STREET SYDNEY

LOFTUS STREET ELEVATION (WEST)
EXISTING EDUCATION BUILDING

Special Number
 2006
 Year / Number
 SK-A-102

GOVERNOR PHILLIP
TOWER BEYOND

GOVERNOR MACQUARIE
TOWER BEYOND

LIFT
MOTOR-
ROOM

ANGLED-
FACADE

A.L. 58.69

R.L. 50.75

R.L. 46.77

R.I.L. 42.30

PLANT

ANGLED
FACADE

LEVEL 09

LEVEL 08

LEVEL 07

LEVEL 06

LEVEL 05

• • • • •

1

VEHICLE ACCESS
TO CENTRAL
LIGHTWELL

INDICATIVE EXISTING LEVEL OF

Proposed Roof Extensions in yellow

BRIDGEPORT
APARTMENTS

BRIDGE STREET

EDUCATION
BUILDING

BENT
STREET

Simon Truong

From:
Sent: Monday, 2 February 2015 3:52 PM
To: Simon Truong
Subject: Submission Details for Tom Ledden (object)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name:

Email:

Address:

Content:

RE-USE OF DEPARTMENT OF LANDS AND DEPARTMENT OF EDUCATION BUILDINGS

Submission

I have concerns about this proposal and the process of its assessment. For such significant buildings in such an historic and important precinct I believe that only thorough and scrupulous planning and assessment will satisfy public concern and I don't believe that this has so far been done. Consequently, I consider this proposal should be rejected for many reasons including the following.

1. The level and extent of consultation appear to have been poor and inadequate and there appears to have been a lack of consultation with some appropriate bodies.
2. No consideration has been given to alternative possible uses of the buildings. The buildings could be adapted satisfactorily for a number of other uses - at least one of which has been put forward by a group of eminent architects but neither it nor other uses have been evaluated in the process.
3. It is hard to escape the conclusion that instead of assessing various optional uses for the buildings this exercise is one of supporting a decision that has already been taken.
4. The implications of the likely listing of "Colonial Sydney" on the National Heritage Register Listing for which these building have been nominated do not appear to have been addressed.
5. The Concept Plan process is flawed. After the Barangaroo Concept Plan was approved many very significant changes were made to the concept. I, and I suspect many other people, will have no confidence, given this bad history, that the same thing would not happen with this proposal.
6. I understand that the State Significant Development process overrides the provisions of the Heritage Act - a very disturbing arrangement when dealing with buildings as significant as these.
7. I believe that the Heritage Assessment is inadequate.
8. The proposed increase in height of the Education Department building is significant and, I think, unacceptable because of its impact when viewed from adjoining streets. Any increase in height should be set back so as to not detract from the building when viewed from the adjoining streets.
9. There should be no additional vehicular access ramps unless they can be arranged so as not to detract from the buildings. The way seems to have been left open to deal with the issue of vehicular access at a later stage which I feel is an unsatisfactory situation.
10. It is unclear how hotel room facilities can be incorporated into the buildings without damaging their heritage value.

I support the re-use of these buildings but believe this proposal should not be proceeded with until:

- * a thorough, full and adequate assessment of the proposal is conducted including an evaluation of the economic and social benefits of other possible uses for which the buildings could be adapted, and
- * a genuine full and comprehensive community consultation on the future of the buildings is undertaken.

https://majorprojects.affinitylive.com/?action=view_activity&id=116252

Submission for Job: #6751 Tourism and Visitor Accommodation
https://majorprojects.affinitylive.com/?action=view_job&id=6751

Site: #3007 The Sandstone Precinct
https://majorprojects.affinitylive.com/?action=view_site&id=3007



Simon Truong

From: Philippa Clark <pclark@claytonutz.com>
Sent: Monday, 2 February 2015 2:36 PM
To: Simon Truong
Subject: Submission Details for Philippa Clark (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Philippa Clark
Email: pclark@claytonutz.com

Address:
60a Waitara Parade

Hurstville Grove, NSW
2220

Content:

I believe these historic buildings should be turned into the inner-city public high school that Sydney desperately needs. The proposal by the Greens to fill the public education shortage in the inner city is eminently sensible, and would put the Sandstone Precinct to much better use than just another hotel.

IP Address: ip-17-139-161-203.static.pipenetworks.com - 203.161.139.17

Submission: Online Submission from Philippa Clark (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116240

Submission for Job: #6751 Tourism and Visitor Accommodation
https://majorprojects.affinitylive.com/?action=view_job&id=6751

Site: #3007 The Sandstone Precinct
https://majorprojects.affinitylive.com/?action=view_site&id=3007

Philippa Clark

E : pclark@claytonutz.com

From: IanThom <ianwpthom@gmail.com>
Sent: Saturday, 31 January 2015 8:04 PM
To: information-Planning
Subject: The Sandstone Precinct
Attachments: HPF Sandstones Submission.pdf

Dear Sirs,

Please find attached a copy of the submission from the Henry Parkes Foundation relative to the proposed sell off of the wonderful sandstone buildings in Bridge Street, Sydney.

A hard copy was posted on Friday.

Would you please forward this email to the Manager, Major Project Assessments.

Thank You,

Ian Thom

Chairman

Henry Parkes Foundation

The

HENRY PARKES FOUNDATION

30 January 2015

The Manager
Major Project Assessments
NSW Department of Planning and Environment
GPO Box 39 SYDNEY NSW 2001

Dear Sir/Madam,

Re: Lands Department and Education Department buildings – exhibited stage 1 development application to dispose of buildings for tourism purposes

I write on behalf of the Henry Parkes Foundation, a registered charity organisation dedicated to conserving the legacy of Sir Henry Parkes, and to promoting the social justice issues for which he is renowned and which remain relevant to our contemporary society.

The Foundation is very concerned about this proposal. These two buildings, together with the Chief Secretary's building on the corner Macquarie Street, are one of the most important surviving groups of historic buildings in Australia. Their importance is due not only to their physical fabric, but the social history which is embedded in this fabric. For all of their long lives they have accommodated arms of the public service and ministries which have been and will always be critical to a stable society. Thus they have deep symbolic significance to our community, and surely this should not be compromised? We have studied the documents on exhibition and this issue is hardly mentioned. There is lengthy discussion of other possible uses but no convincing evidence that their continued occupation by our public service, ministers and staff would not be by far the best option.

We acknowledge that the stated intention is to conserve the physical structure of the buildings, although we cannot understand how it will be practical to preserve the precious interiors intact if new tourist accommodation is imposed. How will it be possible to construct new luxury toilets, spa baths etc inside these beautiful rooms, -particularly those in the Lands Department, -without destroying their value? No evidence whatever is provided as to how this could be achieved.

While the interiors of the Education building are less significant their social history is equally relevant. We are aware of suggestions that the building could be used as a city high school: this is a potentially excellent proposal, given the growing demand for inner-city school places, a proposal which has not 'rated a mention' in the documents on exhibition. This initiative would continue the association of the building with public education, and would avoid a repetition of the recent widely reported situation recently faced by the Government in having to acquire an expensive site to accommodate the demand for a new inner-city primary school. It would bring additional life and vitality to this part of the city, without excessive emphasis on 'tourism'. Other additional large hotels are already being proposed nearby, such as the redevelopment of Goldfields House.

