

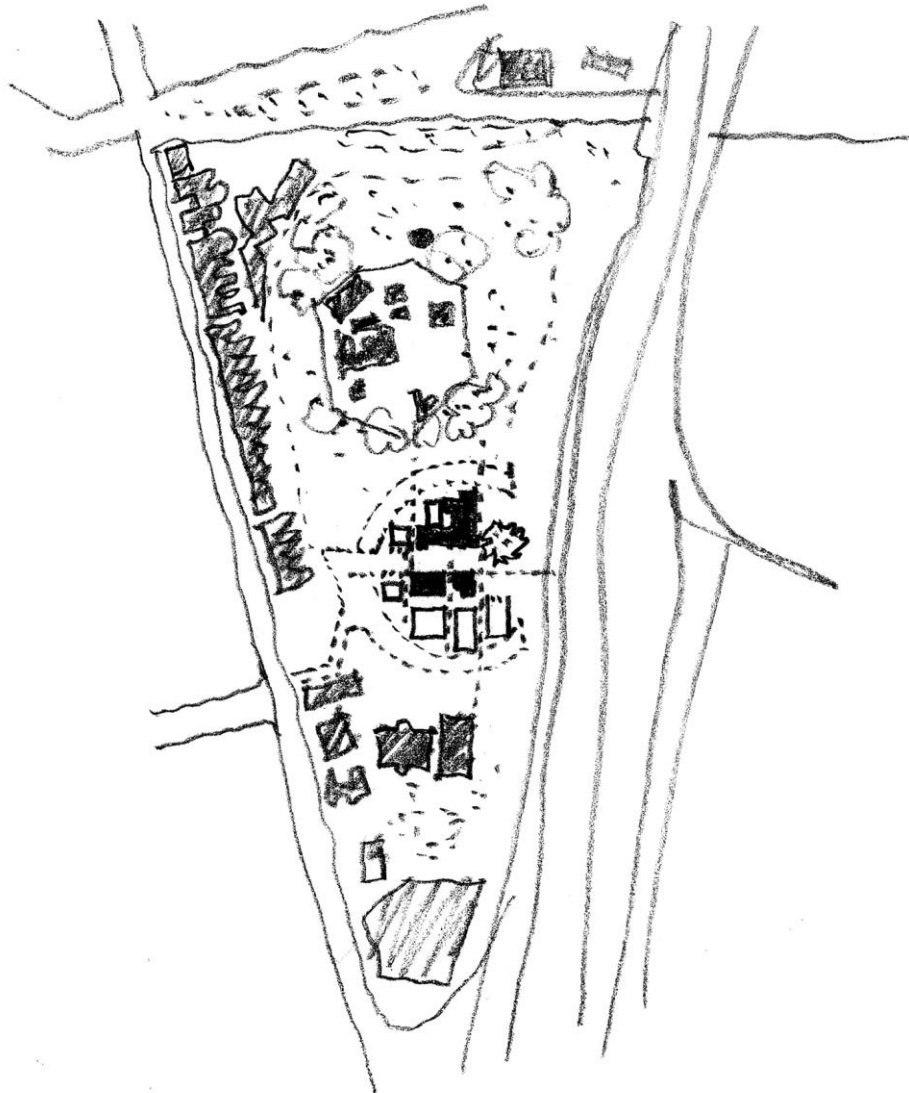
Fort Street Public School Consultation Summary Report

SSD 10340

Prepared by Johnstaff Projects

For School Infrastructure NSW

18 March 2020





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1. Document Purpose

This document has been prepared to provide a record of consultation that has been undertaken in the development to date for the Fort Street Public School (FSPS). This document highlights the key consultation initiatives, issues raised and the project response as a result of this consultation.

Consultation requirements under the SEARs that this document responds to is outlined below:

During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups, special interest groups. In particular, you must consult with:

- Council;
- Government Architect NSW (through the NSW SDRP process);
- Sydney Coordination Office within TfNSW;
- Roads and Maritime Services; and
- Heritage Division.

Consultation with Council, GANSW should commence as soon as practicable to agree the scope of investigation.

The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.

2. Summary of Consultation

The following Stakeholders have been consulted in the preparation of the FSPS development proposal:

- Government Architect NSW (GANSW)
- Department of Planning, Industry and Environment (DPIE)
- Property NSW
- City of Sydney (CoS)
- Heritage DPC
- Roads and Maritime Services (RMS)
- Transport for NSW (TfNSW)
- Service Providers
- Museum of Applied Arts and Science (MAAS)
- National Trust
- Local Aboriginal Community
- Local Community
- Bicycle NSW
- Millers Point Community Resident Action Group (MPCRAG)

In addition to many detailed reviews with individual stakeholders, the Project Team has undertaken 8 Stakeholder Working Group (SWG) Meetings, from project inception through to SSDA lodgement. These forums encouraged an open dialogue with a high level of transparency around the project's aims and considerations. SWG members include:



- Department of Planning, Industry and Environment
- Property NSW
- City of Sydney
- Heritage DPC
- Roads and Maritime Services
- Transport for NSW
- Museum of Applied Arts and Science
- National Trust

SWG meetings have generally been led by the Project Team, but have focused on a precinct-wide strategy, ensuring that the known developments and requirements of other stakeholders are addressed through the FSPS development.

A summary of key meetings, issues raised and project response have been included in **Appendix A**. A high-level overview is provided below to capture the main issues affecting the project development.

2.1 Government Architect NSW

Four State Design Review Panel (SDRP) meetings have been undertaken. The SDRP members were specifically chosen for their expertise in relation to this site, and attendees from CoS were also invited to attend. Refer to **Appendix B** for Advice Letters from the SDRP. Key design issues raised include:

- Precinct approach to design
- Traffic and Access including impacts with adjacent cycleway
- Student Amenity (noise, pollution, outdoor play space)
- Visual Impacts
- Heritage response and massing

These issues have been well considered within the limitations of the site and through balancing functional requirements against heritage implications in particular.

2.2 Department of Planning, Industry and Environment

Three meetings have occurred with DPIE. These have focused-on planning pathways, community consultation and site expansion opportunities. Planning pathways discussion culminated in a Stage 1 DA and competition not being required. The need for extensive community consultation is evidenced by this report and the process undertaken. Site expansion opportunities have been explored and future options to strategically expand the school beyond its current boundaries remain open.

2.3 Property NSW

Property NSW have been invited to SWG meetings but have not attended. Land Owners Consent for use of Lot 5 has been endorsed by Property NSW.

2.4 City of Sydney

Five meetings have occurred with CoS around planning pathways, SDRP membership, project scope and community access. Community access and use of facilities has been considered in this proposal.

2.5 Heritage DPC

Four specific heritage meetings have occurred with Heritage DPC (formerly Office of Environment and Heritage) in addition to their regular attendance in SWG meetings. Their Board also attended site to fully understand the nature of the school and its context and Master Plan options were presented to them, receiving a positive response. Items of particular interest relate to any changes to the heritage items and the development scale in the context of the site and the precinct. The appropriate response



to heritage has been a key concern for the project and SI are keen to continue this open dialogue as further detail progresses. Meeting minutes are included in **Appendix C**.

