

Paul Franks Stamford Marque  
10A/ 161 Kent Street Millers Point  
NSW 2000

18 March 2021  
Dept. Planning, Industry, & Environment  
Dear Sir / Madam

I submit the following objections to the Upper Fort Street Public School SSD-110340-Mod-1

#### Introduction

The proposed site contains 3 significant heritage buildings & ground improvements. Is located on Australia's most historic area & is a place of important National Heritage as the birth place of modern Australia, & as such requires National Protection. This modification therefore is not in sympathy with this nationally important place & its heritage & historical importance.

The original proposal was approved because it complied generally with the accepted Conservation Management Plan (CMP) & the height of the Met. Building was not exceeded, & while the overall proposal was far from ideal it did appear that the original balance of heritage conservation & providing a modern school for the current modest number of 550 students was reasonable. The proposed modification is a typical Lend Lease (Barangaroo) process of continued modifications to destroy the original basis of acceptability, of the original proposal, & allow new ground rule precedents to permit any future over development of this Heritage Area.

#### Objections

The modification are contrary to the accepted Conservation Management Plan (CMP) by Curio Projects engaged by School Infrastructure NSW. Curio have deliberately endorse this modification while it clearly does not meet their own previously submitted CMP specifically prepared for the original development application which included,

Policy 21.4 Any future development should retain the general bulk & massing character of present (i.e. complement single storey Messenger Cottage as well as 3 stories of the Met Building

Policy 25.2, Any future development / new building should retain the general bulk & massing character of the Fort Street Public School site precinct (i.e. complement single storey Messenger Cottage as well as 3 stories of the Met building.

Policy 25.3, Maximum heights of new buildings should not exceed those of the existing heritage items to which they are vocationally & visually related.

POLICY 25.5, The Bureau of Meteorology should remain as a dominant building on site (both in height, & architectural form)....

Despite being a SSD the proposal should comply with the aims & objectives of the Sydney Local Environmental Plan 2012 which states "conserve the heritage significance of heritage items & heritage conservation areas, including associated fabric, settings & view"

It is obvious that consent by the NSW Planning for this proposal to SSD is used as an instrument to avoid compliance with local authority & heritage requirements. Local residents have bought their properties with the knowledge that the Historic Heritage Observatory area including the Fort Street Public School was protected from further development by the Sydney LEP2012, which includes the Millers Point Conservation Area

There is no evidence to support this proposal to be a SSD. .

No extra space or increasing the heights of buildings J & M are required as there are no increase to the current 550 students numbers stated in this Proposal

As this is a small site compared to other Public Schools it will only support a small increase in future student numbers.

The current basements under buildings G & J can be retained should there be a modest increase to 600 students.

The modification should not be approved as they will set a precedent & future acceptance of extra height & floor space to existing unbuilt areas of this site.

The Met Building is structurally sound, & with proper structural engineering will accommodate a new lift shaft so there is no reason to add an extra storey to building J or add to the height of the Met Building.

Stating avoiding additional costs in the "Modification Report" is not a valid reason to consent to this modification proposal, on such an important, priceless heritage site

#### Views

The modification proposal will impact on the current valuable iconic views, including the Heritage Site, The Observatory, Bridge, Harbour, & over this heritage site to North Sydney. Local residents including those living Stamford Marquee, Highgate, George, Observatory Towers, Langham Hotel, & Stamford on Kent will lose part or all of these views.

#### Consultation

Lend Lease letter 31 March 2021 states that a number of stake holders were identified by Planning Consultant, Ethos Urbane as required parties to be consulted prior to lodgement of the Section 4.55(2)

I have grave doubts that proper consultation took place as Observatory Towers were only consulted on the proposed cycleway & not on the proposed modification to the school buildings. The Consultation Summary Report leads one to believe that Observatory Towers & others had not raised any concerns to the modifications, which in the case of Observatory Towers is not correct.

#### Conclusion

The original approved proposal should be retained & not be modified.

**THE PROPOSED MODIFICATIONS SHOULD BE REFUSED & NOT PROCEED**

Paul Franks Stamford Marquee

10A /161 Kent Street Millers Point NSW 2000