

Karissa Kendall
Project Director
Department of Education NSW
C/o Department of Education
Level 9, 259 George Street
Sydney, NSW 2000

Attn: Hugh Sterndale-Smith (hugh.sterndalesmith@det.nsw.edu.au)

05/09/2023

**Fort Street Public School (SSD-10340)
Safety Protection Structures on the Trafficable Rooftops, Condition E20**

Dear Ms Kendall

I refer to your documentation regarding Safety protection structures on the trafficable rooftops submitted to the Planning Secretary under condition E20 for the Fort Street Public School (FSPS) development consent (SSD-10340).

I note the safety protection structures documentation:

- has been reviewed by the Applicant, and no issues have been raised to the Department;
- has been prepared in consultation with a suitably qualified and experienced Heritage consultant and Heritage NSW; and
- is consistent in form, scale and materials with the approved design for SSD-10340 and as modified under MOD-1.

I also note that there have been no additional safety protection structures required on the trafficable rooftops for buildings J, H and M.

Accordingly, as nominee of the Planning Secretary, I acknowledge that the Applicant has met the requirement of condition E20 relating to the design of safety protection structures for buildings J, H and M.

I remind you to comply with all operational restrictions as per condition E19 of the consent.

Please note that if there are any inconsistency between the submitted documents and the conditions of consent, the conditions will prevail.

Also, please make the safety protection documentation available for public access on the project website as per condition A23.

If you have any questions, please contact Alexander Richard who can be contacted at alexander.richard@dpie.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "D Crinnion". The signature is written in a cursive style with a large initial 'D' and a smaller 'C'.

Dominic Crinnion
Director
Infrastructure Management

As nominee of the Planning Secretary



Mr Petri Mah-Chut
Senior Project Engineer, Purcell
Office 26
The Commons George Street
388 George Street
SYDNEY NSW 2000

By email: Petri.Mah-Chut@lendlease.com

Dear Mr Mah-Chut

**Fort Street Public School Expansion SSD-10340 - 07/10/2020, incl Mod 1 - 22/12/2021
(the Consolidated Consent) - Condition 20 - HNSW Consultation**

Thank you for your email and supporting documentation received on 29 May 2023 requesting consultation with Heritage NSW (HNSW) about Condition E20 of the Fort Street Public School Expansion approval (SSD-10340 - 07/10/2020, incl Mod 1 - 22/12/2021 (the Consolidated Consent)).

The condition states:

Prior to the installation of any safety protection structures required on the trafficable rooftops (the Safety Protection Structures), the design of the structures must be prepared in consultation with a suitably qualified and experienced heritage consultant and Heritage NSW and be submitted to the Planning Secretary for approval.

The following information has been provided to address this condition:

1. Letter Report: Fort Street Public School (FSPS): SSD-10340 - 07/10/2020, Incl Mod 1 - 22/12/2021 (The Consolidated Consent): Condition E20 Discharge, dated 18 May 2023, prepared by, Purcell.
2. Additional Information: Fort Street Public School (FSPS): Building J, H, M Rooftops Accompanying Information Package.

It is understood that the proposed design for the rooftop safety protection structures has been prepared in consultation with a heritage architect and is consistent in form, scale and materials with the approved design for SSD-10340, as modified. It is also noted that the project heritage consultant has stated that the proposed design is consistent with the assessed impacts and would not require any additional assessment of heritage impacts.



Heritage NSW

As delegate of the Heritage Council of NSW, I confirm that the above information sufficiently addresses the HNSW consultation requirements of Condition 20, in relation to approval SSD-10340 - 07/10/2020, incl Mod 1 - 22/12/2021.

If you have any questions about this correspondence, please contact Ruth Berendt, Senior Assessments Officer, at Heritage NSW on 02 4927 3118 or via email ruth.berendt@environment.nsw.gov.au.

Yours sincerely

Rochelle Johnston

Rochelle Johnston
Senior Manager, Major Projects
Heritage NSW
Department of Planning and Environment
As Delegate of the Heritage Council of NSW

20 June 2023



PURCELL

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Heritage NSW
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c/- NSW Government Major Projects Portal – Post Approval Documents,
Lodgement via Lendlease

18/05/2022

To the Heritage Officer it may concern,

**FORT STREET PUBLIC SCHOOL (FSPS): SSD-I0340 – 07/10/2020, incl Mod I –
22/12/2021 (THE CONSOLIDATED CONSENT): CONDITION E20 DISCHARGE**

Introduction

Lendlease (the Client) have sought this Memorandum Of Heritage Opinion (MHO) from Purcell, the Client's Conservation Architect, into the current design of the Safety Protection Structures (the Safety Protection Structures) to the perimeter of the trafficable rooftops to Building J & H and, the MET Building (Building M), collectively, the Buildings, included within the Fort Street Primary School (the Place) referred in Condition E20 (the Condition) of the above Consolidated Consent, which appears following determination of Mod I (22/12/2021).

Purpose

This MHO is to provide Heritage NSW (HNSW) with a summary of the design development of the Safety Protection Structures to the Buildings and seek NNSW acceptance of the design as set out in the Accompanying Documentation and summarised in this MHO satisfies the consultative requirements of the Condition.

The Condition

Condition E20 (the Condition) of the Consolidated Consent requires:

Prior to the installation of any safety protection structures required on the trafficable rooftops (the Safety Protection Structures), the design of the structures must be prepared in consultation with a suitably qualified and experienced heritage consultant and Heritage NSW and be submitted to the Planning Secretary for approval.

Purcell Asia Pacific Limited is a limited company registered in Hong Kong registration number 1422134. Purcell Architecture Limited is the holding entity, a limited liability partnership registered in the UK, registration number 0C315259.

ABN: 23 609 207 301

Nominated Architect:
Tracey Skovronek
ARN NSW 11029

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Project Name: Fort Street Primary School, Upper Fort Street, Millers Point – Building J, H & M – Safety Protection Structures
Document Title: FSPS-Building J, H & M Rooftops-HNSW MHO 20230518
File Location: C:\Users\alistairavenscroft\Purcell\Asia Pacific Data - Documents\Projects\240067\30 Reports, Specifications & Schedules\Heritage Approval Correspondence\Building M & J-H - Balustrade\FINAL ISSUE\FSPS-Building J, H & M Rooftops-HNSW MHO 20230518.docx

Background upon the Condition

It is noted the Department of Planning and Environment's Assessment Report for the Mod-I determination (the Assessment Report) includes a recommendation which provides the context for the Condition, albeit the wording by HNSW and the independent heritage consultant (GML Heritage), included Section 7.1.1 of the report (extracted below, emphasis by authors) differs slightly:

*the Applicant engage a suitable qualified and experienced heritage consultant and consult with Heritage NSW should any **additional** safety protection structures be required.*

Comment

The Client, in conjunction with State Infrastructure NSW (SINSW), has identified the word "additional" was removed from the recommendation into what became the Condition, which is placed in the Part E – Post Occupation section of the Consolidated Consent. This MHO seeks to demonstrate the design consistency of the current design for the current Safety Protection Structures to the trafficable rooftop of the Buildings with that which was approved in the Mod-I determination and forms part of the Consolidated Consent.

