



File No: SF17/34011
Job ID: DOC17/375700
Your Ref: SSD 7372 MOD 2

Mr Anthony Witherdin
Director, Modification Assessments
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

By Email: Anthony.Witherdin@planning.nsw.gov.au
cc: Ingrid.Berzins@planning.nsw.gov.au
cc: Natasha.Harras@planning.nsw.gov.au

Dear Mr Witherdin

RE: Heritage Council of NSW comments on the modification for the redevelopment of O'Connell Street Public School (SSD 7372 MOD 2)

I refer to an email prepared by Ingrid Berzins dated 17 July 2017 referring the application lodged by JBA Urban Planning Consultants proposing modifications to the proposed O'Connell Street Public School development (SSD 7372) and inviting the Heritage Council of NSW to provide comments.

It is noted the proposed changes comprise of the addition of ten photovoltaic panels to the northern side of the new school hall roof and the extension of a rooftop plant platform on Building B with an associated louvered screen and balustrading.

The photovoltaic panels that are proposed to be installed on the new school hall building are to be installed in a low-profile manner. They will be located on the northern slope of the building's roof and will not impact the highly significant views of the site from the school oval or river which is from the south. Therefore, no objection is raised to this element of the proposal.

It is also proposed to increase the extent of the mechanical services and louvres to the roof of Building B. The proposal will effectively double the footprint of mechanical services currently on the roof and will increase the width of the existing plant platform from 2.4m to 7.7m. This increase in the footprint and the width increases the bulk of the structure dramatically and therefore increases the visibility of the structure when viewed from the north, east and west.

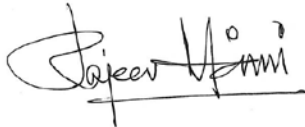
This proposal is in conflict with policy 21.1 of the 1994 Conservation Management Plan for the site drafted by Peddle Thorp Architects. The policy states that the addition to the main school building (of which the roof forms part of) is of high heritage significance and the original exterior should be recovered by the removal of intrusive elements such as the mechanical service elements on the roof.

Therefore, the proposal to increase the extent of mechanical services on the roof of the building B is not supported. It is recommended that further options be considered by the proponent with the aim of removing the mechanical services from the roof entirely and a

revised proposal be prepared in consultation with the Heritage Council or its delegate prior to any approval being issued.

Thank you for referring this modification to the proposal. If you have any questions regarding the above matter please contact Gary Hinder State Heritage Assessment Officer at Gary.Hinder@environment.nsw.gov.au or on 9873 8547.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rajeev Maini', with a horizontal line underneath.

Rajeev Maini
Manager, Conservation
Heritage Division
Office of Environment and Heritage
As Delegate of the Heritage Council of NSW
26 July 2017