Given the 19th century reforms in public education initiated by Sir Henry Parkes, which ensured that all children in the then Colony would benefit at a time when half were unable to attend school, we have a continuing concern as to how school education can be better served in the 21st century. Our Board has also considered a proposal for a new high school in the Education building which would have the potential to set new standards and inspire young people to further advance principles for a free open and generous society. A brief summary Appendix is attached. We urge you and our State Government to respond creatively to the ideals embodied in this visionary proposal.

We are concerned that recent statements and press releases by Ministers supporting the disposal of the buildings appear to come only from the narrow viewpoint of economic rationalism, ignoring social and symbolic values. Market forces will adequately satisfy the need for tourist accommodation, without sacrificing such valuable public properties.

Yours faithfully,



Ian Thom
Chair, Henry Parkes Foundation

APPENDIX TO SUBMISSION: HENRY PARKES FOUNDATION

Our vision for a new inner city high school in the Education Department building

High school education offers a unique opportunity to impact on our youth in ways that enhance our democratic way of life and inspire young people to further advance principles for a free, open and generous society

The new high school will:

- Stand as a model for schools in the future through its use of technology and its pedagogy
- By its diversity in students reflect our multicultural society
- Deliver strong democratically principled curricula .Hold high academic and personal expectations of its students
- Value student voice that translates to student personal empowerment
- Facilitate student autonomy in terms of flexible curriculum, goal setting and self-management
- Be a living monument to Australian values of collaboration and mateship
- Be a self-selection school (not 'Selective High School'): students apply because of the school ethos
- Include adult mentors from chosen professions as well as educators using an open door "it takes a village to raise a child" approach elevating education by community commitment
- Become a centre of excellence in educational pedagogy and research fellowship
- Provide a 'heart' to the city as students contribute to the human profile of our city streets
- Be transparent in its communication and promotion of a school that is different and special
- Promote peace education through effective communication and conflict resolution as core values

The very building which represents the history of education in NSW will morph into a lighthouse institution that creates a 21st century vision for future generations with an educational model that reflects best practice democratic principles



Simon Truong

From: Clive Gunton <clive.gunton@gmail.com>
Sent: Monday, 2 February 2015 7:28 AM
To: Simon Truong
Subject: Submission Details for company Clive Gunton Urban Designs (org_comments)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Clive Gunton
Organisation: Clive Gunton Urban Designs (Principal)
Govt. Agency: No
Email: clive.gunton@gmail.com

Address:
unit 08

Sydney, NSW
2000

Content:

I applaud the concept of renewing the precinct and conserving these sandstone buildings but am concerned at the extent of the proposed roof top additions to the Education Building. The roof additions have been rightly minimised on the Lands Building and this should be taken as the model for the Education Building. The "fifth elevation", the roof, is extremely important in this context.

IP Address: cpe-138-130-71-245.lns1.clt.bigpond.net.au - 138.130.71.245
Submission: Online Submission from company Clive Gunton Urban Designs (org_comments)
https://majorprojects.affinitylive.com/?action=view_activity&id=116217

Submission for Job: #6751 Tourism and Visitor Accommodation
https://majorprojects.affinitylive.com/?action=view_job&id=6751

Site: #3007 The Sandstone Precinct
https://majorprojects.affinitylive.com/?action=view_site&id=3007

Clive Gunton

E : clive.gunton@gmail.com



Simon Truong

From: Mora Main <mmain@ozemail.com.au>
Sent: Sunday, 1 February 2015 11:59 AM
To: Simon Truong
Subject: Submission Details for Mora Main (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Mora Main
Email: mmain@ozemail.com.au

Address:
3 Judges Lane

Waverley, NSW
2024

Content:

The principle of these asset sales may benefit their restoration and maintenance; it may also fund infrastructure elsewhere, outside the city. However, the Lands Department and Education buildings are models of public durability and sustainability in an evolving city, and could serve well into the future for public purposes - a public high school has already been identified as needed in the area and clearly high schools can benefit from central locations as modelled by St Andrews & St Mary's cathedral schools, St Vincents at Potts Point, etc. A high school in this location could benefit students in so many ways as they could easily access existing recreational and cultural facilities in the city: the Swimming pool complex at St Mary's Cathedral, playing fields over the Domain carpark, the Australian Museum, Aquarium, Conservatorium of Music, the Botanic Gardens, MCAA, Art Gallery, and of course excellent transport. Surely this is a more useful public purpose than a sale to fund yet more unwanted and out of date freeways which will further trash Sydney as a world city; Governor Macquarie's vision for Sydney should not disappear into high end commercial oblivion and his Lands Department restored as a Central focus for Land information using modern technology; this could be invaluable in partnership with the Dept of Planning for the complex processes of land use Planning in the face of climate change. Just the moment when changes are responding to a warming world is the moment to harness the best brains and resources into a centre of excellence for sustainable planning. And once again maps should be sold from the Lands Dept building!

There are many ways to bring purposeful use to the sandstone precinct, and exclusivity of use by high-end tourists is neither sustainable (susceptible to economic variability) nor worthy of these proud public institutions, particularly in the face of many looming needs. No sale please!

IP Address: 172.35.70.115.static.exetel.com.au - 115.70.35.172
Submission: Online Submission from Mora Main (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116189

Submission for Job: #6751 Tourism and Visitor Accommodation
https://majorprojects.affinitylive.com/?action=view_job&id=6751

Site: #3007 The Sandstone Precinct
https://majorprojects.affinitylive.com/?action=view_site&id=3007

Mora Main

E : mmain@ozemail.com.au

Simon Truong

From: Philip Drew <drew.inspirep@idx.com.au>
Sent: Tuesday, 13 January 2015 10:35 AM
To: Simon Truong
Subject: COMMENTS ON THE EIS STATE SIGNIFICANT DEVELOPMENT OF BRIDGE STREET LANDS & EDUCATION BUILDINGS

Dear Simon Truong,

Please find below my response to the EIS. It is a very disappointing document that has been set up with the aim of misleading and disguising the real purpose behind this sell-off. I do trust a serious and mature review will take place and genuine thought is given to a more visionary development of the two properties in the public interest to enhance Sydney's social capital in a substantive manner.

Yours sincerely,

Philip Drew

RESPONSE:

Philip Drew B Arch (UNSW) M Arch (Syd)
 12 View Street
 ANNANDALE
 NSW 2038
 Tel. 02 9660-8369
 Email: drew.inspirep@idx.com.au
 Tuesday, December 30, 2014

Mr. Simon Ttuong
 Department of Planning and Infrastructure
 23-33 Bridge Street
 SYDNEY NSW 2000
 Tel. 92286111
 E: simon.truong@planning.nsw.gov.au

Re: The EIS, Exhibition of State Significant Development for Tourist and Visitor Accommodation at the Sandstone Precinct (Lands Building and Education Building and surrounding Road and Public Reserves), 23-33 and 35-39 Bridge Street, Sydney (SSD 6751).