Limitations

This MHO has been prepared upon the instruction from the Client. It is limited to an assessment of the potential statutory built heritage impacts of the Condition E20 design of the Safety Protection Structures to the setting, context, and significant fabric of the registered built features on the Site. It is based on the current statutory heritage and development controls, and non-statutory guidelines, applicable to the Place. Desk-based research, and client-provided information to date, form the basis of this report, with no additional investigation or research undertaken.

All references to heritage, or heritage impacts, are to registered, built heritage only, pursuant to the Heritage Act 1977 (NSW) (the Heritage Act). This report does not consider other potential heritage impacts of the Proposal, including, without limitation, to landscape, vegetation, sub-surface, archaeological or indigenous heritage.

This MHO has been prepared using documentation available for the FSPS study area and surrounds, including those by the design and construction disciplines, relevant Conservation Management Plans and advice, all supplied by the Client. This MHO does not include assessment of any non-heritage related planning controls or requirements.

The MHO is limited to a consideration of the potential built heritage impacts of the Safety Protection Structures, as shown in the Accompanying Documentation and does not consider any other aspects of the Consolidated Consent or the implementation of the works contained within.

Terminology

The conservation terminology used in this report is of a specific nature and is defined within *The Burra Charter: 'The Australia ICOMOS Charter for Places of Cultural Significance'*, 2013, (the *Burra Charter*).

Statutory Built Heritage Approvals for the Safety Protection Structures

BOH and Learning Hub – Building H & J (south of Building M [MET] and Building C [Caretaker's Cottage])

The SSD Approval (7 October 2020)

The Heritage Impact Statement to accompany the SSD Application (Curio Projects, 11/03/2020 – the SSD HIS) provides a design description of new buildings, structures and elements (section 8.2.4) to include Buildings H & J, specifically noting:¹

Buildings H and J will dominate the majority of the southern part of the FSPS Site, to function as a new administration/back of house area (Building H) and learning hub (Building J). Both buildings will be two storeys in height, connected by a full height transparent staircase at Levels 1 and 2, and associated covered 'breezeway' interstitial zone- that also extends to provide connection between Buildings H & J and the Met Building to the north, as well as to Building G to the east.

Although externally, Buildings J & H will mainly be readable as one connected building, their volumes have been divided into several smaller parts, with the materiality detailing of the transitional spaces designed to be largely transparent and lightweight. ... Feature structural frames will be made of exposed concrete and infilled with metal windows and aluminium batten panels. The robust vertical forms respond to the verticality of the larger heritage buildings on the site and create a grid-like pattern to subtly distinguish themselves from the masonry forms. The horizontal pattern of aluminium profiled louvres ensures enough shading for the homebases and circulation spaces inside.

The design for Building H, which comprises a painted metal palisade barrier mounted to the rear of the parapet/ structural frame as included in the SSD HIS is replicated below:

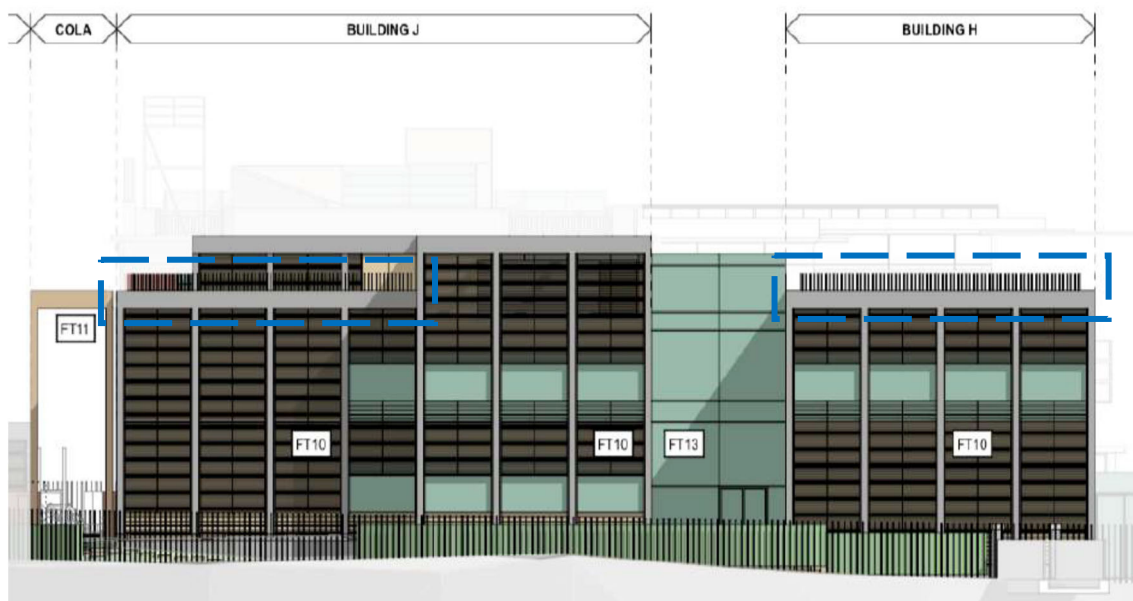


Figure 1: The SSD HIS, with the Safety Protection Structures to Buildings J & H indicated in dash blue outline (Figure 8.47: Building J & H, Southern elevation (Source: FJMT, DA-5908, 18.12.19)).

¹ Curio Projects 2020, Fort Street Public School—Heritage Impact Statement. Prepared for School Infrastructure NSW (SI), p173.