2.6 Roads and Maritime Services

9 specific roads and traffic related meetings have occurred with RMS in addition to their regular attendance at SWG meetings. Key issues being addressed have included existing and proposed cycleway impacts, potential construction/capping over the Cahill cut, widening of Upper Fort Street (including alterations to the Bradfield Tunnel services building) and traffic and access management during construction and in operation. RMS are supportive of the proposed road and services building alterations in order to address the current pinch-point on Upper Fort Street.

2.7 Transport for NSW

TfNSW have been a key attendee at the Stakeholder Work Group meetings. Key issues include traffic movement during construction and during operations. More elaborate surveys of the broader road network have been undertaken at TfNSW's request in order to understand detailed traffic movements around the precinct.

2.8 Service Providers

Correspondence with Sydney Water and Ausgrid is captured in the *Infrastructure Management Plan* and the *Integrated Water Management Plan*.

2.9 Museum of Applied Arts and Science

MAAS have attended Stakeholder Working Group sessions as well as being part of operational discussions around shared use opportunities and involved in discussions with the Registered Aboriginal Parties. Key concerns relate to free flow of traffic in the Precinct and this has been addressed in the Transport and Accessibility Impact Assessment. MAAS have also indicated a willingness to continue the current arrangement for shared facilities between the sites. Potential light spill is also of concern to MAAS and the approach to lighting has been reviewed by them.

2.10 National Trust

National Trust have been an active member of the Stakeholder Working Group and have also attended a workshop regarding concepts for the proposed western pedestrian access bridge. The Project Team presented the Master Plan options to the National Trust Board in April and received a positive response to the development. Key concerns include visual impacts for heritage buildings and ongoing access to the NT site. These issues have been carefully considered with regard to the proposed scheme.

2.11 Local Aboriginal Community

Curio undertook a formal registration process for the Registered Aboriginal Parties (RAPs). 9 Aboriginal Parties registered for the project, with 1 RAP, Selina Thompson from the Metropolitan Local Aboriginal Land Council attending the site visit held on the 13th September 2019. The site visit provided an opportunity to visit the site and contribute to a discussion around the relevance of the site to Aboriginal Heritage. This feedback has helped inform the Aboriginal Cultural Heritage Assessment Report which has been reviewed by the RAPs.

2.12 Local and School Community

An engagement approach has been developed that provides opportunities for all stakeholders to receive information, engage with the Project and SINSW in addition to providing feedback throughout the Project in order to:



- Successfully consider and manage stakeholder and community expectations as integral to the successful delivery of the project.
- Inform affected stakeholders, such as the local community or road users about construction activities.
- Provide a delivery strategy which enables the open and proactive management of issues and communications.
- Provide support for the broader communications objectives of School Infrastructure NSW (SINSW), including the promotion of the project and its benefits.

The tools and activities used throughout the project to ensure the engagement with the local and school community includes:

- Project website, email address and phone number
- Information sessions and booths
- Project updates and works notifications
- Advertisements in local newspapers
- A Project Reference Group (PRG) established early in the project with nominated representatives from the school community to ensure input from, and consultation with, impacted stakeholders.

To date, the following activities have taken place:

- Five works notifications distributed to the school community to inform of work onsite.
- Three project updates have been distributed to the school community and two of these have also been distributed to the local community to inform about the project and upcoming information booth/session.
- An information booth to provide the community an opportunity to ask questions and show the concept design was held on 29 August 2019. The info booth was attended by 23 people.
- An information session was held on 4 November 2019 to show the design being used for the SSDA lodgement and to get additional feedback from the community. The session was attended by 32 people.

Through the engagement the following feedback, separated into themes, has been raised.

Theme	Specific question or feedback	Answer
Project timeline	When will construction begin	Main construction work is dependent on statutory planning and funding approval. Construction will only commence once the school has been temporarily relocated. We will be able to provide more detail as the project progresses.
	What is the statutory planning approval process?	School Infrastructure NSW (SINSW) requires "development approval" from the NSW government to proceed with the project. The formal process of gaining this approval is called the statutory planning approval process. The Department of Planning, Industry and Environment (DPIE) is responsible for managing the statutory planning approval process for this project. This is because it is a State Significant Development (SSD).
School relocation	Will our children be relocated?	Due to restrictions of the Fort Street Public School site (small and constrained), it is not possible for students to remain on site during the proposed construction period.



		The Department of Education is working closely with its key stakeholders to investigate the best option for temporarily relocating students to an alternate site.
	Where will our children be relocated and when will we know?	The Department of Education is working closely with its key stakeholders to investigate the best option for temporarily relocating students to an alternate site. We hope to advise parents of the new location in late 2019 or as soon as practicable.
	When will our children be relocated?	We anticipate children will be relocated in mid-2020. This may vary according to approvals timeframe and is subject to the availability of a suitable alternate site.
	Will parking be available at the relocated school site?	Once an alternate site has been determined we will be able to advise if parking is available.
	Will the relocated school site be easily accessible for walking and cycling?	Once an alternate site has been determined we will be able to provide more information.
Construction impacts	Will the adjacent park functions be affected by the development?	The Project Team appreciates the importance of the adjacent park for the local community and seeks to minimise any disruption to its current functions.
	How will tradies get to the site and will it impact parking in the local area.	A head contractor has not yet been appointed to the project, therefore a strategy for managing the impact of construction to the surrounding area has not yet been developed. However, School Infrastructure NSW will work to minimise impact to the surrounding area during construction. As with other city developments, construction staff will be encouraged to utilise public transport.
Design/features	What will the capacity of the school be?	The aspiration design aims to cater for up to 600 students, subject to site constraints, planning etc. We will be able to provide more detail as the project progresses.
	Expanding the capacity to 600 students will impact the school culture.	<p>The redevelopment of Fort Street Public School will cater for projected enrolment growth in the area and provide students with additional educational facilities that inspire growth and the building of capability and practical skills that last a lifetime.</p> <p>We expect the growth to happen organically over a number of years to allow the culture to develop naturally as the student numbers increase.</p> <p>The capacity will also include providing facilities for the Department of Education's Observatory Hill Environmental Education Centre, which has historically shared the site.</p>
	What is innovative learning?	Flexible, technology rich teaching spaces that allow for one-to-one, small groups and lecture style teaching.



		Innovative learning prepares students across all curriculums and learning stages with skills and capabilities to thrive in a rapidly changing world. It connects students and engages their sense of curiosity.
	How are you responding to the historical aspects of the site?	SINSW have engaged specialist archaeological and historical consultants and heritage architects to advise on appropriate development of this important site. The Project Team continue to liaise closely with authorities and stakeholders to ensure that our design response on this important heritage site is appropriate.
	Where will the new facilities be located on the current site?	The concept design phase has just commenced. We will be able to provide more detail around the location of facilities on site once the design has progressed further.
	Is the OOSH (Out Of School Hours) being retained in the new design?	Yes
	Are any Community Facilities being planned as part of the Redevelopment?	The Project Team will consider opportunities for community use as the design progresses.
	Will there be sufficient space and turfed areas for children to play?	We are maximising the schools active play space within the restraints of the site. This will include rooftop playspace and improving access to open spaces.
	Will the big tree stay?	Yes, the big tree has been identified as significant. It will be protected during construction and it will be maintained. As part of the redevelopment, more trees will be planted to replace any that are removed due to the redevelopment.
	Will the height of the building have a visual impact to neighbouring residents?	The new structures on site will be sympathetic to the heights of the existing buildings and have been developed to respect the heritage characteristics of the site and the broader Observatory Hill context.
	Has the wind impact to the surrounding area been considered in the development of the new buildings?	Yes, analysis for the site itself and immediate surrounds has analysed the site's topographical features at the top of the Observatory Hill. Based on the landform and the limited change to the profile of the existing buildings, the analysis deduced that the existing wind conditions experienced at surrounding areas will not be adversely affected.
	Is the design of the Fort Street Public School upgrade considering the Harbour Village North Masterplan and Observatory Hill Masterplan produced by the City of Sydney?	Masterplans produced by the City of Sydney relevant to this site have attributes considered and included as part of this proposal. Where these plans are beyond the limits of the scope of the project, it has been considered so as to not preclude future incorporation.



