

Millers Point Community Resident Action Group

Director, Social + Infrastructure Assessments
NSW Department of Planning, Industry + Environment
Locked Bag 5022 Parramatta NSW 2124

Thursday 20 May 2021

Re: Significant Development: Fort Street Public School Application No SSD-10340 – Mod 1
Submission from Millers Point Community Resident Action Group

Representatives of the MPC RAG on 30 March 2021 were advised of modifications to both the cycleway plan and the proposed “Mod 1” changes via an online video presentation from School Infrastructure. After consulting widely in the community, we have formed the view that the Mod 1 proposed changes should not be approved, for the reasons detailed below.

1. Site Overdevelopment

Overdevelopment of the site (Building J) decreases the “openness” of the school. In particular, the large four storey fire escape stair dominates the northern prospect from the National Trust building. It also sets an alarming precedent for building heights.

2. Inconsistency with Heritage Principles, Management Plans and Policy

- The proposal has not been assessed in accordance with the existing Conservation Management Plan (Curio Projects, March 2020). The CMP stated that the Bureau of Meteorology building should remain the dominant building on the site.
- The addition of an extra floor above the height plan of the Meteorology Building contravenes previous heritage recommendations, including the CMP.

3. Disregard for Community feedback and limited recent consultation

The Plans disregard earlier Community feedback, specifically, the original [SSDA](#) stated “Public submissions raised concern that the new buildings represented an over-development of the site. Public submissions supported the proposed overall height being below the Met Building” and the Applicant’s EIS confirmed this. Note also that none of these issues were highlighted by School Infrastructure during their 30 March presentation and subsequent letterbox drop to the community.

4. Visual impacts

- The visual impacts on the National Trust buildings to the south are significant. No sightline analysis was undertaken re surrounding residential towers.
- While loss of views alone are not a basis for objecting, these changes significantly change the nature of the area by diminishing the overall positive effect of vegetation encompassing buildings and cutting light from lower floors

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.

In conclusion, we object to Modification 1 and ask that it be refused and that the original approval for the school, to which we did not object, stand.

Yours sincerely

Bernard Kelly

Bernard Kelly
President, Millers Point Community Resident Action Group