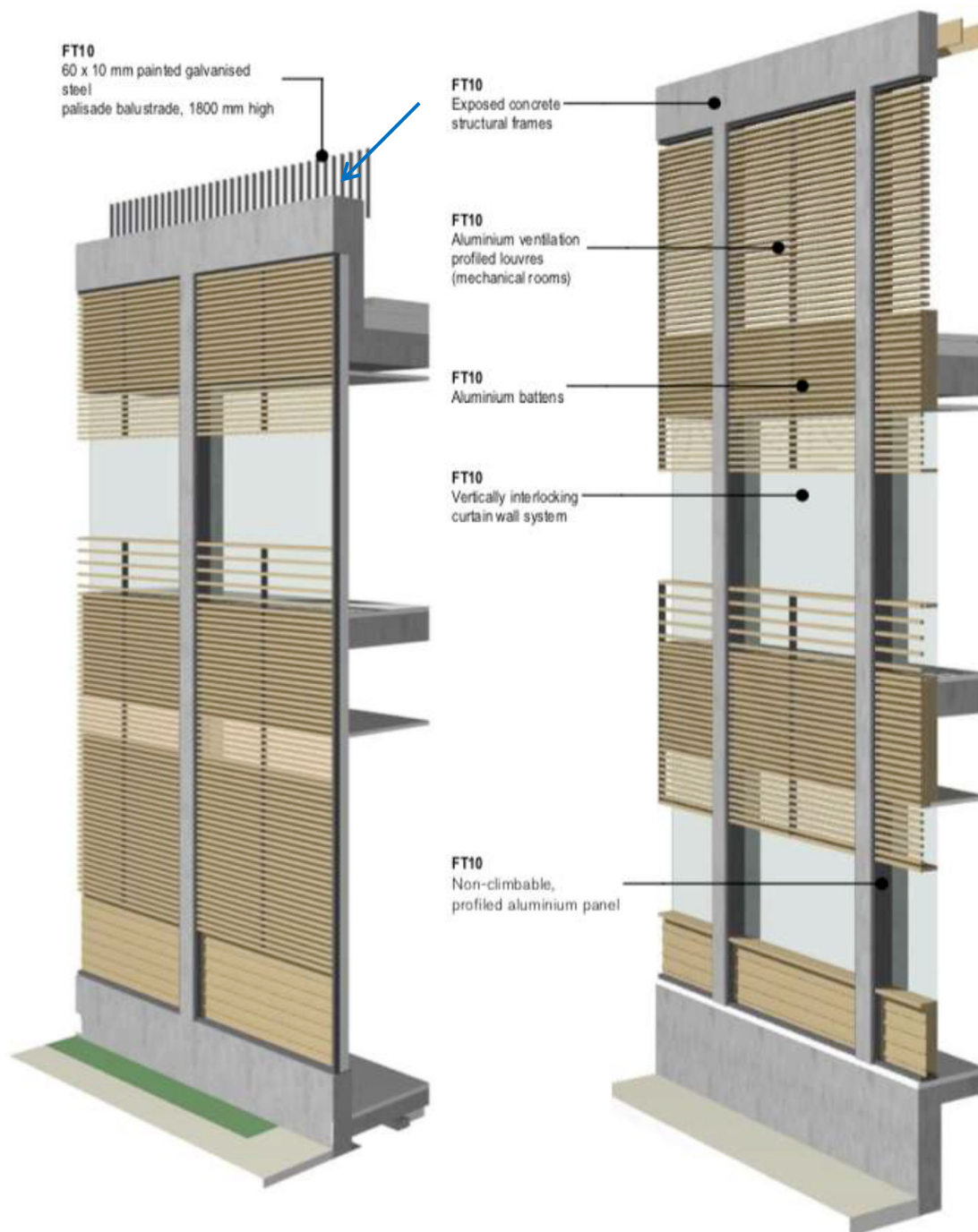


Figure 2: The SSD HIS, with the Safety Protection Structures indicated in blue arrow (Building J/H Façade Type Extent – Exposed concrete structure with metal and aluminium detailing (Source: FJMT, DA-5908, 18.12.19).

Of relevance to the Purpose of this MHO, in their impact summary of the southern buildings (Buildings G, H & J), Curio observe:²

² Curio Projects 2020, Fort Street Public School—Heritage Impact Statement. Prepared for School Infrastructure NSW (SI), p177.

Overall, the southern buildings (i.e. Buildings G, H and J) have been designed to be respectful and recessive to the heritage buildings and character of the site in this location- maintaining the heritage items as the dominant built elements in the southern section of the site.

While the new southern buildings will clearly visible be from the National Trust building in the south (Figure 8.52), this viewline was already occupied by the EEC building (proposed for demolition), and therefore the replacement of the building in this location with the proposed while larger in scale than the former EEC- will mainly result in a neutral visual impact from this perspective (Figure 8.65).

The new southern buildings will present an overall neutral visual impact to the curtilage and significant viewlines to and appreciation of the Messengers Cottage (i.e. views from the south- as retained by the introduction of the assembly area rather than a new structure). While the southern buildings will have a visual impact on the siting and readability of the heritage boundary wall, the design has identified this impact to be necessary to allow connectivity through the site, and efforts have been made to mitigate and minimise this impact by careful design and materiality (such as the glazed façade of the communal hall).

Approval was received by the Department of Planning and Environment (DPE) based on the design set out above on 7 October 2021.

The Mod-I Approval (22 December 2021)

The Heritage Impact Statement to accompany the Mod-I Application (Curio Projects, 15/04/2021 – the Mod-I HIS) identifies items relevant to the Purpose of this MHO:³

Relocation of the lift from the MET Building to Building J to minimise impacts on the heritage building.

Relocation of the central stair between Building J and H to the south of Building J.

Modifications to the MET Building rooftop to make it trafficable, and the introduction of a rooftop link connection to Building J.

Extension of Building J by one by storey (now three-storeys) to provide lift access and two (2) egress stairs from the Met Building rooftop.

Various modifications to the landscape design, including reduction in the extent of COLAs and simplification of rooftop play areas to enhance functionality.

Table 4.1 of the Mod-I HIS identifies the rationale for the changes to Building J, principally arising from the relocation of the lift from Building M and to facilitate at-grade access between the two buildings and use of rooftops.⁴ This is elaborated upon in the elemental summary (at s.5.1) of Modification Impacts:⁵

Additional Part Storey to Building J/H

The design decision to introduce an additional part storey to Building J/H was the result of the iterative progression of the design ... [which] ... presented the opportunity for relocation of some of the mechanical plant from the Building G lower ground to the Building J rooftop, and opportunity for consolidation of the building form and internal layouts of Building J/H, resulting in the introduction of the additional part-storey to Building J.

³ Curio Projects 2021, Fort Street Public School—s4.55 Modification, Heritage Impact Statement, prepared for Lend Lease/SINSW. p23 (s4 Description of s4.55 Modification Works).

⁴ Curio Projects 2021, Fort Street Public School—s4.55 Modification, Heritage Impact Statement, prepared for Lend Lease/SINSW. p25 (Table 4.1: Summary of Schedule of Modifications (After FJMT Studios s4.55 Architectural Design Report, p. 8).

⁵ Curio Projects 2021, Fort Street Public School—s4.55 Modification, Heritage Impact Statement, prepared for Lend Lease/SINSW. p.44.

The SSD scheme originally included two staircases in Buildings J/H: one in the northwest of Building J; and one in the interstitial space between Buildings J and H with an enclosed stair landing at rooftop level (Level 2) to access the rooftop play space. The s4.55 modification relocates both these stairs into Building J, one in the northeast, and one in the south, with both stairs increased to a third storey to allow for egress compliance, housed within the new partial storey (Figure 5.19). The relocation of these stairs allows for compliant access and consolidation of building form and teaching space, as well as an improved circulation core focused in Building J.

The consolidation of the Building J form and additional part storey has also resulted in an increase in the rooftop play space (457sqm of SSD to 521sqm of s4.55 mod); a positive contribution to the overall quantum of play space provided by the design.

Visually, while the additional part storey to Building J behind the MET Building does present a visual heritage impact to the setting of the MET when viewed from the north, the consolidation of the lift and stairs concentrates any perceived additional bulk of the development into this one location. Relocation of the lift into Building J allows the uppermost portions of the lift to be incorporated as much as possible into the Building J floor plan, minimising the visibility of the lift overrun above the bulk of the buildings, particularly in comparison to the SSD scheme with the highly visible overrun located on the MET roof.