Dear Simon Truong,

The decision to offer the two sandstone properties on Bridge Street for 99-year leasehold as boutique hotels would appear to have been undertaken without conducting a comprehensive and thorough investigation of alternative uses that would be most suitable and less disfiguring. Nor was there any opportunity for an informed public debate to occur. Instead the sell-off has largely been conducted in secret.

The investigation into the financial viability of the projected conversion of the two properties is flawed, the costs involved far exceeding prospective returns even over the long term. Bridge Street is not the Grand Canal, and Sydney is not Venice, to make it all so much worse, the Education Department and the Lands Department do no boast views of Port Jackson or Sydney Cove and one cannot imagine George Cluny

choosing to celebrate his wedding at €4,000/night to instead. And that really is the kind of clientele that would be needed to support such a high cost development and conversion.

There does not appear wide consultation or research was conducted beforehand to ascertain the most appropriate and suitable re-use of the two buildings. Instead a decision was taken to offer the properties for sale then later, as freehold without first having a full and comprehensive understanding of the global costs real and investigation into the long term implications arising from the inherent incompatibility of the two existing buildings to meet the stringent functional demands for efficient hotel operation at the top luxury segment of the market.

Sydney is already one of the most expensive cities globally for hotel accommodation, a discovery many visitors and tourists doubtless find discouraging. This must act as a powerful disincentive when considering whether to visit Sydney. Just how an additional 270 rooms will boost tourism in NSW is something one must marvel at, much less, how the presence of the two such new hotels will add to street activity in any measurable positive way is far from apparent or in evidence from the EIS document.

One can only conclude that this is a strategy by the government to avoid its responsibility to maintain and develop these last remaining architectural representatives of what was an impressive and historically significant unified government quarter. One cannot but contrast the meanness and lack of vision compared to Governor Lachlan Macquarie in 1810:

*'In an age when the home government thought of the public as little more than an unwashed and unruly mass, Macquarie invoked the idea of public service and public space. **The age of Macquarie was one of infrastructure and engineering enabled by government labour and funds—for public use.** These programs were an early example of social investment, and far ahead of their time. In many ways they anticipate the ideals of social democracy in the sense of government with common welfare as a guiding ethical imperative.'*^{ii[1]}

In this light it is difficult not to see the current decision and action as being much the same as, at the very least, in the same plundering spirit as the Rum Conspirator's attempt to privateer of the public realm. Both buildings are priceless public assets that should not be adulterated for reasons of short term financial expediency.

FLAWS AND OMISSIONS IN THE EIS

I would strongly urge your government reconsider its decision and offer the following reasons why far superior uses should be explored, that would both greatly enhance the attraction of Sydney as a magnet and tourist destination and contribute much so than the present ill-considered proposal:

1. **HIGH REDEVELOPMENT COST OF DEVELOPMENT WILL RESULT IN EXCESSIVE ROOM TARIFF.** The cost of the redevelopment is estimated at \$252,762,000, or \$936,155/room not including the interest on the capital over so many years or the purchase price of the leasehold. This is to provide 270 rooms of varying amenity and severely limited room size evident across the CBD, and without views of the harbour. The high cost of the development, the necessary high capitalization and finance arrangements, will ultimately result in high nightly room tariffs in excess of \$1,000/night stay. For the Lands Building with only 70 rooms envisaged, this will likely translate to a tariff of \$1,500 to \$2,000/night, well in excess of what the average punter can afford.
2. **HERITAGE FENESTRATION IS INCOMPATIBLE WITH ROOM REQUIRMENTS.** The existing building fenestration is incompatible with respect to the requirements for closely spaced windows to each room. This will involve either the sacrifice of efficient room layout or matching the room sizes to harmonise with the fenestration. Large rooms will have to be paid for, hence much

higher room tariffs in excess of \$1500/night stay. A further consequence will be the comprehensive rebuilding of the interiors and to enable the heavy plumbing services essential in such facilities

3. **GUTTING OF HERITAGE INTERIORS.** Reconstruction of floors within both buildings to meet modern international hotel standards of plumbing and room amenities etc., such that at the end of the 99-year leasehold the buildings will result in the permanent loss real architectural authenticity and connection with their original interior character.
4. **OVERSHADOWING TO INCREASE.** Overshadowing will increase a further 3.6% affecting the public domain. As a photographer, the city is lost in gloom especially in winter. The dying of the light is a permanent feature of Sydney. A host of shadow diagrams (p. 49 on) demonstrate the extent and how critical the current situation is. What is less well appreciated, much less recognised, is the fact that the elaborately decorated facades demand sunlight for them to be seen and admired at their best. This is now problematic across the city. In the instance of the Education Building the front entrance portico is lit by the sun for no longer than 15 minutes each day as a shallow band of sunlight crosses it.

Obviously this is the fault of earlier planning decisions to permit high-rise towers to be built in the immediate vicinity, but it points the overall failure to properly reflect on and control development so not as to visually degrade our most important heritage buildings.

5. **ABANDONMENT OF THE PUBLIC DOMAIN.** In its effect the sale signals the abandonment of the public domain and its sacrifice on the altar of private gain. The proposed development below Farrar Place and under surrounding areas of the two properties to provide ancillary service facilities vital to the operation of the hotels must inevitably disrupt the precinct for several years. What is the gain and benefit and to the people in return?

ALTERNATIVE: CREATE WORLD CLASS ATTRACTIONS THAT ADD SOCIAL CAPITAL

If the government is sincere about attracting overseas tourists its objectives would be better served by converting the **Education Building** to a centre (museum) which explains the history of public education, pioneering achievements and innovations, developments since the 19th century such as Wyndham revolution, and ideas for future education with demonstration learning areas deploying advanced digital technology.^{ii[2]} That is, turn the building into a centre for the understanding of children and their needs, and as a centre of creative development, play and learning, which ought to be treated as one of our society's foremost objectives.

The **Lands Building** might instead become a centre for Architecture and Design with facilities for exhibiting and storing architectural drawings, models and photography and with a focus on recent forays into the digital visualization and 3D recording of monuments. In such a heavily urbanised country such as Australia, this surely should be given the importance it warrants by encouraging public interest in and understanding of the contribution of well designed architecture to the well being of its citizenry.^{iii[3]} Indeed, as many overseas architecture museums (Australia is one of the very few first world countries not to have such a facility), demonstrate, it could also serve as a platform for public debate on architectural and planning matters of wide public concern as happens elsewhere such as at Frankfurt. If this does not appeal, the Lands Building might be considered as an adjunct extension within the CBD proper to the Art Gallery of NSW, thereby avoiding the loss of public parkland around the existing gallery building if it is to expand in the future.

I attach a copy of my letter to the *Sydney Morning Herald* (Friday December 5, 2014) on the subject for your information.