Traffic, Parking and safety	Will there be any changes to the drop off and pick up area?	Part of the proposal is to widen Upper Fort Street to enable two way traffic for easing traffic during drop off and pick up times. This is subject to authority approval. The project is also exploring additional pedestrian/ access linkages into the site to alleviate this pinch point
	What is happening to the Sydney Harbour Bridge Cycleway?	The health, safety and well-being of our students and staff is our highest priority. The project team is working closely with City of Sydney and Transport for NSW (TfNSW) to support the cycleway realignment project to separate / delineate cyclists from the school drop off at Upper Fort Street. However, this is out of the project scope and being delivered by another agency.
	Ensure the integration of the existing and the future cycleway within the design considers students safety as the number one priority	
	Will traffic calming measures including a reduction in speed limits be implemented?	The project team is working closely with City of Sydney and TfNSW to ensure the safety of students and the school community is considered carefully in the final design.
	Will onsite parking for teachers be retained?	Existing staff parking will be removed to make room for the new buildings and improved active play space. We are currently in discussion with the school to develop alternatives including a Green Travel Plan, which utilises existing options such as public transport.
	Could short term free parking be provided nearby for pick-up and drop-off?	The project team is working closely with City of Sydney and TfNSW to carefully consider a range of pick-up and drop-off options in the final design.

Ongoing information booth sessions are proposed to keep the community informed as design and the SSDA application progresses.

2.13 Bicycle NSW

On 18 October 2019 SINSW consulted with Bicycle NSW, CoS and RMS, regarding the construction impacts on the existing cycleway. The cycleway currently occupies part of the FSPS site and RMS are planning to reroute the cycleway to alleviate pedestrian, vehicle and bicycle conflicts. If this realignment does not occur prior to FSPS construction, the project proposes rerouting the cycleway during construction to alleviate safety risks and allow truck access to the constrained site.

Key concerns relate to the length of time that the cycleway is rerouted given the heavy utilisation. SINSW will continue to work with RMS to support an alternate cycleway alignment and minimum impact to the cycleway rerouting.

2.14 Millers Point Community Resident Action Group

On 30 January 2020 SINSW consulted with the MPCRAG, regarding the development proposal for FSPS. Key considerations, raised by the MPCRAG and discussed in detail included: design response including scope items and heritage response; construction methodology and impacts on the surrounding road network and neighbourhood; transport and access to and from the school (including bicycle and car impacts); and potential impacts to Observatory Hill Park.

Key concerns from the MPCRAG remain around the local area impacts. SINSW noted that the development proposal is small in comparison to some of the other large-scale construction impacts they are currently experiencing. Further that current traffic



planning indicates minimal (if any) impact to the adjacent residential area. SINSW will continue to liaise with the MPCRAG as construction methodology progresses.



Appendix A – Stakeholder Consultation Register

FSPS Stakeholder Consultation Register				
18/03/2020				
Stakeholder	No.	Date	Agenda	Key Issues Raised
Department of Planning (DPE)	1	29/11/18	Initial project overview (SI only)	Cycleway location and coordination Heal the hill/capping Expanded school options
	2	5/02/19	Project overview & program Planning pathway	Stage 1 DA waiver/Design Excellence SDRP process Early community communications
	3	5/03/19	Project briefing/panel review (SI only)	
	4	12/03/19	SDRP#1: Master Plan options review	Stage 1 DA waiver Project program Traffic and Access Heritage response/massing Cycleway Site due diligence/student amenity Visual Impact Assessment Community integration Strategic future growth
	5	17/04/19	SDRP#2: Master Plan options review	Option 17/Capping edge treatment Noise and pollution Amenity and surveillance Commercial theme not supported Indoor/outdoor space transition Strengthen future connections (NT) Cycleway impact on National Trust bldg
	6	3/07/19	SDRP#3: Final Master Plan options review	Competition + DCP confirmed as not required Budget constraints/staging difficulties Visual connections to precinct Interstitial spaces Play Space requirements (Min 7sqm pp) Landscape character Site access & cycleway
	7	9/10/19	SDRP#4: Concept Design review	Play Space requirements (Min 7sqm pp) RMS Cycleway Site access spatial arrangement MET lift scale Open space quality Environmental considerations Whole of Govt approach
	1	3/12/18	Initial Cahill capping review	Aurecon - Initial capping review Construction traffic considerations
	2	25/02/19	Site access opportunities and constraints Construction access	Construction traffic constraints/opps Cahill capping RMS review Cycleway
	3	19/03/19	Traffic and Access	Road widening at pinch point Upper Fort Street signage changes
	4	15/04/19	Project overview Muhammad Abdullah	CoS road ownership Traffic and parking Cycleway capacity
	5	23/04/19	Traffic and transport review	Wet weather scenario Extent of traffic surveys Park functions/traffic impacts RMS response to Capping Options Construction traffic Road widening at pinch point
	6	29/04/19	Detailed on site review of proposed road widening	Road widening at pinch point
Roads and Maritime Services (RMS)	7	11/06/19	Options for addressing Upper Fort St pinch point	Road widening at pinch point
	8	16/07/19	Options for addressing Upper Fort St pinch point	Road widening at pinch point Cycleway
	9	10/09/19	RMS's requirements for Services Building alterations	Continued operation Requirement for Services Building functions Construction traffic impacts Argyle St bus stop cycleway detour impacts Bicycle detour timing
	10	29/10/19	Proposed Construction Traffic Management (Incl TfNSW)	Ownership of the footbridges Cycleway options Tennis Court lease/licence/zoning details
	1	23/11/18	Coordination, project introduction, opportunities for collaboration	Precinct Masterplanning solution Cycleway options Potential Tennis Court use Cahill capping Heritage review/communications
	2	11/12/18	Project Update Cycleway	Transport and increased traffic Cycleway options Precinct shared use Cahill capping operational liabilities Heritage (CMP and capping) Visual Impact Assessment
	3	26/02/19	Project overview Site analysis and development response	Heritage view analysis Cycleway options to the west Heritage and archaeology CMP timing requirements Traffic and transport Precinct Parking
	4	19/03/19	Master Plan options	Precinct traffic and transport Planning pathway Visual Impact Assessment Precinct development plans Cahill capping
	5	9/04/19	Master Plan options	Upper Fort Street widening Test excavation Travel survey responses Incident response vehicles
	6	25/06/19	Master Plan options (incl. reduced scope)	Lift location south of site Cycleway Construction Upper Fort Street widening Site services impacts on site Western pedestrian bridge
Stakeholder Working Group (SWG)	7	27/08/19	Concept Design progression	Heritage wall and front COLA Western pedestrian bridge/roadway Incident response vehicles Lighting spill
	8	24/09/19	Pre-SSDA review	
	1	14/12/18	Project overview Competition Potential site expansion (Tennis Court)	Competition process Master plan architect Community consultation Cahill capping supported Access & Accessibility Public domain impacts Tennis Court briefing note
	2	18/02/19	Proposed planning pathway Stage 1 DA Waiver Ultimo Pop-up lease extension	SDRP Membership Executive Briefing Tennis Court function
	3	18/03/19	Presentation to COO and Director City Planning	Planning pathway
	4	23/04/19	Upper Fort Street - proposed traffic alterations and SEARs	FSPS access/traffic volumes Traffic calming Upper Fort Street parking changes Upper Fort Street widening SEARs lodgement Scope of works
	5	4/02/20	Pre-SSDA	
	1	14/12/18	Project overview Competition Potential site expansion (Tennis Court)	Competition process Master plan architect Community consultation Cahill capping supported Access & Accessibility Public domain impacts Tennis Court briefing note
	2	18/02/19	Proposed planning pathway Stage 1 DA Waiver Ultimo Pop-up lease extension	SDRP Membership Executive Briefing Tennis Court function
	3	18/03/19	Presentation to COO and Director City Planning	Planning pathway
	4	23/04/19	Upper Fort Street - proposed traffic alterations and SEARs	FSPS access/traffic volumes Traffic calming Upper Fort Street parking changes Upper Fort Street widening SEARs lodgement Scope of works
	5	4/02/20	Pre-SSDA	