Of relevance to the Purpose of this MHO, the Mod-1 HIS includes the below elemental discussion of the physical and visual heritage impacts associated:⁶

The removal of the lift from the MET Building (and relocation within Building J), presents a major positive physical impact to original fabric, requiring less physical intervention to the MET roof and throughout the building for the installation of the lift shaft and overrun pit. The deletion of the lift from the MET Building resolves the concerns raised in the Conditions of Consent (SSD-10340) regarding the impact of the lift to the heritage item. Design changes resulting from the lift relocation include revised access to the MET Building rooftop via a new enclosed rooftop bridge connection between the MET Building and Building J to the south. This addition will need to interface with the southern façade of the MET Building at roof level, and therefore will have some level of unavoidable minor physical impact to the fabric of the southern façade at roof level. However, this addition has been designed to be lightweight and light touch to minimise the level of physical intervention to the MET Building, consistent with the design solution, form and treatment of the SSD approved lightweight bridge levels below at Levels 1 and 2.

Visually, the additional storey to Building J/H presents an increased visual heritage impact in comparison with the approved SSD scheme, particularly with respect to the setting of the MET Building when viewed from the north. However, the design has intentionally centralised the location of the lift, stairs, mechanical plant, and back-of-house features into the additional partial storey in order to consolidate these features into the central part of Building J only, in an effort to minimise and reduce the visual impact of any perceived additional bulk of the built form of the new development.

⁶ Curio Projects 2021, Fort Street Public School—s4.55 Modification, Heritage Impact Statement, prepared for Lend Lease/SINSW, p55.



Figure 3: The Mod-I HIS, with the Safety Protection Structures to Building J & H comprising palisade balustrade and parapet (blue arrow) (Figure 5.34: Comparison of massing between SSD (top) and s4.55 mod (bottom) centralising bulk of third storey in centre of Building J, eliminating 'pop-up' stair landing from SSD (FJMT 2021: 30).

In stakeholder following lodgement of the Mod-I Application, the Assessment Report notes Heritage NSW's non-support of the original modification application following concern that the Met Building would no longer be the highest building on the site.⁷

Amendment to the Mod-I Application

The Assessment Report notes the process undertaken by the Applicant to address public submissions, government agency and SDRP advice which culminates in the amended Mod-I Application. This includes revisions to Building J (shown at Figure 30 of the Assessment Report) to effectively delete the proposed partial additional storey, summarised as:⁸

- deleting the plant room equipment and relocating plant to level 2 and ground level;
- deleting the roof over the southern stair from Building J;
- deleting the roof over the rooftop bridge link to the Met building;

⁷ NSW Department of Planning, Industry and Environment, Modification I (SSD-I0340-MOD-I) | Modification Assessment Report, p.36.

⁸ NSW Department of Planning, Industry and Environment, Modification I (SSD-I0340-MOD-I) | Modification Assessment Report, p.36.

- reducing the height of the lift overrun by 543mm (from RL 56.230 to RL55.687);
- changing the materiality of the lift overrun and northern stairs from solid materials to glazing, and;
- inclusion of a 1.9m glazed balustrade around rooftop of Building J for use as outdoor learning area.

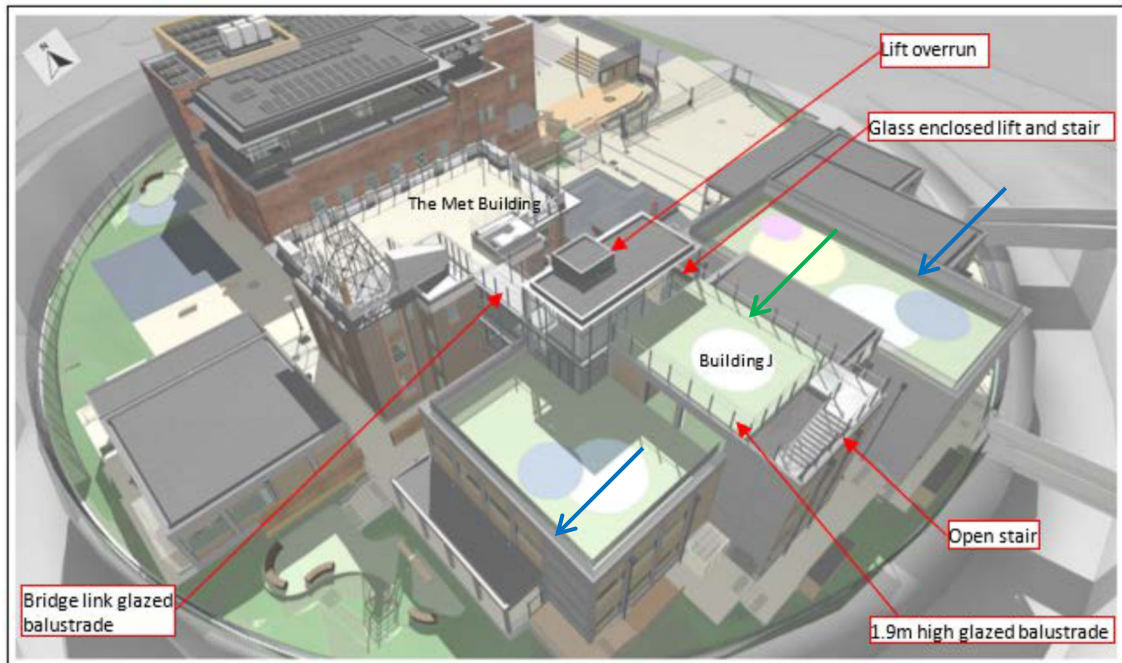


Figure 4: The Assessment Report, with the Safety Protection Structures to Building J & H which comprise palisade balustrade and parapet to the east (Building H) and west (Building J) portions (blue arrow) and a central (Building J) glazed balustrade (green arrow) (Figure 30 | Building J revised rooftop (Source: SRTS 2021), Modification I (SSD-10340-MOD-1) | Modification Assessment Report, p37).

Based upon the Amendment to the Mod-I Application and as stated in the Assessment Report, it is noted:⁹

- *Heritage NSW supported the amendments to the modification.*
- *Heritage NSW acknowledged that the glazed balustrade, although high, is required to be 1.9m high to satisfy child safety requirements in accordance with the Educational Facilities Standards and Guidelines (EFSG).*
- *Heritage NSW recommended conditions in relation to the detailed design of the additional structures to Building J, to ensure minimal visual impact on the Met Building and National Trust Centre.*

In turning to the Department's consideration as set out in the Assessment Report, it is noted that:¹⁰

[t]he Department concludes that, on balance, the proposed modification to the rooftop design of Building J is an acceptable height, bulk and scale and has an acceptable heritage impact because:

- *the new stair and relocation of the lift to Building J is required to reduce impact on the fabric of the Met Building, provide equitable access for students and the public, and enable the Met Building rooftop to comply with the NCC requirements;*
- *the visual impact on the National Trust Centre would be acceptable;*

⁹ NSW Department of Planning, Industry and Environment, Modification I (SSD-10340-MOD-1) | Modification Assessment Report, p.37.