A positive consequence of the preceding suggestions is that the concept of a comprehensive cultural precinct based on the re-use of such outstanding architectural heritage in NSW government ownership

would be further enhanced by federal government support and involvement. The objective would be to plan the new facilities as world class cultural nationally important assets in much the same way as Japan has followed by ensuring a national approach to its science museums.

I do trust that the matters raised will receive serious attention and review, along with my suggestion that the sandstone precinct be re-thought and dedicated as a cultural precinct instead of being sold off for what can only amount to a short-term financial budgetary measure that can be of little long term advantage or benefit to the people of this State of New South Wales.

Yours sincerely,

Philip Drew (Architectural historian, critic and author)

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12 View Street
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NSW 2038
Tel. (61 2) 9660-8369, Mb. 042 092 0415
drew.inspirep@idx.com.au

^{i[1]} Luke Slattery, *The First Dismissal*, Penguin Specials, Penguin Group Australia, Melbourne, 2014, p. 44.

^{ii[2]} See Brian Hopkins (Ed.) with Ronald G. Barr, F. Michel and Philippe Rochatt, *The Cambridge Encyclopedia of Child Development*, Cambridge University Press, Cambridge, 2005. This volume gives some idea of the exciting possibilities and opportunities that might be explored in a museum given over to exploring past developments in public education, present knowledge, and most important of all, where education should go in the future given the extreme and unforeseeable needs in the 21st century. This will be a time of great economic, technological and environmental change, challenges which a forward looking educational policy must successfully anticipate. A museum could play a leading and focal role in galvanising and preparing society to meet these new challenges.

^{iii[3]} See Diermar Steiner, 'icam, 30 years lecture: architectural museums today', icam print 03, December 2009, pp. 56-63. Regarding the failure of Australia in comparison with other first world countries in this regard see, Philip Drew, 'Why Australia needs a national architecture museum', *architecture bulletin*, March/April, 2009, pp. 18-23.

Simon Truong

From: Dominique Lamusse <dlamusse.notaire@gmail.com>
Sent: Sunday, 25 January 2015 2:52 PM
To: Simon Truong
Subject: Preservation of Sydney's old buildings.

Dear Mr. Truong,

A visitor from Mauritius Island, I was in Sydney from the 4th January until the 18th.

I was able to see for myself how Sydney with its green parks, trees, leafy and well planned neighbourhoods, the whole set up aided by the fabulous backdrop of its harbour is a pleasant city with a climate which although hot at some times (we were in the midst of summer) is nowhere near as humid and suffocating as the one we are presently experiencing in Mauritius.

You have got a wealth of Victorian-era building, from the department of education (opposite the Bridgeport apartments on bridge street where we were staying) to the Victoria Building on George Street, to name only two, let alone whole neighbourhoods like Paddington.

Speaking to another resident of the Bridgeport Apartments, Mr. Francis Harvey who I understand is a retired journalist and among other things a former assistant registrar at Macquarie University, I understand that significant developments are being planned for the Lands Building and Education Building on Bridge Street, which no doubt, if implemented, would considerably affect their historical heritage function and appeal if it is not to be destroyed altogether.

I humbly pray that for the sake of remembering Sydney's past (a country who does not acknowledge its past in my humble opinion compromises its future) with living examples of the structures erected 200 years ago, the Planning and Environment Department of New South Wales abstain from doing anything that would affect the physical appearances of those Buildings.

Surely the City of Sydney and Government of New South Wales can afford to preserve these buildings inside out.

The painful example of my home country, Mauritius, where what precious little remains of our colonial heritage is being wiped out (oddly enough the settlement of the French in Mauritius during the first half of the 18th century being before taken over by the British in 1810, precedes that of Sydney) suffices to remind me that any Government willing to preserve and enhance its history (notwithstanding its shortcomings) should spare no effort to preserve the old buildings which are remaining "témoignages" of the past.

This is exactly what is being done in Réunion Island, a French Department around 150 kms to the South West of Mauritius where the contrast with Mauritius could not be greater.

I will end with mail with highlighting a little bit of historical fact and mentioning that before the opening of the Suez Canal and during much of the 19th century, almost all ships headed for Australia from Europe used to dock in Mauritius which being in the Western Bassin of the Indian Ocean was the last port of call before Western Australia, and both Flinders and La Peyrouse stayed in Mauritius, "en route" to Australia. A monument has been dedicated to Flinders on the outskirts of the city of Curepipe, Mauritius and a road (and might be a monument as well) bears the name of La Peyrouse on the other side of this same town.

I thus sincerely hope that the authorities of Sydney and New South Wales will jealously and passionately preserve the remnants of the 18th & 19th Century Sydney.

Thanking you in anticipation,

Sincerely yours,

Dominique Lamusse
Notaire

4th Floor, Hennessy Court
Pope Hennessy Street
Port Louis, Mauritius
Tel : (230) 210 4112 - 210 2731 / Fax : (230) 210 2597
Mobile : (230) 5780 5333
Email : dlamusse.notaire@gmail.com

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From: Ian Rose <ianrose3@gmail.com>
Sent: Thursday, 29 January 2015 10:56 AM
To: Simon Truong
Subject: Submission Details for Ian Rose (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Ian Rose
Email: ianrose3@gmail.com

Address:
172 Underwood St

Paddington, NSW
2021

Content:
Dear Sir/Madam,

I urge you to reconsider proposed hotel for the Lands Building and Education Building and build a high-school instead.

Sydney desperately needs another high-school, the Lands Building and Education Building are perfect for this use with very little being need to be spent on refitting for this purpose.

As the buildings are already owned by us, the Govt will have very little outlay costs to make this project work.

The other option is to spend more than all the money made (from turning these building into a hotel) on a new site and buildings for a high-school.

Squandering the opportunity to build a high-school here would be a crime against society.

Even though I don't have children in need of a high-school, I recognise the benefits for the whole of society if we have a high-school that is easy to get to in the city for children that live here and in the eastern suburbs.

The hotel proposal doesn't really comply with 10.1.3 Definitions in a way a high-school would.

A high-school would conform to 10.2.2 Use of the Building, whereas a hotel wouldn't.

I don't see how a hotel could comply with Policy 2.1 whereas a high-school could very easily.

I am complying with Policy 2.5 Uses to be Encouraged.

After reading of the site's illustrious chronology I can think of nothing more perfect than a high-school, whereas a hotel just cheapens the whole site and it lowers our values as a society.

Utilising the opportunity to build a high-school in these properties will be one of the best things this Government will be remembered for.

I look forward to your considered reply.

Yours sincerely, Ian Rose

IP Address: 124-170-211-54.dyn.iinet.net.au - 124.170.211.54
Submission: Online Submission from Ian Rose (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116053

Submission for Job: #6751 Tourism and Visitor Accommodation
https://majorprojects.affinitylive.com/?action=view_job&id=6751

Site: #3007 The Sandstone Precinct
https://majorprojects.affinitylive.com/?action=view_site&id=3007

Ian Rose

E : ianrose3@gmail.com



Simon Truong

From: Don White <whitedon@bigpond.net.au>
Sent: Thursday, 29 January 2015 11:44 AM
To: Simon Truong
Subject: Submission Details for Don White (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Don White
Email: whitedon@bigpond.net.au

Address:
34 Bathurst Street

Woollahra, NSW
2025

Content:
Education and Land Buildings are perfect for a high-school and not a hotel.