			Consultation overview View analysis Traffic Future development ESD	Extensive consultation Minimal impact Managed access to site, primarily via east Potential development beyond the site - subject to future consideration 4 Star Greenstar equivalence
Heritage DPC (Formerly Office of Environment & Heritage/ OEH)	1	18/02/19	Initial heritage overlays Initial design response/project approach Process of obtaining S60 permit	Precinct response tested through SWG SI investigating CMP update Progress S60 application to OEH
	2	5/04/19	Master Plan Options - Pre SWG detailed review	Progress CMP concurrent with design S60 issued direct Existing EEC visual impacts demonstrated Capping option details pursued further Site review with OEH to review capping concerns Response to options sought at SWG
	3	3/06/19	OEH Board Presentation	Design response supported noting interpretation required for capping
	4	17/09/19	Concept Design and proposed CMP updates	Review design to ensure distinct elements and maintain views Location agreed Extent proposed agreed Further interpretation to ensure wall read as a continuum Update CMP for HDPC consideration (not approval)
				Additional details to be provided as design progresses Finalise SSDA with current proposal Impacts to be minimised and considered in conjunction with alternatives Finalise SSDA with current proposal Finalise SSDA with current proposal
	5	17/10/19	Proposed SSDA documentation	Finalise SSDA with current proposal Additional details to be provided as design progresses Finalise SSDA with current proposal Impacts to be minimised and considered in conjunction with alternatives Finalise SSDA with current proposal Finalise SSDA with current proposal
				Additional details to be provided as design progresses Finalise SSDA with current proposal Impacts to be minimised and considered in conjunction with alternatives Finalise SSDA with current proposal Finalise SSDA with current proposal
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National Trust	1	17/04/19	Presentation of Master Plan options	Maintain access to NT Continued access to be investigated further through design



Appendix B – SDRP Advice Letters

25 March, 2019

Aaron Smith
Senior Project Director,
Major Projects
Schools Infrastructure
NSW

PROJECT: Fort Street Public School Redevelopment

RE: SDRP – Review 1 – 12 March 2019

Dear Aaron,

Thank you for the opportunity to review the project at the State Design Review Panel (SDRP) on 12 March 2019. Please find below a summary of:

- the Panel's response to the design presentation (design approach, contextual analysis, design principles and massing options)
- design issues that require further development
- key studies and project inputs required to progress the design.

It is noted that the site area of the project may trigger the need for a Design Excellence competition. This will be addressed via separate correspondence.

1) Design approach and project program

- o The Panel supports the following initiatives:
 - project specific design principles as presented, noting they are complementary to the Education SEPP Design Principles and the proposed educational model.
 - the establishment of a cross-agency working group.
 - design testing of options at a precinct scale, to ensure works to the School do not preclude future opportunities.
- o The Panel raised serious concerns regarding the proposed program which was seen as unachievable given the prominence, constraints and complexity of the site and the range of the critical issues.

2) Response to design options

- o The Panel commended the rigour of the contextual studies and analysis undertaken to date, including design testing and massing options, however, none of the current options were supported.
- o Regarding the distribution of massing and height at the eastern portion of the site, the Panel raised concerns with options that (when viewed from the east):
 - diminish the expression, visual prominence and heritage interpretive value of the cottage building, existing trees and the hill line.
 - do not acknowledge and respond to the curtilage line of existing trees.
- o Regarding the ambition for increased open space (beyond 5m²) per student relative to the increase in population (209 to circa 600 students), the Panel

noted that increased open space opportunities are currently limited to roof-tops and reducing the area for vehicle movements. These opportunities should be explored in further design options.

- To support future design options the Panel recommends greater development of:
 - Cycling routes that spatially and visually ‘free up’ the south-east corner of the site.
 - School entry and precinct circulation generally that promotes separation of pedestrian and vehicle movements (e.g for delivery & drop off).
 - Scenarios that test the potential future use of adjacent open spaces, for example at the National Trust site, through site expansion or shared/multifunctional uses.
 - Connectivity across and parallel with the Cahill cut (vehicles, cycling & pedestrians).
 - Opportunities for reducing the impact of built-form bulk and scale. For example; partially below-grade accommodation (exclusive of archaeological zones) and distribution of mass and height to the western portions of the site.

3) Key design inputs

- Noting that contextual studies and analysis are currently in progress, the Panel recommends that (as a minimum) preliminary findings from the following studies are required to support further design development and decision making, including further feedback from the Panel:
 - Impacts from the Cahill cut - noise and pollution studies
 - Shared amenity at the hilltop – wind impacts and networked views
 - Heritage – incorporating learnings and recommendations from a finalised CMP and understanding the heritage implications/ interpretation value of capping the Cahill.
 - Traffic and transport studies - opportunities for all modes including integration of future infrastructure
 - 3-D representation of the site elements, topography and edge conditions, including the Cahill cut.
 - Understanding the requirements of building services and their potential impact on architectural expression, heritage interpretation and massing (e.g. lift over-runs & mechanical plant)
 - Learnings from the City of Sydney master planning reports for Observatory Hill

Given the prominence of the site, the extent and complexity of its constraints relative to the proposed increase in student population, and the significant adjacent NSW Government land holdings (including; Sydney Observatory, the National Trust site & Kent St Tennis Courts), the Panel recommended development of a precinct wide strategic spatial framework. This would act to inform and guide integrated development across the precinct and identify opportunities for sharing of resources and changes in use over time. Development of the framework could build on the work already undertaken by SINSW and MAAS and on the cross-agency process already established and may provide a means to achieve design excellence.