¹⁰ NSW Department of Planning, Industry and Environment, Modification I (SSD-10340-MOD-1) | Modification Assessment Report, p.38.

- *Heritage NSW supports the modification, subject to conditions in relation to the glazed balustrade, and;*
- *the modification is consistent with the CMP as:*
 - *the bulk of Building J is lower than the Met Building, therefore the Met building would retain visual prominence on site;*
 - *it is an alternative solution which would preserve the heritage fabric of the Met Building and allow the continued historic use of the Met Building rooftop as a trafficable area.*

Figure 36 of the Assessment Report provides an updated visualisation to reflect these considerations from the south, which incorporates the Department’s acceptance that a one metre setback of balustrade from building edge is not necessary.

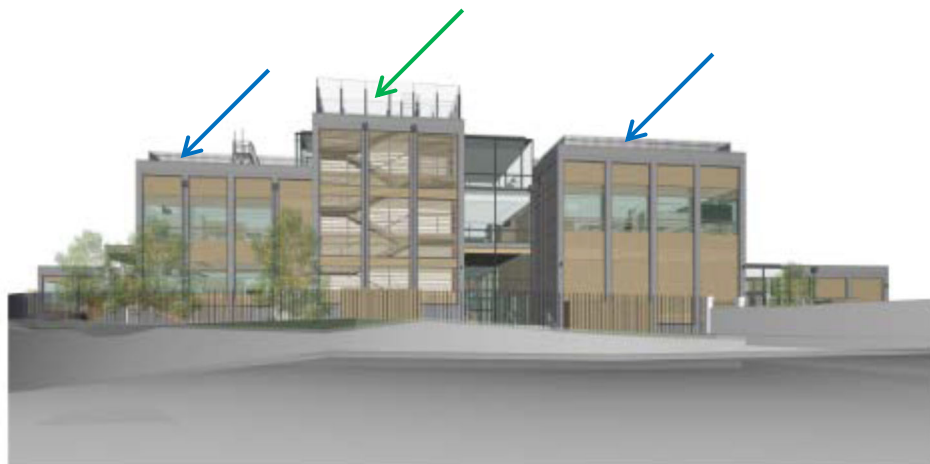


Figure 5: The Assessment Report, with the Safety Protection Structures to Building J & H which comprise palisade balustrade and parapet to the east (Building H) and west (Building J) portions (blue arrow) and a central (Building J) glazed balustrade (green arrow) Figure 36 | Proposed view from the south (Source: SRtS 2021), Modification I (SSD-I0340-MOD-1) | Modification Assessment Report, p44).

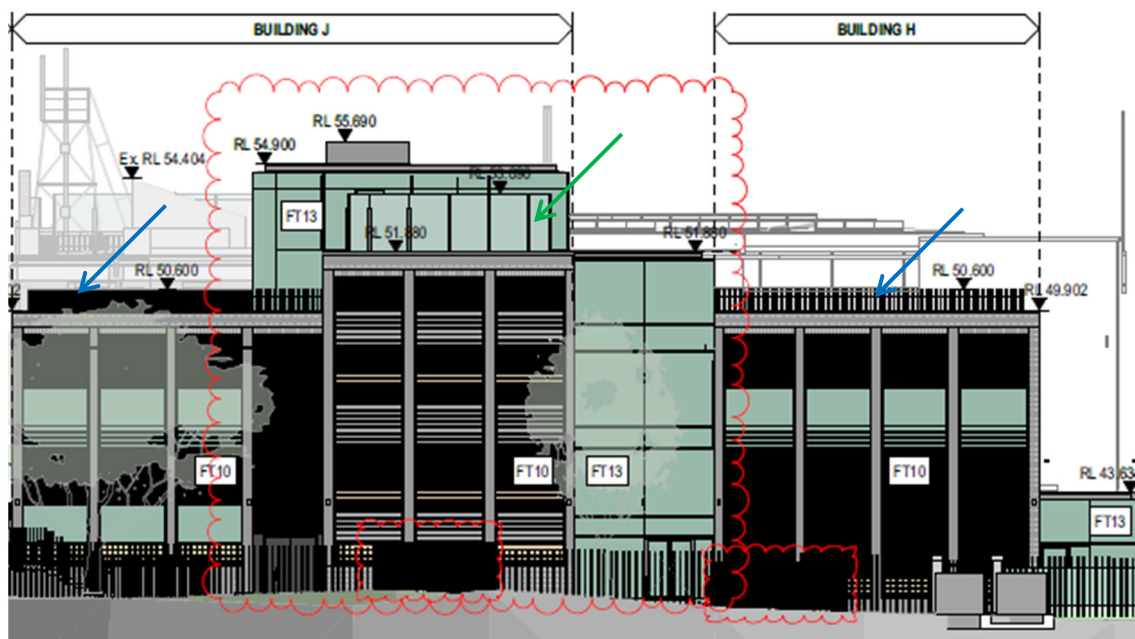


Figure 6: The Assessment Report, with the Safety Protection Structures to Building J & H which comprise palisade balustrade and parapet to the east (Building H) and west (Building J) portions (blue arrow) and a central (Building J) glazed balustrade (green arrow) Figure 36 | Proposed view from the south (Source: SRtS 2021), Modification 1 (SSD-10340-MOD-1) | Modification Assessment Report, p44).

Approval was received by the Department of Planning and Environment (DPE) based on the Mod-1 Amendment design as shown in Figures 5 and 6 above, on 7 October 2021.

Design Resolution of the Safety Protection Structures

On behalf of the Client, the fjmtstudio (the Project Architect) has developed the design of the Safety Protection Structures through the design and documentation phases on the basis of the NSW Government Department of Education's Educational Facilities Standards and Guidelines (EFSG) and other relevant compliance standards (eg National Construction Code (NCC)). It is noted the opportunities for design are limited and focus upon placement, alignment and finish.

Consistent with the Mod-1 Stamped drawings, the design of the Safety Protection Structures to the west portion of Building J and Building H [fjmt – BAL08] comprises a metal palisade barrier mounted to the parapet, with a top RL of RL50.600, to provide an overall 1.9m high Safety Protection Structure from the trafficable rooftop level. The design as shown in the Accompanying Documentation maintains this.

Consistent with the Mod-1 Approval (22 December 2021) the Safety Protection Structure to the east portion of Building J [fjmt – BAL5.X], comprising a glazed panel 1.9m high above finished trafficable roof deck level to a top level of RL53.980, supported by powdercoat finish cantilevered metal frames at regular intervals with a continuous handrail at 0.9m above finished trafficable roof deck level.

Through the construction phase, the Project Architect provided a review of the Client's subcontractor's shop-drawings (the Shop Drawings) for the Safety Protection Structures noting the consistency with design intent, subject to minor comments which are being addressed by Client.