IP Address: cpe-58-172-249-22.cqzo1.clt.bigpond.net.au - 58.172.249.22
Submission: Online Submission from Don White (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116059

Submission for Job: #6751 Tourism and Visitor Accommodation
https://majorprojects.affinitylive.com/?action=view_job&id=6751

Site: #3007 The Sandstone Precinct
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Don White

E : whitedon@bigpond.net.au



Simon Truong

From: John Kaye <john.kaye@parliament.nsw.gov.au>
Sent: Wednesday, 28 January 2015 3:41 PM
To: Simon Truong
Subject: Submission Details for company Greens NSW (org_object)
Attachments: 2013-14 EFA Political Donations and Electoral Expenditure Disclosure_John Kaye.pdf; sub150128_Dept Plan and Enviro_Education Building Bridge St Syd_v2.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: yes

Name: John Kaye
Organisation: Greens NSW (Member of Parliament)
Govt. Agency: No
Email: john.kaye@parliament.nsw.gov.au

Address:
NSW Legislative Council

Sydney , NSW
2000

Content:
Please see submission attached.

IP Address: mailout.parliament.nsw.gov.au - 202.146.8.4
Submission: Online Submission from company Greens NSW (org_object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116021

Submission for Job: #6751 Tourism and Visitor Accommodation
https://majorprojects.affinitylive.com/?action=view_job&id=6751

Site: #3007 The Sandstone Precinct
https://majorprojects.affinitylive.com/?action=view_site&id=3007

John Kaye

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**THE SANDSTONE PRECINCT: 23-33 BRIDGE STREET AND 35-39 BRIDGE STREET, SYDNEY-
Department of Planning and Environment: Development application SSD 14_6751
Greens NSW Submission**

28 January 2015

The NSW government through Government Properties NSW has applied for concept approval to

"adaptively re-use two iconic heritage buildings at 23-33 Bridge Street and 35-39 Bridge Street, Sydney (the 'Sandstone Precinct') for high quality tourism and visitor accommodation."

The Greens NSW welcome the opportunity to comment on the Stage 1 Development Application.

The Greens call on the Department of Planning to reject the application, specifically with respect to the structure at 35-39 Bridge Street ('Education Building') on the grounds that:

- ◆ The site presents one of the last opportunities for a new comprehensive public high school to service the Inner Eastern Sydney community;
- ◆ The Inner east of Sydney is facing a substantial and debilitating shortage of public, comprehensive high school capacity, which will only grow with population increase and evolving demographics;
- ◆ Development as a tourist facility will foreclose on the option to adaptively re-use this site as a public high school;
- ◆ Development of the site as tourist facilities will damage a critical component of the heritage of the site which has been a facility for the purposes of supporting the public education system of NSW since its initial construction in 1915.
- ◆ Protection of the complete heritage values of the Education Building can only be achieved by maintaining the building as a public education institution.

The growing demand for public secondary education

The Education Building is located in close proximity to Sydney suburbs in the inner west, lower north shore, central and eastern suburbs that are expected to experience population growth of 241,000 by 2031.¹

Development in the Inner Eastern and Eastern suburbs of Sydney over that period will increase population densities and create additional demands on public high schools that are already operating at or near capacity.

The education market in some of these areas is dominated by non-government schools which do not adequately serve the needs of members in the Inner Sydney community who cannot afford to enrol

¹ Department of Education and Communities, *Background Information: Strengthening the Provision of Public Secondary Education in the Inner Sydney Area*, p. 1 (<http://dec.engagehq.com/consultation>)

their children in such institutions or who reject non-government education for reasons that include matters of principle, values, belief and educational outcomes.²

The demand for additional public high school capacity in inner Sydney is reflected in data that has been released by the Department of Education and Communities (DEC).

It has been projected that total capacity across inner Sydney public secondary schools can accommodate projected demand only until 2018.³

After 2018 these schools will be operating at or near full capacity.⁴

These figures are based on aggregated capacity and assume substantial movement of children across the city and between suburbs. Some public high schools have already reached their practical capacity and are turning enrolments away that would sensibly be located in that school.

In early 2014 the Department of Education and Communities (DEC) commissioned the Inner City Schools Working Party to conduct an Inner Sydney high school community consultation.⁵

Feedback received from principals and teachers, P&C representatives, community workshops and written feedback flagged the need for capital works to build a new school in order to reduce enrolments at existing schools.⁶

The buildings located at Bridge Street were specifically referred to as 'suggested sites'.⁷

The working party delivered its recommendations to the government at the end of 2014.⁸ It has not been publicly released.

Securing a new site for a public high school is a critical planning objective

Section 4 of the Education Act 1990 specifies the intention of parliament to ensure that every child has access to public education, in two of the four principles:

- (c) it is the duty of the State to ensure that every child receives an education of the highest quality,*
- (d) the principal responsibility of the State in the education of children is the provision of public education.*

Without additional capacity, the commitment of the state to offer free, secular public education to all children, which started with the passage of the Public Instruction Act in 1880, would be breached.

² <http://www.smh.com.au/national/education/parents-push-for-innercity-to-have-comprehensive-high-school-20140209-329xq.html> ; <http://www.smh.com.au/national/education/inncity-high-school-needed-urgently-says-community-20140909-10edog.html>

³ As above, p. 3

⁴ As above, p. 3

⁵ <http://www.dec.nsw.gov.au/about-us/news-at-det/announcements/inner-sydney-high-school-consultation>

⁶ <https://www.det.nsw.edu.au/media/downloads/news/yr2014/inner-syd-consult/summary5-writtenfeedback.pdf>

⁷ <https://www.det.nsw.edu.au/media/downloads/news/yr2014/inner-syd-consult/summary1-principalsandteachersworkshops.pdf>, p. 10.

<https://www.det.nsw.edu.au/media/downloads/news/yr2014/inner-syd-consult/summary2-invitedpcrepresentativesworkshops.pdf>, p. 9.

<https://www.det.nsw.edu.au/media/downloads/news/yr2014/inner-syd-consult/summary4-targetedcommunityconsultationactivities.pdf> p. 33.

⁸ <http://www.dec.nsw.gov.au/about-us/news-at-det/announcements/inner-sydney-high-school-consultation>

For the first time in 135 years, students would be told that they cannot be accommodated at a public school and their parents should make arrangements in the catholic system or at an independent instruction.

Securing additional capacity to meet the growing demand is therefore a critical function of the state government.

However, poor planning, and a lack of commitment to public education, meant that governments over the past twenty years have failed to secure sites in the Inner City⁹.

The failure to recognise that increasing densities would result in substantial growth in the school aged population meant that public schools were closed and in some cases public education sites have been sold to the non-government sector¹⁰.

Securing an additional site suitable to the development of a new public high school as soon as possible is thus a critical planning function.

There are now very few land holdings of an appropriate size and in an appropriate location that would be suitable for the development of a new school.

