

## **SECTION 4.55(2) MODIFICATION FORT STREET PUBLIC SCHOOL (SSD 10340)**

I am a long-time resident of the Observatory Tower in Kent Street, Millers Point. I lodge this formal objection on the following grounds:

- 1) To support the objection of the National Trust in relation to their 1815 and 1856 heritage buildings adjacent to the Fort Street School development site.
- 2) The original development plan was accepted. It will change our outlook and the overall balance of the this unique heritage area of Sydney but I realise that there needs to be room to adjust to current and future needs. The Department of Education's original study included a detailed Heritage Impact Statement (HIS) and Conservation Management Plan (CMP). The original HIS required that no building was to be higher than the Heritage Bureau of Meteorology building, and the original, approved design considered this.

Refer to:

Policy 25.3: "The height of new buildings is to be considered in relation to existing buildings on the site and views to them from the north and east. Maximum heights of new buildings should not exceed those of the existing heritage items to which they are locationally and visually related."

and:

Policy 25.5: "The Bureau of Meteorology should remain as a dominant building on site (both in height, and architectural form)".

The modification now includes adding an extra storey to the new Building J, which replaces the Observatory Hill Environmental Education Centre, rather than using the options of basements in buildings J and G. The reason for this change has not been substantiated as a valid breach of the above policies.

The new exceeding height of Building J was not communicated to local residents and businesses and there was no consultation about the change.

I firmly support the request that a suitable solution is to be found that does not include exceeding the height of the historic Bureau of Meteorology building.

- 3) I note that the number of pupils that the school will accommodate has not changed within this modification, raising concerns why the modification was made in the first place. However, it was stated that a potential new school building immediately West of the Fort Street Public School building may be developed by the Applicant some time in the future. Apart from adding more bulk to an already crowded site, I would like to believe that the height restrictions will be upheld both for the currently proposed development as well as for any future developments. Setting a precedent

now by breaching the policies listed above could also have a detrimental impact on future developments of this heritage site.

I sincerely hope that these changes will not be accepted and that the current laws continue to protect the overall appearance of this historic area of Sydney.

Yours faithfully,

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