This letter and subsequent SDRP letters will be distributed to the meeting attendees in the CC list below. Please contact GANSW Design Advisor Angus Bell (Angus.Bell@planning.nsw.gov.au) if you have any queries regarding this advice

Sincerely



Olivia Hyde
SDRP Chair
Deputy Government Architect (Acting)

CC	
NSW SDRP Panel Members:	Olivia Hyde (GANSW Chair) Oi Choong, Roger Jasprizza, Peter Mould, Richard Johnson (CoS nominee)
GANSW Design Advisor	Angus Bell
DPE	Andrew Beattie & Prity Cleary
City of Sydney	Peter John Cantrill
SINSW	Aaron Smith

09 May 2019

Aaron Smith
Senior Project Director,
Major Projects
Schools Infrastructure
NSW

Via email-
Aaron.Smith193@det.nsw.edu.au

PROJECT: Fort Street Public School Redevelopment

RE: SDRP – Review 2 – 17 April 2019

Dear Aaron,

Thank you for the opportunity to review the project at the State Design Review Panel (SDRP) on 17 April 2019. The Panel commends the rigour of the new options (16 & 17) and the extent of design development undertaken since SDRP Meeting 1. Regarding advice and commentary from SDRP Meeting 2, the Panel:

- Generally supports Options 16 and 17 (not capping & capping the Cahill cut respectively) and the on-going exploration of expansion opportunities at the Kent St tennis courts site.
- Does not support the current options for the cycleway and requests alternative options be developed for consideration.
- Emphasises the importance of the master planning process to be guided by a holistic approach to urban design for all stakeholders at the hill-top precinct.

This advice letter primarily addresses Option 16 as a base case scenario. With Option 17 considered to retain the general spatial arrangement, design principles and urban quality of Option 16, but with the addition of an extension across the Cahill cut.

1) Response to Option 16 – building envelope massing and arrangement

- o The Panel notes the following as addressing the advice of SDRP Meeting 1:
 - redistribution of massing and height away from the eastern portion the site.
 - the reduction in massing of the Environmental Education Centre building to the east of the Cottage. Specifically, the adoption of below grade accommodation to limit the visual bulk and scale of the building envelope to a single storey.
- o The Panel supports:
 - distribution of ground floor functions to address and enliven the primary open spaces of the central spine and the cottage forecourt.
 - the general arrangement of new building envelopes to provide a distribution of bulk and scale that acknowledges the heritage buildings as a group (including the spaces between buildings).
 - using interconnected rooftops to provide additional open and green space
 - targeting the 1940's double storey building for significant expansion due to its capacity for new and varied accommodation. In this way minimising visually prominent interventions to other heritage buildings (e.g. new façade composition & levels).
- o The Panel recommends future design development address the following:
 - maximising opportunities for connections to the surrounding hill-top including, 1) visual connections - views from and between the buildings to the hill-top open space and the harbour/landforms beyond, 2) physical connections - bridging elements across the Cahill cut for sharing accommodation and open space at the hill-top (e.g National Trust site, Observatory Gardens & the Kent St tennis courts).

- exploring opportunities to provide social/gathering spaces (typically associated with outdoor space) via indoor circulation and flexible spaces.

2) Response to Option 16 – open space and landscape design

- o Noting the challenge in meeting the open space provisions of the Schools Infrastructure guidelines, the following advice addresses open space shortfalls and builds a case for overall or 'net' quality of the proposed open space. In this regard the Panel recommends:
 - improving the character of the central spine to be more age appropriate, including small scale spaces that provide greater intimacy.
 - promoting access for students to Observatory Hill as additional play space.
 - design development of perimeter open spaces to improve attractiveness for gathering. Specifically, the landscape response of the edge condition at the Cahill cut to address security, safety, traffic noise and air quality impacts, while retaining visual connections to the surrounding parklands and other open spaces.
 - exploring additional opportunities for shading.

3) Response to Option 17

- o The Panel notes that Option 17:
 - improves the quantity and quality of open space.
 - provides a more permeable interface with the public domain, which promotes integration and shared uses for the School and community.
 - facilitates improved access to Kent St & the tennis court site.
- o Should Option 17 be pursued the Panel recommends:
 - design development that ensures challenges associated with equitable access and security are addressed.
 - further value and cost analysis to ensure the benefits (listed above) are achievable.

4) Cycleway and Tennis Courts Site

- o The Panel does not support the current cycleway options and notes:
 - concerns raised in SDRP Meeting 1 have not been adequately addressed.
 - current options have minimal impact to the School site and conversely have a negative impact on the remainder of the precinct.
 - potential impacts on future expansion to adjoining sites (e.g National Trust and the tennis courts) are not fully understood.
- o The Panel requests that through the project's cross-agency approach, greater development of options is undertaken to better integrate the cycleway with the precinct.
- o Regarding the emergency truck parking area, the Panel:
 - commends the reduced width to provide additional site area.
 - encourages the project team to consider opportunities for landscape and planting at this eastern edge.
 - strongly supports any further reduction that can be negotiated.
- o The Panel supports ongoing exploration of opportunities at the Kent Street tennis court site for:
 - shared multifunctional space to free up the School site and provide new community facilities
 - public and equitable access to the hill-top
 - continued provision of the tennis courts in a rooftop location.

5) Ongoing design inputs – environmental studies

- o The Panel recommends:
 - additional environmental studies which address impacts from vehicles on the Sydney Harbour Bridge, to fully understand the individual and net

impacts of this road as well as the Cahill cut (which has been the focus of environmental studies to date including air, noise and pollution).

- a sustainability strategy for new and heritage buildings based on the outcomes of noise and pollution studies (e.g. an evidence base for considerations such as, operable versus fixed glazing and the extent of mixed mode operation)
- a review of the proposed project program to ensure the duration of key environmental studies is accommodated. Noting their importance in informing the design process.

6) Ongoing design inputs – programmatic requirements

- o The Panel recommends adopting a flexible and performance-based approach for the design process when applying the project's programmatic and EFSG requirements. This will further the opportunity for a high-quality design outcome for this highly constrained site.

As noted previously, given the prominence of the site, the extent and complexity of its constraints relative to the proposed increase in student population, and the significant adjacent NSW Government land holdings (including Sydney Observatory, the National Trust site and Kent Street Tennis Courts), the Panel recommends development of a precinct wide strategy. This would act to inform and guide integrated development across the precinct and identify opportunities for sharing of resources and changes in use over time. The strategy could build on the work already undertaken by SINSW and MAAS and on the cross-agency process already established.

We note that the site triggers the requirement for a design competition under the City of Sydney LEP. The current master-planning process and schemes as emerging will provide a strong reference design for a future competition brief.

This letter will be distributed to the meeting attendees in the CC list below. Please contact GANSW Design Advisor Angus Bell (Angus.Bell@planning.nsw.gov.au) if you have any queries regarding this advice.

