

Stamford Marque Owners Corporation
Strata Plan 77663
161 Kent St Millers Point 2000
17th November 2022

The Planning Minister NSW
The Hon Anthony Roberts
Parliament House
Sydney 2000

We write to you on behalf of the residents of our community and we wish you to take action regarding the Fort St School Modifications 2.

<https://pp.planningportal.nsw.gov.au/major-projects/projects/fort-street-public-school-modification-2-design-changes>



Current site with Kent St views lost

The Original Plan

The original design was for a low-line build that adhered to the Conservation Management Plan and complemented the historical values of Observatory Hill, restricting the buildings to the same level as the existing heritage Meteorology Building

Height Creep Modifications

- **Mod-1** received a huge backlash from our community, blatant height creep, and was eventually scaled back
- **Mod-2** is a **new modification** and yet again aims to increase building height (building J) due to design failures that do not meet Australian building standards, stemming from poor design

coordination and a clear failure to adequately plan for accessibility, services and building integration

- There is **growing momentum of community concern for a further modification**
- **Community groups and organisations will be objecting to Mod-2**

A Visual Impact Assessment by Ethos Urban, selected the MET roofline for their low-level view impairment assessment.

- Many residential and commercial buildings located on Kent St have harbour bridge views that are below the nominated RL of 52.712, yet there was a failure to acknowledge this in the report
- Increasing the stair lobby and lift overrun by 310 and 610mm, respectively, only furthers the damage done to Observatory Hill's skyline and the view loss by local residents and businesses.
Surely an independent review is necessary

The Current Issues

- **The height of building J will increase.** *When this was proposed in Modification 1, there was significant community objection. The same objections apply to this modification. An increase to this building height would result in the non-compliance to the Conservation Management Plan*
- **A major modification will be submitted** for Fort St School Redevelopment and would be on public exhibition for only 2 weeks instead of 28 days.

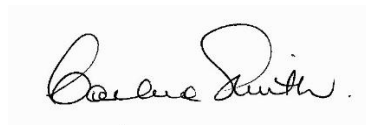
Other items we object to

- **There is a lack of transparency on the spend of the \$62mil budget for existing 200 students.** *Dept of Education advised that the project remains on budget, despite there being numerous delays, changes to design, and increases to both materials and manpower. Seems odd that 2018 dollars are still applying to increased labour costs.*
- **There are acknowledged design flaws**, due to "rush" from the previous design modification.
- *These have arisen due to developer communication and misalignment with their numerous stakeholders involved*
- **The school roof height does not meet Australian standards**, despite the standards not having changed since the designs were created.
- **There is an issue with meeting Australian Fire Standards**, despite these standards not having changed since the designs were created
- **Buildings construction is well underway** despite designs not having met Australian building standards
- **There will be an increase in height** by the lift overrun on top of building J
- **There is no compliance with the Conservation Management Plan**, whereas local residents have to abide strictly to these for any modifications in the interests of maintaining the Millers Point heritage
- **This will set a precedent for further height creep** at Fort Street and other buildings in the area

Planning website

<https://pp.planningportal.nsw.gov.au/major-projects/projects/fort-street-public-school-modification-2-design-changes>

Kind regards



Carlene Smith AM
Secretary Stamford Marque Strata Committee