The Bridge St building is one of the last remaining opportunities for a school development.

The Environmental Planning and assessment Act 1979, s. 5(a) state that the objects of the Act are, *inter alia*, to encourage:

- (iv) *the provision of land for public purposes,*
- (v) *the provision and co-ordination of community services and facilities*

The adaptive re-use of Education Building as a school is critical to the *provision of for a public purpose* and the *provision of community services (public education) and facilities (a new public high school)*.

Allowing the redevelopment of this site as tourist facility would be contrary to these objects.

The Education Building is well located and suitable for adaptive re-use as a school

Bridge Street is in an excellent location with respect to public transport, being within easy walking distance of a major bus node servicing much of the east and inner city areas and also at a major train station.

Children from a range of suburbs where public high schools are or are about to experience enrolment stress would be within walking distance or a single public transport journey of the site.

Potential for conversion of the Bridge St buildings into a school has been noted by a group of 8 prominent Australian architects including Australian Institute of Architects' gold medallists Richard Leplastrier and Peter Myers.¹¹

The group wrote to the Premier and Treasurer stating,

*"Surely here is an unlikely to be repeated opportunity to make a very fine city-based school in a building that belongs to the citizens and is currently under the custodianship of the Department of Education."*¹²

⁹ <http://www.smh.com.au/nsw/sydney-schools-face-queues-as-selloff-scheme-backfires-20140215-32so0.html>

¹⁰ Dover Heights Girls High School, Maroubra Junction Infants and the TAFE Annex at Queens Park

¹¹ <http://www.smh.com.au/nsw/sydney-landmark-should-house-future-city-school-say-top-architects-20141129-11w6qu.html>

Heritage considerations strongly favour a school over tourist facilities

The Commonwealth Department of Environment and Heritage's 2004 statement "Adaptive re-use, preserving our past, building our future"¹³ identified

"seeking a new use for the building that is compatible with its original use"

as one of three key mechanisms

"to help ensure that an adaptive reuse project has minimal impact on a building's heritage values"

The Burra Charter¹⁴ defines "compatible" as

1.11 Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

The cultural significance of the Education Building is substantial and has been continuously developed since the building was first opened in 1915.

Its presence has played a critical role for teachers, students and the community and it has been at the centre of the state's public schooling and TAFE system.

In many ways, its role as an education building has been a key determinant of the economic, cultural, political and social development of NSW.

Changing that use to tourism would not be compatible in any sense of the word and specifically not in the sense ascribed to it by the Burra Charter and by modern heritage conservation practice.

The values of the Education Building go beyond its remarkable sandstone carvings, its proportion and its relationship to the surrounding buildings. These attributes are critical, unique and worth preserving on their own.

However, the heritage of this building is substantially amplified by its relationship to the historical and continued development of a world-leading public education system and hence the state of NSW.

Removing the building from that context would undermine that supra-value and reduce the ability of the community to understand the building in its context and in the role that it played in the history of the state.

In some situations compatible re-use is not available.

However, in the case of the Education Building an obvious and highly compatible re-use is not only available, but would fulfil an urgent need for the provision of public infrastructure.

The re-use of the building as a school would allow future generations to understand it in the context of its educational past and would thus protect its cultural significance.

Development as a tourism facility would destroy that significance.

¹² <http://www.smh.com.au/nsw/sydney-landmark-should-house-future-city-school-say-top-architects-20141129-11w6qu.html>

¹³ <http://www.environment.gov.au/system/files/resources/3845f27a-ad2c-4d40-8827-18c643c7adcd/files/adaptive-reuse.pdf>

¹⁴ <http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>

Conclusions

As enrolments continue to increase, the planning system can either admit its own inability to fulfil the objects of its act or it can secure this site for the future of public education.

Re-use of this site as a school would preserve its heritage through a compatible application. Conversely, redevelopment as a tourist facility would sever the link with the building's past and destroy its heritage values.

In consideration of the future increase in public education enrolments, feedback from the community and the comments of prominent architects there is strong evidence to suggest that the Bridge Street building should be reserved for use as a public high school in the future.

The Greens NSW call for the current Stage 1 Development Application to be rejected.

Disclosure of Political Donations and Electoral Expenditure for an Elected Member (Member of Parliament) for the year ending 30 June 2014

This form is to be completed by the Official Agent of the Elected Member if one is appointed. Please refer to the relevant 'Funding and Disclosure Guide' when completing this form. You must complete all pages of this disclosure. If you did not receive or make any political donations or reportable loans, and did not incur any electoral expenditure during the disclosure period you may lodge a EF692A 'Nil Disclosure of Political Donations and Electoral Expenditure for an Elected Member (Member of Parliament)' form for the year ending 30 June 2014.*

Lodgement Date

This disclosure form must be completed and lodged by no later than **22 September 2014**.

Penalties apply for failing to lodge a valid disclosure or for late lodgements.

Disclosures and Enquiries

Disclosures and Enquiries should be addressed to:
Election Funding Authority

Mail: GPO Box 4046, Sydney NSW 2001

Fax: (02) 9290 5410 **Email:** enquiries@efa.nsw.gov.au **Tel:** 1300 022 011

Collection and Availability of Information

The information collected on this form is in accordance with the provisions of the *Election Funding, Expenditure and Disclosures Act 1981*. Pages 2-13 of the 'Disclosure of Political Donations and Electoral Expenditure for an Elected Member (Member of Parliament)' form will be published on the Election Funding Authority's website (www.efa.nsw.gov.au).

Checklist

Please ensure you have completed all details and enclosed the necessary documents to accompany your disclosure.

- ☐ Elected Member details included
- ☐ Completed and signed declaration by the Official Agent
- ☐ Certificate of Registered Company Auditor completed
- ☐ All parts of the disclosure completed even if you have nothing to disclose. *For nil disclosures please refer to EFA 692A 'Nil Disclosure of Political Donations and Electoral Expenditure for an Elected Member (Member of Parliament)' for the year ending 30 June 2014
- ☐ A photocopy has been made of the completed disclosure before lodging with the Authority

Documents

The following material must be lodged with your disclosure if you have disclosed any reportable political donations or electoral communication expenditure.

- ☐ Copies of invoices and/or receipts supporting Electoral Communication Expenditure shown in Parts F1-F5
- ☐ Copies of all advertising and printed material relating to Electoral Communication Expenditure shown in Parts F1-F5
- ☐ Receipt and Acknowledgement books (including unused receipts)

Disclosure of Political Donations and Electoral Expenditure for an Elected Member (Member of Parliament) for the year ending 30 June 2014



Elected Member Details

John Kaye

NAME OF ELECTED MEMBER ON WHOSE BEHALF THIS DISCLOSURE IS MADE

Legislative Council

NAME OF STATE DISTRICT OR WRITE LEGISLATIVE COUNCIL

Disclosure Period

1 JULY 2013

DISCLOSURE PERIOD COMMENCES

30 JUNE 2014

DISCLOSURE PERIOD ENDS

Declaration

This form must be signed by the Official Agent. If an Official Agent was not appointed then the designated member is deemed to be their Official Agent and must complete this section.