Sincerely



Olivia Hyde
SDRP Chair
Deputy Government Architect (Acting)

CC
NSW SDRP Panel Members:

GANSW Design Advisor
DPE
City of Sydney
SINSW

Olivia Hyde (GANSW Chair)
Oi Choong, Roger Jasprizza, Peter Mould,
Richard Johnson (CoS nominee)
Angus Bell
Andrew Beattie, Prity Cleary
Peter John Cantrill
Aaron Smith

10 July 2019

Aaron Smith
Senior Project Director
Major Projects
Schools Infrastructure NSW

Via email:
Aaron.Smith193@det.nsw.edu.au

PROJECT: Fort Street Public School Redevelopment

RE: SDRP SESSION 34, 03.07.19 – Third Review

Dear Aaron,

Thank you for the opportunity to review the above project. Please find below a summary of advice and recommendations arising from the third design review session held on 03.07.19.

Since the last review, DPIE has received legal advice that a competitive design process and preparation of a DCP are not required. The review proceeded on this basis. GANSW note that notwithstanding this, the prominence and sensitivity of the site requires an outcome demonstrating design excellence.

The panel acknowledges the improvements between early proposals and the options presented at this review and is confident that a high quality outcome can be achieved with this design team.

The panel understands the project budget is \$62 million and considers this inadequate given the constraints of the site and the ambitions of the project to alleviate pressure on schools in the broader catchment. The site constraints also preclude a staged approach. To enable design excellence to be achieved, it is recommended that an increased budget be sought that will support a design-led, rather than budget-led approach for this prominent and sensitive site.

The following commentary provides additional advice and recommendations for the project.

Built form and arrangement

The panel generally supports the massing and arrangement of buildings on site. The separation of buildings allowing visual connections from within the site to the hill-top precinct and harbour beyond are supported and should be retained. The interstitial spaces created between buildings and as buildings meet the site boundary requires further exploration.

The panel supports modular construction / prefabrication as a response to site access and buildability, but only if developed early and in a fully integrated manner as part of concept design development and future stages. Consideration of existing heritage buildings and other site factors must also inform design responses.

Open space and landscape design

The panel does not support any reduction in existing open space provisions of 7sqm/student (where population is a maximum of 600 students).

The panel supports rooftop open space and considers the current provision of approximately 300sqm a minimum. More rooftop open space would be strongly supported.

The panel notes the significance of the fig tree to the east of the site as part of an avenue of trees and requests root mapping to understand the impact of any development in this area including the proposed commuter cycleway and car turn-around.

A landscape architect should be engaged immediately to establish the character of open spaces simultaneously with the design of buildings.

Commuter cycleway and access

The panel does not support the commuter cycleway encroaching on the school site and encourages SINSW to continue consultation with RMS to explore alternatives, noting the large and mostly unused RMS service vehicle zone to the immediate east of the school that has been created following closure of the toll gates on the Harbour Bridge.

The panel requests a detailed study of the north east corner of the site to understand the impacts of any shared zones or access routes (including commuter cycleway, footpaths, emergency access and parking etc.) on open space and the existing fig tree. The panel recommends exploring alternatives to a car turn-around in this area and recommends further engagement with the City of Sydney on this matter.

The panel strongly supports bridging over the Cahill Cut to the west to provide access to and from Kent Street. While the existing bridge over the Cahill Cut is stepped and does not provide equitable access, it should be retained in addition to other access provisions.

A site-wide access strategy, including drop-off / pick-up, should be developed in conjunction with a safety review.

Environmental studies

The panel acknowledges outcomes from environmental studies including archaeology, acoustics and air quality will inform design development.

The panel supports excavation (if determined possible) and requests a sustainability strategy for new and heritage buildings based on the outcomes of these studies.

Whole-of-government approach

The panel reiterates the need for a whole-of-government approach to determining an overarching vision and strategy for the precinct. This could build on the work already undertaken by SINSW and MAAS and the established stakeholder working group.

A precinct-wide vision and strategy would enable resolution of issues directly impacting the school site including the commuter cycleway, access across the Cahill Cut and shared use of existing facilities including Observatory Hill Park, the National Trust Building and Kent Street tennis courts.

Further consultation with GANSW is recommended when the final outcomes of the environmental studies are understood, a landscape architect has been engaged and commuter cycleway provision and access arrangements have been determined.

Please contact GANSW Design Advisor, Angus Bell
(Angus.Bell@planning.nsw.gov.au), if you have any queries regarding this advice.

Sincerely



Olivia Hyde
Director of Design Excellence – Government Architect NSW
Chair, SDRP

SDRP panel members

GANSW Design Advisor
DPIE
Council officer
SINSW
FJMT
Johnstaff

Olivia Hyde (Chair), Oi Choong, Roger Jasprizza, Peter Mould, Richard Johnson (CoS nominee)
Angus Bell
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Jesse McNicholl (CoS)
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01 November 2019

Karissa Kendall
Project Director
Major Projects
Schools Infrastructure NSW

Via email:
Karissa.kendall@det.nsw.edu.au

PROJECT: Fort Street Public School Redevelopment

RE: SDRP SESSION 4, 09.10.19 – Fourth Review

Dear Karissa,

Thank you for the opportunity to review the above project. Please find below a summary of advice and recommendations arising from the fourth design review session held on 09.10.19.

GANSW acknowledges the continuous improvement across the four Panel sessions, from early massing proposals to the refinement of the options presented at this review. We are confident that a high-quality outcome can be achieved with this design team, relative to the contextual challenges within the Cahill Cut. (e.g the site's heritage, archeology, existing trees and limitations on open space and access).

GANSW continues to support the design response to the project scope. In the context of the project seeking a budget increase (beyond the original \$62 million), a design-led, rather than budget-led approach is strongly recommended for this prominent and sensitive site.

The overall design quality of the School and public domain at the hill-top is contingent on the relationship between the School design and its surroundings. In this regard the following items are not supported:

- the integration and design of the Harbour Bridge cycleway (design by RMS)
- the integration and design of the proposed vehicle and pedestrian movements at the hill-top for drop off and pick up, specifically the turning circle within the School site.

The following commentary provides additional advice and recommendations for the project.

Built form and site arrangement

The massing and general arrangement of buildings on the site (refer SDRP Meeting 3) are supported. Including the following iterative developments:

- refining the below grade envelope in response to archeology
- relocating the lift to the Met Building to improve after-hours access
- relocating the pedestrian link across the Cahill cut

The lift overrun at the Met Building is considered overly intrusive. To mitigate the visual impact, lift configurations with minimal overruns (e.g underslung lifts) should be explored.

Heritage and archeology

The rigor and consistency of the design team's response to heritage and archeology is supported. This includes,

- a strategy to protect remnant footings via a piling system
- ensuring adequate space around heritage buildings is provided
- consistent improvements in the relationship between below grade building envelopes and heritage elements.
- greening of the Cahill cut perimeter

Open space and landscape design

The following issues are reiterated:

- support for the general arrangement of open space and the landscape design
- no support for reductions in existing open space provisions of 7sqm/student (where population is a maximum of 600 students).
- the importance of the 'net quality' of the combined open space offering, noting the importance of the quantity *and quality* of on-grade open space (e.g highly usable, well connected).

To support the case for the net quality of open space, greater analysis of roof top and on-grade spaces is recommended, to further demonstrate how they will be used and what student numbers they can accommodate in differing modes of use.

The configuration and variety of open spaces will require playground supervision to be specially managed. The Panel were advised of the School's support for the current open space layout and their awareness of supervision impacts. Consistent engagement on this matter is recommended, to ensure open spaces can be optimised.