Separate to this review and concurrent with the HISs prepared as part of Mod-1, the Client's heritage consultant, Curio Projects, has confirmed by email (3 May 2023) to Client that the 'proposed glass balustrading for buildings J, H and the Met Rooftop balustrading detail [the Safety Protection Structures] ... do not believe that the detailed design would trigger the need for any changes to our current Heritage Impact Statement, in terms of addressing any additional impacts. It is considered that the impacts of the balustrading fit within the current assessed scope of overall impact of the development as it is currently approved.' We concur with the observations of the Client's heritage consultant.

In preparing this correspondence, Purcell have sighted copies of the relevant Consolidated Consent documents and the Accompanying Documents. With respect to the Consolidated Consent, the proposed design of the Safety Protection Structures which comprises a combination of parapet mounted palisade barrier and principally cantilevered floor-mounted glazed barrier to the occupied, trafficable rooftop of Building J & H, appear visually consistent with the Accompanying Documentation.

Building M – The MET Building

The SSD Approval (7 October 2020)

The Heritage Impact Statement to accompany the SSD Application (Curio Projects, 11/03/2020 – the SSD HIS) identifies the main physical interventions to Building M to include (at dot-point 5):¹¹

Rooftop open recreation area and managed garden including new safety balustrade set back from the parapet.

The design as included in the SSD HIS is replicated below:

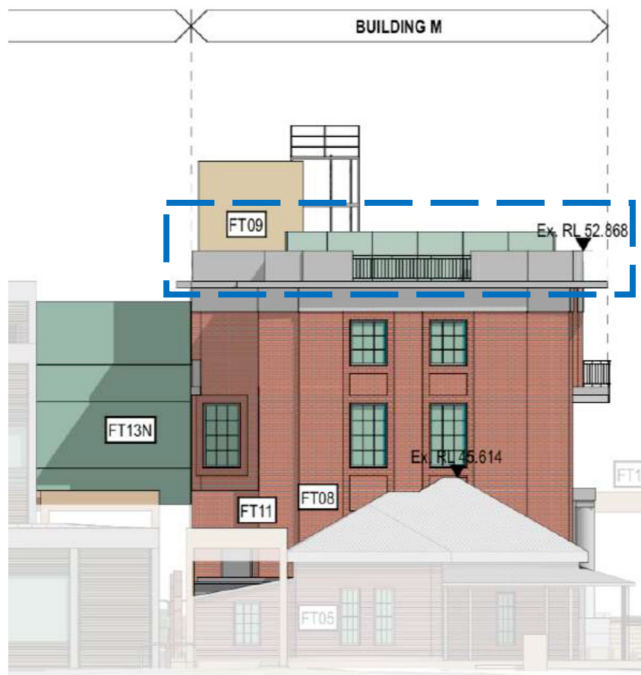


Figure 7: The SSD HIS, with the Safety Protection Structures indicated in dash blue outline (Figure 8.26: Transparent Bridge connection between MET and Building J, distinct and recessive to heritage item (Source: FJMT Studio 2020: 65)).

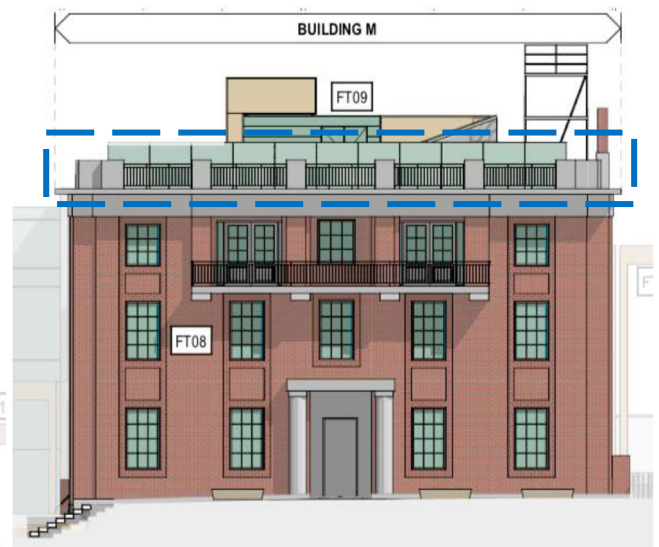


Figure 8: The SSD HIS, with the Safety Protection Structures indicated in dash blue outline (Figure 8.28: Proposed North Elevations – Building M, (Source: FJMT 2020 SSDA Design Report: 65)).

Of relevance to the Purpose of this MHO, in their consideration of visual impacts to heritage items to Building M, Curio identify (emphasis by authors):¹²

Safety requirements also necessitate the construction of a new safety balustrade on the rooftop of the MET Building to allow access. Other existing roof features such as existing metal handrails and other roofscape elements will be retained. New pavers/floor tiles are proposed for the rooftop over the repaired/new structure as appropriate.

*The lift overrun and rooftop enclosure has the potential to present a negative visual impact to the building, visible from other areas of the site and surrounds- dependent on the final design and presentation of the structure. This visual impact can be minimised through the final schematic design of the lift, which will include further investigation of the minimum overrun height required for functionality, as well as careful detailed design, including use of materials, colour, and clever mechanical design to reduce its visibility and impact. **While the construction of a new***

¹¹ Curio Projects 2020, Fort Street Public School—Heritage Impact Statement. Prepared for School Infrastructure NSW (SI), p138.

¹² Curio Projects 2020, Fort Street Public School—Heritage Impact Statement. Prepared for School Infrastructure NSW (SI), p155.

balustrade is unavoidable to facilitate safe use of the roof, the safety balustrade has been set back from the parapet, and constructed as a frameless or semi-frameless clear glass balustrade with a metal handrail (Figure 8.25), which will significantly minimise its visual impact.

In summary, the proposed additions and alterations to the MET Building will have some negative visual impacts on the overall building- notably through the addition of the southern pedestrian bridge, and the lift overrun pavilion on the rooftop. However, as long as the potential visual impact of the rooftop lift pavilion is minimised through careful materiality and mechanical design through the schematic design phase, the major positive visual impacts of the overall repair and restoration works for the MET Building will result in an overall positive visual impact for the visual heritage significance of the building.

Approval was received by the Department of Planning and Environment (DPE) based on the design set out above on 7 October 2021.