I, John Kaye

OFFICIAL AGENT/ELECTED MEMBER FULL NAME

declare that no political donations, other than the donations (if any) disclosed in the declaration, were received during the relevant disclosure period, and no electoral expenditure, other than the expenditure disclosed in the declaration, was incurred during the relevant disclosure period. I understand that giving information which I know is false or do not reasonably believe is true is an offence.

SIGNATURE OF OFFICIAL AGENT

28/08/2014

DATE

Certificate of a Registered Company Auditor (to be completed by the Auditor)

This declaration must be accompanied by the certificate of a registered company auditor. The Election Funding Authority has approved an exemption to this requirement for local government elected members where both political donations and electoral expenditure for the disclosure period are \$2,500 or less. The Authority may revoke this approval at any time.

I, AUDITOR FULL NAME

certify that:

- a) I was given full and free access to all accounts and documents of the agent responsible for lodging the declaration and of the elected member relating directly or indirectly to any matter required to be disclosed under Part 6 of the *Election Funding, Expenditure and Disclosures Act 1981*;
- b) I duly examined such of those accounts and documents as I considered material for the purposes of giving this certificate;
- c) I received all information and explanations that I asked with respect to any matter required to be set out in the declaration, subject to the qualifications (if any) specified in this certificate; and
- d) I have no reason to think that any statement in the declaration is not correct.

AUDITOR'S SIGNATURE

REGISTRATION NO.

DATE

OFFICE USE ONLY

RECEIVED BY

FILE NO

Disclosure of Political Donations and Electoral Expenditure for an Elected Member (Member of Parliament) for the year ending 30 June 2014



Elected Member Name **John Kaye**

Part A: Self Funding

Did the elected member contribute any personal funds during the period covered by the disclosure?

- ☐ YES Enter the details in the table below
- ☒ NO Proceed to Part B

Note: Where payments were made by the elected member into the campaign account you must provide payment details including date paid, amount paid and the terms of each payment.

Date contribution was made	Amount (\$)	Terms of each contribution
Eg. 01.03.12	\$500.00	Remaining funds to be returned to the candidate when the campaign account is no longer required.
TOTAL	\$ 0.00	

Part B: Small Political Donation Received General (Not received at a Fundraising Function or Venture)

Small political donations are donations that are less than \$1,000 each or multiple donations from one donor to the same recipient in one financial year that total less than \$1,000. Donations can be monetary or non-monetary (in-kind donations).

Were any small donations made to or for the benefit of the elected member during the period covered by this disclosure?

Note: Small donations received as part of a fundraising event are to be disclosed in Part D of this disclosure

- ☐ YES Enter the details in the tables below
- ☒ NO Proceed to Part C

TOTAL NUMBER OF SMALL DONATIONS RECEIVED

TOTAL VALUE

Disclosure of Political Donations and Electoral Expenditure for an Elected Member (Member of Parliament) for the year ending 30 June 2014



Elected Member Name **John Kaye**

Part C: Reportable Political Donations Received General (Not received at a Fundraising Function or Venture)

Reportable political donations are donations or gifts of \$1,000 or more, or multiple donations or gifts from one donor in one financial year that total \$1,000 or more to the same recipient in one financial year. Donations can be monetary or non-monetary (in-kind donations).

Were any reportable political donations made to or for the benefit of the elected member during the period covered by this disclosure?

Note: Reportable political donations received as part of a fundraising function or venture are to be disclosed in Part D of this disclosure

☐ YES Enter the details below

☒ NO Proceed to Part D

Date Donation was made	Name of Individual, eg, Surname, Given Name or Registered Business Name of Entity	Enrolled Address of Individual or Registered Official Address of Entity	Registered Business Number eg ABN/ACN (Entity Only)	Amount or Value of Donation (\$)	Receipt No	Gift Type (Monetary/ Non-Monetary)
Eg. 01.08.12	SMITH, John	4 Smith St, Smithville 2458		\$1250.00	393678	Monetary
TOTAL					\$ 0.00	

If more space is required please attach an additional list in the same format

Disclosure of Political Donations and Electoral Expenditure for an Elected Member (Member of Parliament) for the year ending 30 June 2014



Elected Member Name **John Kaye**

Part D: Fundraising Functions or Ventures

Table D1 – Event details of fundraising function(s) or venture(s).

Were any fundraising functions or ventures held by or on behalf of the elected member during the period covered by this disclosure?

☐

YES Enter the details below

☒

NO Proceed to Part E

Note: Expenditure relating to the function or venture will be disclosed in Part G of the disclosure.

Date(s) of Function(s) or Venture(s)	Description or Name of Function(s) or Venture(s)	Proceeds (\$)	Net (N) or Gross (G)
Eg. 01.03.12	Dinner with the Candidate	\$1875.00	N
TOTAL		\$ 0.00	

If more space is required please attach an additional list in the same format

Table D2 – Small Political Donations received at fundraising function(s) or venture(s)

Small political donations are donations that are less than \$1,000 each or multiple donations from one donor to the same recipient in one financial year that total less than \$1,000. Donations can be monetary or non-monetary (in-kind donations).

Were any small donations made to or for the benefit of the elected member as part of a fundraising function or venture during the period covered by this disclosure?

Note: Small donations received outside of a fundraising function or venture are to be disclosed in Part B of this disclosure

YES Enter the details in the table below

☒ **NO** Proceed to the next question

Date(s) of Function(s) or Venture(s)	Description or Name of Function(s) or Venture(s)	Total Number of Small Donations	Total Value of Small donations (\$)
Eq. 01.08.12	Dinner with the Candidate	25	\$625.00
TOTAL		0	\$ 0.00

If more space is required please attach an additional list in the same format

Elected Member Name	John Kaye
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Part D: Fundraising Functions or Ventures (cont.)

Table D3 – Reportable Political Donations Received at fundraising function(s) or venture(s).

Reportable political donations are donations or gifts of \$1,000 or more (or multiple donations or gifts from one donor in one financial year that total \$1,000 or more) to the same recipient in one financial year. Donations can be monetary or non-monetary (in-kind donations).

Were any reportable political donations received as part of a fundraising function or venture during the period covered by this disclosure?

YES Enter the details in the table below

NO Proceed to Part E

Date Donation was made	Name of Individual eg. Surname, Given Name or Registered Business Name of Entity	Enrolled Address of Individual or Registered Official Address of Entity	Registered Business Number eg ABN/ACN (Entity Only)	Amount or Value of Donation (\$)	Receipt No	Gift Type (Monetary/ Non-Monetary)	Description or Name of Function(s) or Venture(s)
Eg. 01.08.12	SMITH, John	4 Smith St, Smithville 2458		\$1250.00	393618	Monetary	Dinner with Candidate
TOTAL				\$ 0.00			

If more space is required please attach an additional list in the same format

Elected Member Name	John Kaye
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Part E: Reportable Loans

Reportable loans are loans of \$1,000 or more from one source to the same recipient in one disclosure period. Reportable loans do not include loans from financial institutions. Were any reportable loans made to or for the benefit of the elected member during the period covered by the disclosure?