Further design development of the Amphitheatre is recommended to ensure any negative impacts on visual connections to/from the School (including the presentation of existing buildings) is minimised (e.g reviewing the height of the Amphitheatre walled and seating elements)

Connections and movement

Notwithstanding the site's constraints, the spatial arrangement of vehicle drop off and pick up at the School's primary entry is not supported. The spatial arrangement of vehicle movements at this location does not provide sufficient separation for vehicles and pedestrians, nor sufficient space (footpath width) for pedestrians, who will form the majority of those arriving at the school. This impacts the School entry significantly, reducing the opportunity for a safe, welcoming and engaging arrival/egress. The 1.2m wide pedestrian access at the entry pinch point is a key example.

The northwest pedestrian link across the Cahill cut is strongly supported as a secondary accessible entry/egress point, including the opportunity for:

- on-grade and equitable access
- integration with the hilltop public domain and future connections to Kent Street.
- co-locating a bus drop-off and lay-over.
- direct access for potential additional open space for School use in the adjacent public open space (subject to agreement with Council).

The link is considered essential to the project scope, but not as a substitute for a poor design outcome at the primary entrance. To support design development, it is recommended that the scope of traffic studies are expanded to include opportunities for vehicle drop off /pick-up at this location.

Environmental studies

Concerns are raised regarding the working assumptions that underpin investigations into the site's air quality. The open space adjacent to the Cahill cut is not considered as equal or equivalent to a '*city wide condition*' for air quality. The proximity and volume of vehicle movement at the Cahill cut and Sydney Harbour Bridge is considered to be over and above a typical urban condition.

The significance of air quality (and the correlation with health implications) for growing students should be a key environmental consideration for the project. In this context, it is recommended that the scope of environmental investigation and reporting are expanded to:

- provide greater evidence that the immediacy of the Cahill Cut and the Sydney Harbour Bridge does not constitute an atypical urban air quality condition (including consideration of the impact of particles from car exhaust).
- incorporate precedent studies (including longitudinal studies) as benchmarking
- respond to the relevant NSW Health guidelines.

Additionally, it is recommended that findings from the expanded study scope (outlined above) be incorporated into a project Health Impact Statement and be included as part of the D.A application.

Whole-of-government approach

The panel reiterates the need for a whole-of-government approach to determining an overarching vision and strategy for the precinct (Refer Panel Meeting 3).



Please contact GANSW Design Advisor, Angus Bell (Angus.Bell@planning.nsw.gov.au), if you have any queries regarding this advice.

Sincerely

Olivia Hyde
Director of Design Excellence – Government Architect NSW
Chair, SDRP

SDRP panel members

Olivia Hyde (Chair), Oi Choong, Roger Jasprizza,
Peter Mould, Richard Johnson (CoS nominee)

GANSW Design Advisor
DPIE
Council officer
SINSW
FJMT
Johnstaff

Angus Bell
Jason Maslen
Peter John Cantrill (CoS)
Karissa Kendall, Vida Lam
Elizabeth Carpenter
Sheena Duggan



Appendix C – Heritage DPC Meeting Minutes

Fort Street Public School - Minutes

Project: Fort Street Public School
 Meeting: OEH – Site Heritage and Archaeology Discussion
 Date: Monday 18 February 2019
 Chairperson: Aaron Smith
 Taken By: Sheena Duggan
 Venue: JSP Offices: Level 5, 9 Castlereagh Street.
 Time: 2:00pm – 3:00pm

Invitees

Present	Apologies	Name	Company	Intl
•		Aaron Smith	SINSW	AS
•		Sara Jane Brazil	OEH	SJB
•		Hendry Wan	OEH	HW
•		Alexander Tims	OEH	AT
•		Natalie Vinton	Curio Projects	NV
•		Sam Cooling	Curio Projects	SC
•		Sheena Duggan	Johnstaff Projects	SD

Minutes

Item	Description	Action By	Due Date
1.0	Meeting <ul style="list-style-type: none"> SD provided a project update and noted that the intent of the meeting was to provide an overview of the heritage and archaeological initial findings for the site and discuss the proposed project approach. 	Note	
	<ul style="list-style-type: none"> SJB noted that OEH was seeking a holistic view of the precinct. 	Note	
	<ul style="list-style-type: none"> SC stepped through the Heritage and Archaeology overlays for the site and surrounds, noting areas of potential interest and archaeology. 	Note	
	<ul style="list-style-type: none"> NV noted that the project would seek an s60 permit to allow for hazmat due-diligence in coordination with test excavations to inform site appreciation. 	Note	
	<ul style="list-style-type: none"> NV noted that the existing school building, whilst a good example of architecture of its time, does not support current pedagogical requirements for a teaching. It is likely that the project would seek to alter the internal part of the building with respect to its former design. 	Note	
	<ul style="list-style-type: none"> SJB noted English Heritage 2015/16 provides a framework for historic building adaption (in lieu of a CMP). AT to send information. 	AT	25/02/19
	<ul style="list-style-type: none"> AS noted that the likely population target for the site is 400 – 600 students. 	Note	
	<ul style="list-style-type: none"> S60 permit application was discussed noting 40 days processing time. Actual processing time to be confirmed upon submission. More likely 2+ months given current OEH workload. Heritage overlays would be used to inform the permit application. 	Note	

Item	Description	Action By	Due Date
	<ul style="list-style-type: none"> SC noted that flexibility in the methodology would be sought to allow the ability to chase any findings if required and to do some hazmat testing outside of the boxes where noted. 	Note	
	<ul style="list-style-type: none"> NV noted that the project aims to identify RAPs for potential consultation. This would progress once risks surrounding possible Native Title claims on the Met building are addressed. 	Note	
	<ul style="list-style-type: none"> AS progressing legal information on Native Title. 	Note	
	<ul style="list-style-type: none"> AS noted that capping was being investigated. Potential capping zone would require approx. 5m clear zone to allow ease of construction at a later date. 	Note	
2.0	Next Steps <ul style="list-style-type: none"> Further liaison with OEH would continue through the Stakeholder Working Group (next meeting 26 February 2019), or as required. Timeframe for S60 permit submission is 3 weeks, pending engagement of the Hazmat/Environmental consultant. 	Note Note	

Fort Street Public School - Minutes

Project: Fort Street Public School
 Meeting: OEH – Master Plan Options Discussion (Pre SWG)
 Date: Friday 5 April 2019
 Chairperson: Aaron Smith
 Taken By: Sheena Duggan
 Venue: JSP Offices: Level 5, 9 Castlereagh Street.
 Time: 10:30pm – 11:30pm

Invitees

Present	Apologies	Name	Company	Intl
•		Aaron Smith	SINSW	AS
•		Sara Jane Brazil	OEH	SJB
•		Hendry Wan	OEH	HW
•		David Nix	OEH	DN
•		Alison Starr	OEH	ASt
•		Sam Cooling	Curio Projects	SC
•		Monica Zandi	Johnstaff Projects	MZ
•		Sheena Duggan	Johnstaff Projects	SD

