

## FSPS development modification to increase building heights

<b>Location:</b>	<b>Upper Fort Street, Millers Point – Fort Street Public School</b>		
<b>Application #:</b>	<b>SSD-10340-Mod-1</b>	<b>Applicant:</b>	<b>NSW Dept Education</b>
<b>Consent Authority:</b>	<b>Minister for Planning &amp; Public Spaces, Rob Stokes</b>		
<b>Submissions by:</b>	<b>5pm Thursday 20<sup>th</sup> May 2021</b>		
<b>Background:</b>	<p>Developers propose a modification to the original plan where there is a height increase of the buildings above the Meteorology Building. There is no benefit to the school. <b>The original plan was approved because the height of the Meteorology Building was not exceeded. As stated in the SSDA SSD-10340:</b></p> <p>“Public submissions supported the planned height <i>being below</i> the Met Building”.  <u><b><i>This modification means that Building J will now be higher than the Met Building.</i></b></u>  <b>The Millers Point Community Resident’s Action Group (MPC RAG), residents of the apartments and terraces located nearby, and the National Trust of Australia (NSW) have all expressed their intention to object to this modification.</b></p>		
<b>Key reasons for rejecting this modification:</b>	<ol style="list-style-type: none"> <li>1. The Bureau of Meteorology Building is a heritage building. It will no longer be the tallest building on the Fort Street Public School Site. Building J will <b>now be one storey taller than the current Meteorology Building.</b></li> <li>2. The <b>changes do not comply with the policies</b> in the original Conservation Management Plan (CMP). <ul style="list-style-type: none"> <li>- <u>Policy 25.3:</u> “Maximum heights of new buildings should not exceed those of the existing heritage items to which they are locationally and visually related.”</li> <li>- <u>Policy 25.5:</u> “The Bureau of Meteorology should remain as a dominant building on site (both in height, and architectural form)”</li> </ul> </li> <li>3. There was a <b>lack of community consultation</b> with impacted residents – many buildings were not consulted and there was no mention of increased heights.</li> <li>4. The government’s own consultants, Curio Projects, stated that the additional storey to “Building J presents a <b>minor to moderate negative visual impact to the site</b>”</li> <li>5. This Building “J” height, shape, form and bulk will <b>cause a loss of harmony with the surrounding heritage area</b> impacting a significant site of heritage value.</li> <li>6. The neighbouring <b>National Trust of Australia (NSW) also strongly objects</b> to the increased height of the new building “J” above the Meteorology Bldg</li> </ol> <p>If this modification is allowed to proceed, it sets a new precedent for development of this and other heritage sites to increase building heights.  <b>NSW Government must adhere to the principles &amp; policies in the original dev application.</b></p>		
<b>Why is it being done?</b>	To cut costs and avoid the development costs of changes to the Heritage Meteorology Building		
<b>Alternate designs</b>	Consider alternate design options to achieve the same objective but does not involve increasing the bldg height or otherwise revert to the original approved plan.		
<b>Long Term Consequences</b>	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		
<b>Action requested of Rob Stokes</b>	<b>Consider the long-term consequences of a short-sighted decision based on costs and poor design. Reject the modification proposal and preserve the heritage of this historic location for future generations to enjoy</b>		



Figure 2.33: James Taylor's depiction of the third government mill and Fort Phillip, circa 1817-1819. The tower of the former mill encompassed by the Fort was converted to provide residential accommodation and storage for the signal master of Flagstaff Hill. (Source: SLNSW ML 942, digital order no. a1528797.)



**Preserve the heritage of this historic location for future generations**