

As an owner of property in the Millers Point Community, I strongly object to the modification of the development to Fort Street Public School.

I can see no advantage to the school to disregard the advice of Curio Project's Conservation Plan dated 17/3/2020 located in this link:

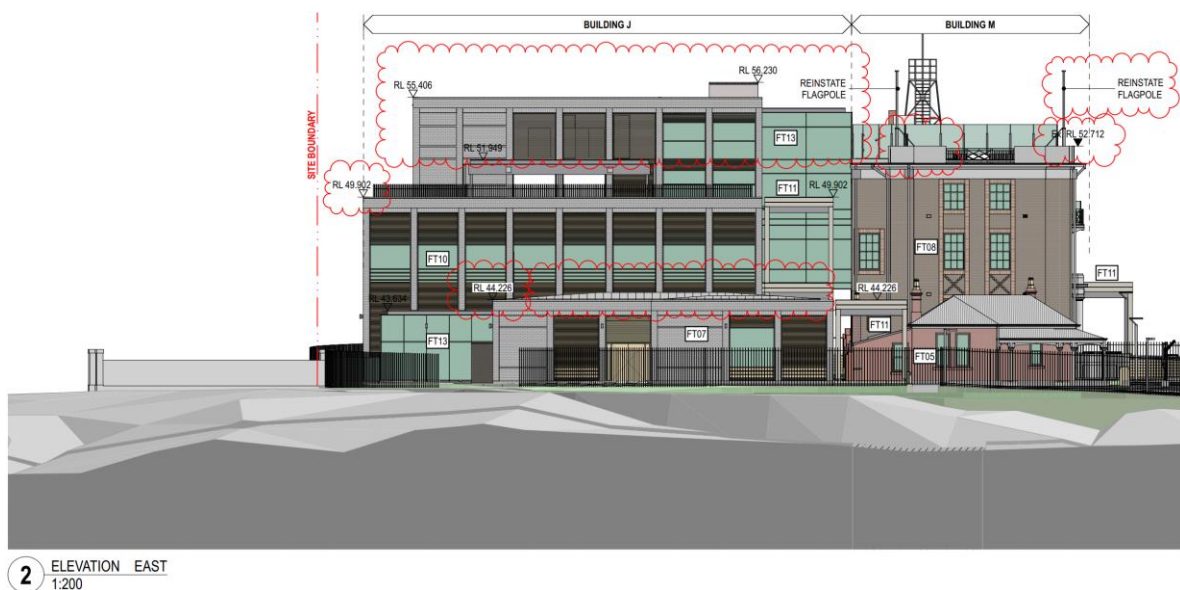
<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-10340%2120200320T022601.981%20GMT>

There are key principles with which Curio have stated in this plan that all future developments would have to comply. The very first modification to the development does not comply with these principles. Specifically, I refer to these 3 as a minimum not complied with:

1. Policy 21.4 which states "Any future development should retain the general bulk and massing character of precinct (i.e. complement single storey Messengers Cottage as well as three stories of MET)".
2. Policy 25.3 which states "Maximum heights of new buildings should not exceed those of the existing heritage items to which they are locationally and visually related."
3. Policy 25.5 which states "The Bureau of Meteorology should remain as a dominant building on site (both in height, and architectural form)".

How can Curio Projects on behalf of School Infrastructure NSW say that the increased building height of the Building "J" is compliant to these policies when it is proposed that the new height is well above the parapet of the Met Building? This can be seen in the following diagrams taken from the modification documents where building J is much larger, the general bulk much bigger and it very clearly exceeds the height of the Met building, leaving the Met building to no longer be the most dominant building on site in terms of both height and architectural form.

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-10340-MOD-1%2120210331T064817.248%20GMT>



The new view from the National Trust of Australia is just appalling to see this from a heritage site:



Figure 5.40: View north from National Trust Site, approved SSD (L) vs s4.55 (R). Additional partial-storey massing centralised on Building J visible but does not create a substantially different view from the approved design (Ethos Urban VIA 2021. Viewpoint 3)

The below diagram also shows the extension to Building J of an additional level makes it the dominant building on the site, taken from the following link (p31):

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-10340-MOD-1%2120210416T071423.030%20GMT>



We as local residents have never been advised of this increased height.

This is a heritage sight which ultimately needs to be preserved for the good of the people and fit with the surrounding area. This clearly juts out and overbears the Met Building and the site itself.

The modification completely disregards previous feedback from the community. I refer specifically to the following extract from the SSDA available at this link:

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-10340%2120201009T050032.927%20GMT>

“Public submissions raised concern that the new buildings represented an over-development of the site. However, the public submissions supported the proposed overall height being below the Met Building” (p.49)

Visual Impact Statements did not consider impact from residents and the views from surrounding buildings which shows how the Met building is no longer the dominant building and is not true to the heritage surrounds when viewed from local community in their apartments or common area. This was not taken into account.

In addition, the report says that this is being done to reduce cost. When developing a heritage location, there should be money set aside to deal with this because there will be unknowns and extra costs. Compromising the overall historic nature and impact to the entire site to avoid some short-term costs and cause long term impacts is not in the best interests of the local community.

If these building heights were approved a new precedent would be set which I believe does not support the intent of the site nor the desire of the community.

I strongly urge you to reject this modification.