Minutes

Item	Description	Action By	Due Date
1.0	Meeting <ul style="list-style-type: none"> SD noted SDRP #1 meeting concerns, in particular – Visual Impact Assessment (VIA), Massing, Precinct response. This meeting reviews design response to these issues for discussion prior to SDRP #2 and up and coming SWG. 	Note	
	<ul style="list-style-type: none"> Status of CMP was discussed. AS noted, that HIS would accompany SSDA application. HW noted that CMP should be updated in parallel with design to ensure assessment progresses smoothly. 	Note	
	<ul style="list-style-type: none"> ACTION: Project Team to progress CMP update for submission in parallel with SSDA. 	SD	Aug 19
	<ul style="list-style-type: none"> SC noted S60 was being completed for OEH lodgement. This includes environmental and geotechnical/structural investigations. 	Note	
	<ul style="list-style-type: none"> ACTION: S60 to be cc'd to HW and DN when submitting. 	SC	April 19
	<ul style="list-style-type: none"> VIA initial analysis was discussed. 	Note	
	<ul style="list-style-type: none"> ACTION: FJMT to include existing EEC and demonstrate existing views. 	EC	April 19
	<ul style="list-style-type: none"> AS noted that SI are targeting Core 21/600 student capacity on site with improved play space and amenity. Future, strategic development, will be preserved to enable: <ul style="list-style-type: none"> expansion to Tennis Court and/or National Trust site. Capping/capping extension to north 	Note	

Item	Description	Action By	Due Date
	<ul style="list-style-type: none"> Team noted that northern view to MET is already obscured by existing FSPS building. Therefore, strategy developed includes reduced building scale around Messengers Cottage and MET building and expansion of existing school to support growth and allow for modern pedagogy. DN queried architectural response to FSPS building. EC noted that the integrity of the eastern façade would be preserved by the expansion being set back. 	Note	
	<ul style="list-style-type: none"> Team noted the intent to partially reinstate the hill character, as per CoS Master Plan, however, costs are significant and require SI benefits consideration. 	Note	
	<ul style="list-style-type: none"> Team noted capping option helps address SDRP concerns with regard to student amenity and improved site access. It also allows for potential shared uses with community. 	Note	
	<ul style="list-style-type: none"> ASt noted complexity increase with capping and potential security issues. 	Note	
	<ul style="list-style-type: none"> Team noted proposed key CMP changes include: <ul style="list-style-type: none"> MET/Cottage curtilage, and Cahill cut significance and treatment 	Note	
	<ul style="list-style-type: none"> HW queried visual connection between National Trust and Met once EEC is demolished. LC noted that the rear of the MET is not a prominent façade but that view links between sites would be maintained to allow connection through peripheral views. 	Note	
2.0	Next Steps <ul style="list-style-type: none"> SWG 9/4/19 where OEH input into options would be requested. S60 Submission (<i>post meeting note: submitted to OEH 16/4/19</i>) 	Note	

Fort Street Public School - Minutes

JOHNSTAFF

Project: Fort Street Public School
 Meeting: Heritage DPC – Concept Design and CMP Discussion
 Date: Tuesday 17 September 2019
 Chairperson: Sheena Duggan
 Taken By: Sheena Duggan
 Venue: JSP Offices: Level 5, 9 Castlereagh Street.
 Time: 1:00pm – 3:00pm

Invitees

Present	Apologies	Name	Company	Intl
•		Karissa Kendall	SINSW	KK
	•	Paul House	Heritage DPC	PH
•		Hendry Wan	Heritage DPC	HW
• (part)		Elizabeth Carpenter	FJMT	EC
• (part)		Daniel Bourke	FJMT	DB
•		Natalie Vinton	Curio Projects	NV
• (part)		Monica Zandi	Johnstaff Projects	MZ
•		Sheena Duggan	Johnstaff Projects	SD

Minutes

Item	Description	Action By	Due Date
1.0	Meeting <ul style="list-style-type: none"> SD noted the intent of the meeting is 2-fold: <ol style="list-style-type: none"> Review of CD development with the view of understanding any heritage concerns prior to SSDA submission. Review of proposed changes to the CMP. <p><i>Meeting note: Zoom functionality did not allow for PH to be able to attend. Presentation information to be issued</i></p>	Note	
2.0	Review of CD development: <ul style="list-style-type: none"> EC stepped through the current Concept Design Plans (ref attached). Key issues discussed include: <ol style="list-style-type: none"> COLA - concerns over elevation impacts from the east. DB noted essential services will be required at the east – likely enclosed/encased. HW noted that a landscaped element may work better as a COLA to provide greater differential to the FSPS. Excavation – as per Lower Ground plan, plus trenches and lift in MET. MET <ul style="list-style-type: none"> Access - EC noted access will be from north but level access, similar to FSPS hall. Likely readability of stair retained. Lift location noted. Supported. 	Note	

Item	Description	Action By	Due Date
	<ul style="list-style-type: none"> Internal spaces. Hierarchy of original spaces and principle rooms would be good to reinforce where possible. <p>4. FSPS</p> <ul style="list-style-type: none"> Form – HW noted that maintenance of the entry is important. Front stair to maintain dominance. Demolition – Supportive. EC noted potential penetration at north-west. <p>5. Heritage wall</p> <ul style="list-style-type: none"> HW noted concern over large opening and appearance of piers in lieu of building wall. Need for further interpretation to reinforce wall continuum and sense of enclosure. Through-site views and potential interpretation strategy to underpin notion that the function of the wall is maintained and understood. <ul style="list-style-type: none"> EC noted that future connection to the National Trust is being considered to underpin the design if DoE were ever to have use of the NT site. 		
3.0	<p>Draft CMP Review:</p> <ul style="list-style-type: none"> NV gave an overview of key items to be addressed in the CMP update including: <ol style="list-style-type: none"> Massing Heritage curtilage Social significance FSPS use Significant views Levels of significance: MC and MET detailed significance. Archaeological findings and potential (European and aboriginal) Site boundary/Cahill cut. Noting that the school came first and that some links across site have been reduced. Garage – moderate significance to be reassessed. Noted that any future expansion into NT site should lead to an updated CMP HW noted rigour in CMP assessment is a key focus. HW discussed general Heritage DPC CMP issues that they are currently considering: <ul style="list-style-type: none"> too big, too costly no reason for being endorsed Copyright issues through updates <p>Their key use is to outline robust policies to guide management and development as a stand-alone document.</p>	Note	
	<ul style="list-style-type: none"> SD noted SEARS wording: <p><i>“include compliance with the conservation policies of any conservation management plan that applies to the site, including the Fort Street Public School and Environs CMP, prepared by TDK Architects in October 2016, and justification for any non-compliances.”</i></p> <p>HW confirmed that the EIS should note the updated CMP and refer to the updated CMP.</p>	Note	
	<ul style="list-style-type: none"> HW confirmed that the updated CMP should guide the SSDA. Do not put CMP in for endorsement by Heritage DPC. Not required. 	Note	

Item	Description	Action By	Due Date
	<ul style="list-style-type: none"> Consider CMP attribution and clearly state where changes have been made and why. 	Note	
4.0	Next Steps <ul style="list-style-type: none"> SWG 24/09/19 to review proposed SSDA - Review wall with the view to minimise extent and review interpretation with view to illustrating wall continuum. CMP issue draft CMP to HW for (high level) comment only, prior to SSDA submission. 	Note	