YES Enter the details in the table below

☒ NO Proceed to Part F

Date Loan was made	Name of Lender eg, Surname, Given Name of Individual or Registered Business Name of Entity	Enrolled address of Individual or Registered Business Address of Entity	Loan Amount (\$)
Eg. 01.08.12	SMITH, John	4 Smith St, Smithville 2458	\$1250.00
TOTAL			\$ 0.00

If more space is required please attach an additional list in the same format

Elected Member Name	John Kaye
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Part F: Electoral Communication Expenditure

'Electoral Expenditure' is expenditure for, or in connection with, promoting or opposing, directly or indirectly, a political party or the election of a candidate or candidates or for the purpose of influencing, directly or indirectly, the voting at an election. 'Electoral Communication Expenditure' is 'electoral expenditure' of the types required to be disclosed in tables F1-F5 below. Copies of invoices and all advertising and printed material relating to those items disclosed under Parts F1-F5 must be lodged with this disclosure.

Table F1 – Advertisements in radio, television, internet, cinemas, newspapers, billboards, posters, brochures, how-to-vote cards and other election material

Did the elected member incur any electoral communication expenditure with respect to advertisements during the period covered by this disclosure?

YES Enter the details in the table below

☒ NO Proceed to the next question

Note: Electoral communication expenditure is taken to be incurred when the services are actually provided or the goods are actually delivered, eg expenditure on advertising is incurred when the advertising is broadcast or published. This may be different to the date of the invoice.

Expenditure Incurred from Date (See 'Note' above)	Expenditure Incurred to Date (See 'Note' above)	Name of Supplier	Product or Service Provided	Amount Incl GST (\$)	Invoice No.
Eg. 15.03.12	21.03.12	XYZ News	Television Advertisement	\$1350.00	00012
TOTAL				\$ 0.00	

If more space is required please attach an additional list in the same format

John Kaye

Part F: Electoral Communication Expenditure (cont.)

Table F2 – Production and Distribution of Election Material.

Copies of invoices and all advertising and printed material relating to those items disclosed under Parts F1-F5 must be lodged with this disclosure.

Did the elected member incur any electoral communication expenditure with respect to the production and distribution of election material during the period covered by this disclosure?

YES Enter the details in the table below

NO Proceed to the next question

Note: Electoral communication expenditure is taken to be incurred when the services are actually provided or the goods are actually delivered, ie expenditure on the production and distribution of election material is incurred when the material is distributed. This may be different to the date of the invoice.

Expenditure Incurred from Date	Expenditure Incurred to Date	Name of Supplier	Product or Service Provided	Amount Incl GST (\$)	Invoice No.
Eg. 19.03.12	26.03.12	XYZ Printing	Coflutes	\$950.00	00012
TOTAL				\$ 0.00	

If more space is required please attach an additional list in the same format

Elected Member Name

John Kaye

Part F: Electoral Communication Expenditure (cont.)

Table F3 – Internet, Telecommunications, Stationery and Postage

Copies of invoices and all advertising and printed material relating to those items disclosed under Parts F1-F5 must be lodged with this disclosure.

Did the elected member incur any electoral communication expenditure with respect to the Internet, Telecommunications, Stationery or Postage during the period covered by this disclosure?

11

YES Enter the details in the table below

NO Proceed to the next question

Note: Electoral communication expenditure is taken to be incurred when the services are actually provided or the goods are actually delivered. This may be different to the date of the invoice.

Expenditure Incurred from Date (See 'Note' above)	Expenditure Incurred to Date (See 'Note' above)	Name of Supplier	Product or Service Provided	Amount Incl GST (\$)	Invoice No.
Eg. 01.02.12	25.03.12	XYZ Websites	Hosting Candidate Webpage	\$1000.00	00012
TOTAL				\$ 0.00	

If more space is required please attach an additional list in the same format

Disclosure of Political Donations and Electoral Expenditure for an
Elected Member (Member of Parliament) for the year ending 30 June 2014



Elected Member Name John Kaye

Part G: Electoral Expenditure – Other

Electoral expenditure is money spent on promoting or opposing, directly or indirectly, a party, or the election of a candidate or candidates for the purpose of influencing, directly or indirectly, the voting at an election. It is also money spent on influencing the voting at an election. The following electoral expenditure items are not categorised as electoral communication expenditure. You should disclose below all the other items of electoral expenditure not disclosed under Parts F1-F5.

Did the elected member incur any other electoral expenditure during the period covered by this disclosure?

☒ YES Enter the details in the table below

☐ NO Proceed to Part H

Type of Expenditure	Amount (incl. GST) (\$)
Total expenditure on travel and travel accommodation	\$ 3,221.95
Total expenditure on research associated with election campaigns	
Total expenditure incurred in raising funds for an election	
Total expenditure incurred in auditing campaign accounts	
Total other electoral expenditure	
TOTAL	\$ 3,221.95

Elected Member Name	John Kaye
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Small political donations are donations that are less than \$1,000 each or multiple donations to the same recipient in one financial year that total less than \$1,000. Donations can be monetary or non-monetary. Did the elected member make any small political donations during the period covered by the disclosure to another NSW candidate, group of candidates, local government councillor, Member of Parliament, political party or third-party campaigner?

☒ **YES** Enter the details in the table below

NO Proceed to Part I

2 small donations made to Greens NSW

TOTAL NUMBER OF SMALL DONATIONS MADE

TOTAL VALUE

\$ 165.00

Part I: Reportable Political Donations made by the Elected Member

Reportable political donations are donations or gifts of \$1,000 or more (or multiple donations or gifts in one financial year that total \$1,000 or more) to the same recipient in one financial year.

Did the elected member make any reportable political donations during the period covered by the disclosure to another NSW candidate, group of candidates, local government councillor, Member of Parliament, political party or third-party campaigner?

☒ **YES** Enter the details in the table below

NO

Date Donation was made	Name of NSW Candidate, Group of Candidates, Local Government Councillor, Member of Parliament, Political Party or Third-Party Campaigner (eg Surname, Given Name Or Entity Name)	Enrolled Address of Individual or Registered Official Address of Party/Third-Party Campaigner	Amount or Value of Donation (\$)	Gift Type (Monetary or Non-Monetary)
09/08/2013	2013 Greens for Grayndler (Hall Greenland) ALEXANDER HALL GREENLAND	Suite D, Level 1, 263 Broadway, Glebe, NSW 2037 UNITED NATIONS CHILDREN'S FUND AUSTRALIA INC.	\$ 2,000.00	Monetary
Periodic	Greens NSW (Tithes)	Suite D, Level 1, 263 Broadway, Glebe, NSW 2037	\$ 18,281.40	Monetary
07/04/2014	Greens NSW - Woollahra Greens	Suite D, Level 1, 263 Broadway, Glebe, NSW 2037	\$ 800.00	Monetary
		TOTAL	\$ 21,081.40	

If more space is required please attach an additional list in the same format