The Mod-I Approval (22 December 2021)

The Heritage Impact Statement to accompany the Mod-I Application (Curio Projects, 15/04/2021 – the Mod-I HIS) identifies the main proposed modifications to the adaptive reuse of the MET Building from the SSD plans include (at dot-point 4):¹³

Modifications to the MET rooftop to make it trafficable, introduction of a rooftop link connection south to Building J, reinstatement of flagpoles, new paving, and revised safety balustrade; and

The design as included in the SSD Mod-I HIS is replicated below:

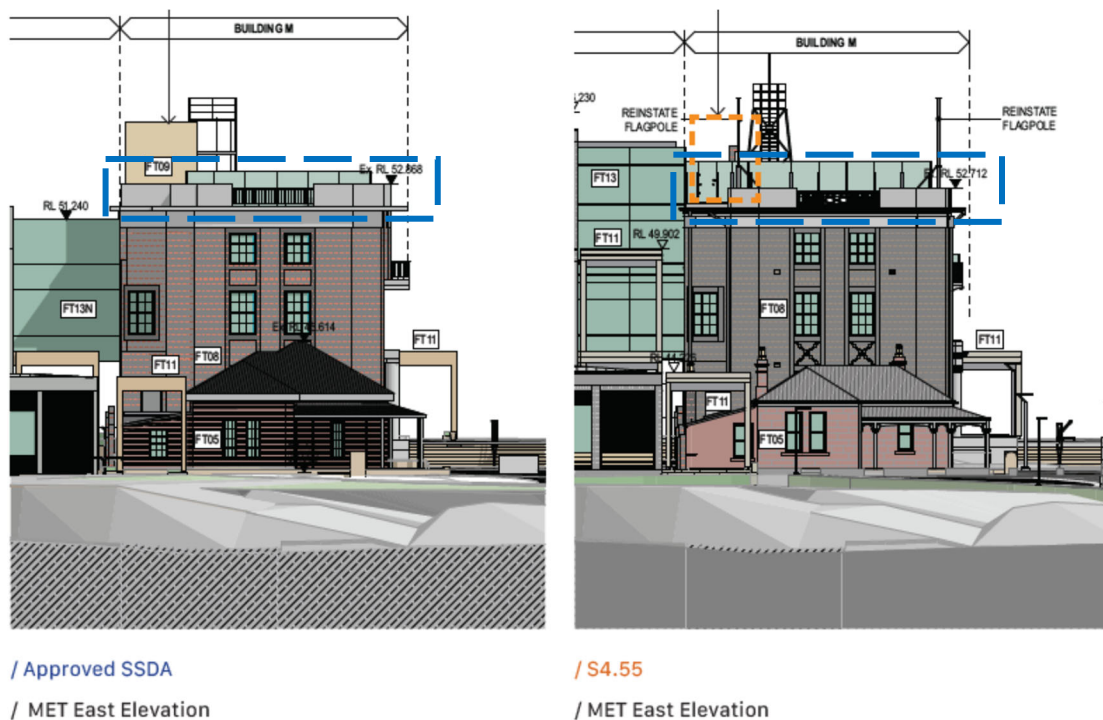


Figure 9: The Mod-I HIS, with the Safety Protection Structures indicated in dash blue outline (Figure 5.9: MET lift plan and impact SSD (left) compared with s4.55 mod (right) (FJMT 2021: 27).

¹³ Curio Projects 2021, Fort Street Public School—s4.55 Modification, Heritage Impact Statement, prepared for Lend Lease/SINSW. p36.

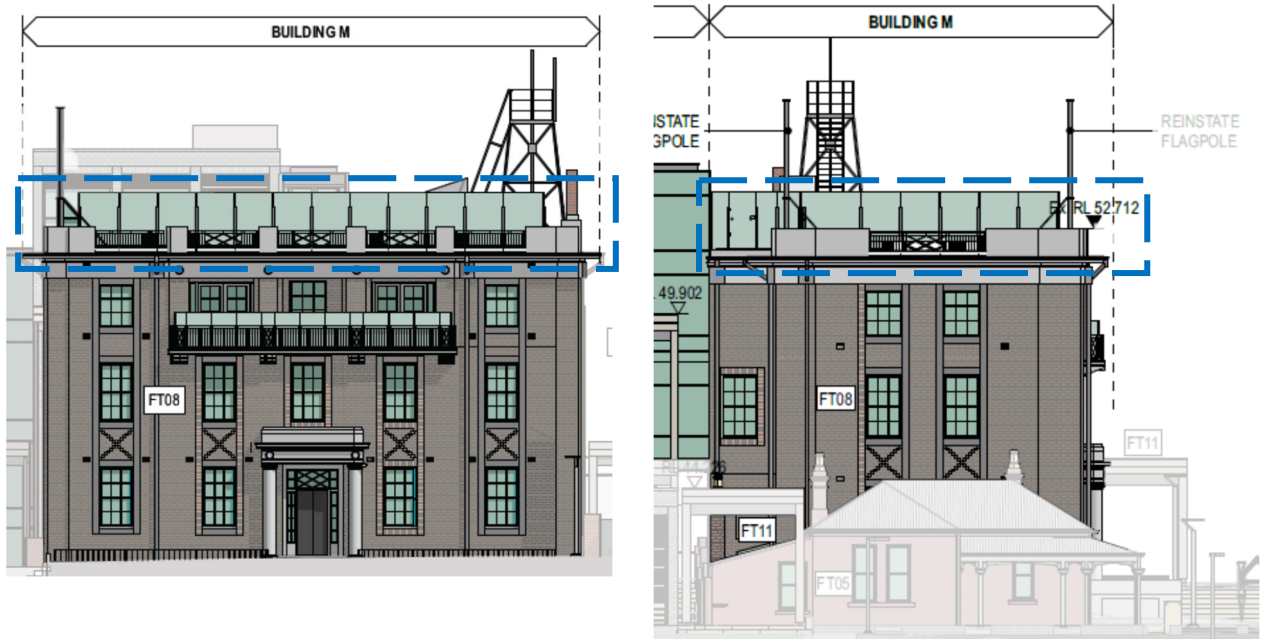


Figure 10: The Mod-I HIS, with the Safety Protection Structures indicated in dash blue outline (Figure 5.14: MET rooftop elevations (north and east) (FJMT 2021 DA-5906)).



Figure 11: The Mod-I HIS, with the Safety Protection Structures indicated (Figure 5.16: Revised MET Facades (FJMT 2021 DA-5906)).

Of relevance to the Purpose of this MHO, the Mod-1 HIS includes the below discussion of the heritage impacts associated with the modification to the rooftop of Building M:¹⁴

Modifications are proposed to the MET rooftop including the introduction of a rooftop link connection south to Building J, reinstatement of flagpoles, and a revised safety balustrade. The NCC requires two points of egress to allow the MET rooftop to be trafficable. While the existing southwest staircase in the MET connecting level 2 to the rooftop was investigated for its appropriateness for rooftop access, this stair was found to consist of non-compliant treads, risers, and fixtures such as handrails etc, which would require highly invasive works to the interior and structure of the building to reconstruct. Therefore, both egress points for the MET Building rooftop (i.e. lift and stairs) required accommodation within Building J. Connection between the MET rooftop and Building J to the south will be achieved through introduction of an undercover rooftop level extension to the lightweight connecting bridge approved in the SSD scheme between Levels 1 and 2 of the MET Building and Building J (visible in Figure 5.9 and Figure 5.15). The form and materiality of the rooftop bridge connection will be consistent with the approved bridge connection at Levels 1 and 2, designed to be a lightweight metal framed structure system with glazed infills, readily distinguishable from, yet not in visual conflict with, the heritage fabric and form of the MET building. As the bridge connection will need to interface with the southern façade of the MET Building at roof level, it will have some level of unavoidable physical impact to the heritage fabric of the building (Figure 5.16). However, this addition has been designed to be lightweight and light touch to minimise the level of physical intervention to the MET Building, consistent with the intervention approved for the connecting bridge at Levels 1 and 2 in the SSD scheme.

As a result of the revision of the services strategy for the FSPS site (i.e. deletion of the lower ground floor level of Building G and redistribution of services across the site), an additional mechanical plant fan is proposed in the south western corner of the MET rooftop (with appropriate screening). The modification also includes revision of the approved rooftop balustrade to a height of 1900mm and glazed, as well as the reinstatement of flagpoles to their former positions in the north east and south eastern corners of the roof.

In their consideration of visual impacts to heritage items including Building M as part of the modification, Curio identify (relevant emphasis by Purcell):¹⁵

*While the bulk and scale of Building J has increased from the approved SSD scheme, the introduction of the Building J additional storey has also directly facilitated the removal of the lift from the MET Building, as well as providing locations for the re-distribution of mechanical plant, thus avoiding additional excavation for Building G lower ground level. **The relocation of the lift from the MET building is also an improved visual heritage outcome for the heritage item (in comparison with the approved SSD), allowing the MET rooftop to remain trafficable while also retaining the simplistic appearance of the building, particularly from its northern elevation, framed by the lightweight glazed balustrade.***

Approval was received by the Department of Planning and Environment (DPE) based on the design set out above, refer 22 December 2021.

Design Resolution of the Safety Protection Structures

On behalf of the Client, the fjmstudio (the Project Architect) has developed the design of the Safety Protection Structures through the design and documentation phases on the basis of the NSW Government Department of Education's Educational Facilities Standards and Guidelines (EFSG) and other relevant compliance standards (eg National Construction Code (NCC)). It is noted the opportunities for design are limited and focus upon placement, alignment and finish.

Through the design and documentation phases of the project, Purcell, as the consulting Conservation Architect to the Client as provided comment upon the design by the Project Architect. As included in the Mod-1 Approval (22 December

¹⁴ Curio Projects 2021, Fort Street Public School—s4.55 Modification, Heritage Impact Statement, prepared for Lend Lease/SINNSW, p41.

¹⁵ Curio Projects 2020, Fort Street Public School—Heritage Impact Statement. Prepared for School Infrastructure NSW (SI), p155.

2021), this included a glazed panel 1.9m high above finished trafficable roof deck level, supported by powdercoat finish cantilevered metal frames at regular intervals with a continuous handrail at 0.9m above finished trafficable roof deck level.

Through the construction phase, the Project Architect provided a review of the Client's subcontractor's shop-drawings (the Shop Drawings) for the Safety Protection Structures noting the consistency with design intent, subject to minor comments which are being addressed by Client.

Separate to this review and concurrent with the HISs prepared as part of Mod-1, the Client's heritage consultant, Curio Projects, has confirmed by email (7 March 2023) to Client that the 'MET rooftop balustrade [the Safety Protection Structures] design has been developed in accordance with the approvals and doesn't affect the previously assessed heritage impacts'. We concur with the observations of the Client's heritage consultant.

In preparing this correspondence, Purcell have sighted copies of the relevant Consolidated Consent documents and the Accompanying Documents. With respect to the Consolidated Consent, the proposed design of the Safety Protection Structures which comprises a principally cantilevered floor-mounted glazed barrier to the occupied, trafficable rooftop to Building M, appears visually consistent with the Accompanying Documentation.

Accompanying Documentation (Appendix A)

In support of this correspondence, we reference copies of:

- the Consolidated Consent [SSD-10340 and SSD-10340-1 (07/10/2020, incl Mod 1 Approval 22/21/2021)] and associated DPE Assessment Report(s);
- relevant fjmtstudio design drawings (revision and date as per the Consolidated Consent) and supplementary detail for the Safety Protection Structures (various);
- Shop Drawings for the Safety Protection Structures as reviewed by fjmtstudio (24/11/2022 and 16/02/2023), and;
- Email correspondence from Curio Projects re: possible heritage impacts (07/03/2023) and re: Buildings J/H & Met - Balustrade Heritage Impact Statement (03/05/2023).

Recommendation

We trust this sufficiently demonstrates the design consistency of the Safety Protection Structures to the occupied, trafficable rooftop of the Buildings as proposed through construction phase with the Consolidated Consent, incl Mod-1.

In considering the Purpose of this MHO, it is recommended:

- This MHO provides sufficient demonstration of the design and visual consistency of the design of the Safety Protection Structure to the Buildings as set-out in the Accompanying Documentation with that shown in the Consolidated Consent, resulting in no change to the previously considered and accepted built heritage impacts.
- This MHO provides sufficient consultation to HNSW to discharge the consultation requirements of the Condition.
- The design of the Safety Protection Structures as shown in the Accompanying Documentation should be accepted as sufficient to enable their installation to the occupied, trafficable rooftop to the Buildings by the Client.

Additional Information

Please be in contact with the Client's representative, Lourise Khoury, Northern Operations Manager, User Experience, Lendlease Construction (Lourise.Khoury@lendlease.com), if you require any further information.

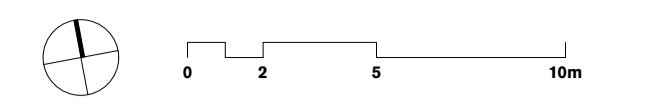
End of Memorandum

Appendix A: Accompanying Documentation

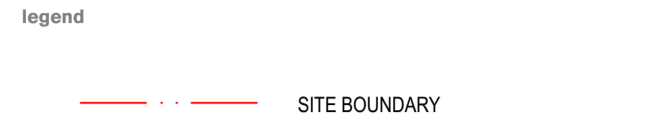
- the Consolidated Consent [SSD-10340 and SSD-10340-1 (07/10/2020, incl Mod 1 Approval 22/21/2021)] and associated DPE Assessment Report(s);
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- Shop Drawings for the Safety Protection Structures as reviewed by fjmtstudio (24/11/2022 and 16/02/2023), and;
- Email correspondence from Curio Projects re: possible heritage impacts (07/03/2023) and re: Buildings J/H &Met - Balustrade Heritage Impact Statement (03/05/2023).

HERITAGE NSW CONSENT ONLY: UNCONTROLLED COPY - NOT FOR DISTRIBUTION, TENDER OR CONSTRUCTION.

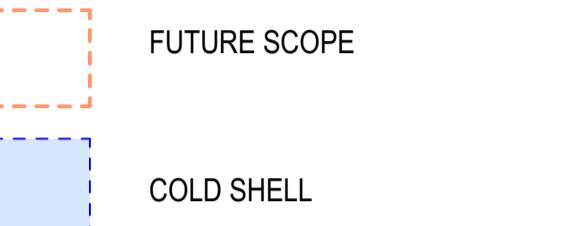
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Document Title: FSPS-Building J, H & M Rooftops-HNSW MHO 20230518
File Location: C:\Users\alistairavenscroft\Purcell\Asia Pacific Data - Documents\Projects\240067\30 Reports, Specifications & Schedules\Heritage Approval Correspondence\Building M & J-H - Balustrade\FINAL ISSUE\FSPS-Building J, H & M Rooftops-HNSW MHO 20230518.docx



GENERAL NOTES
 ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
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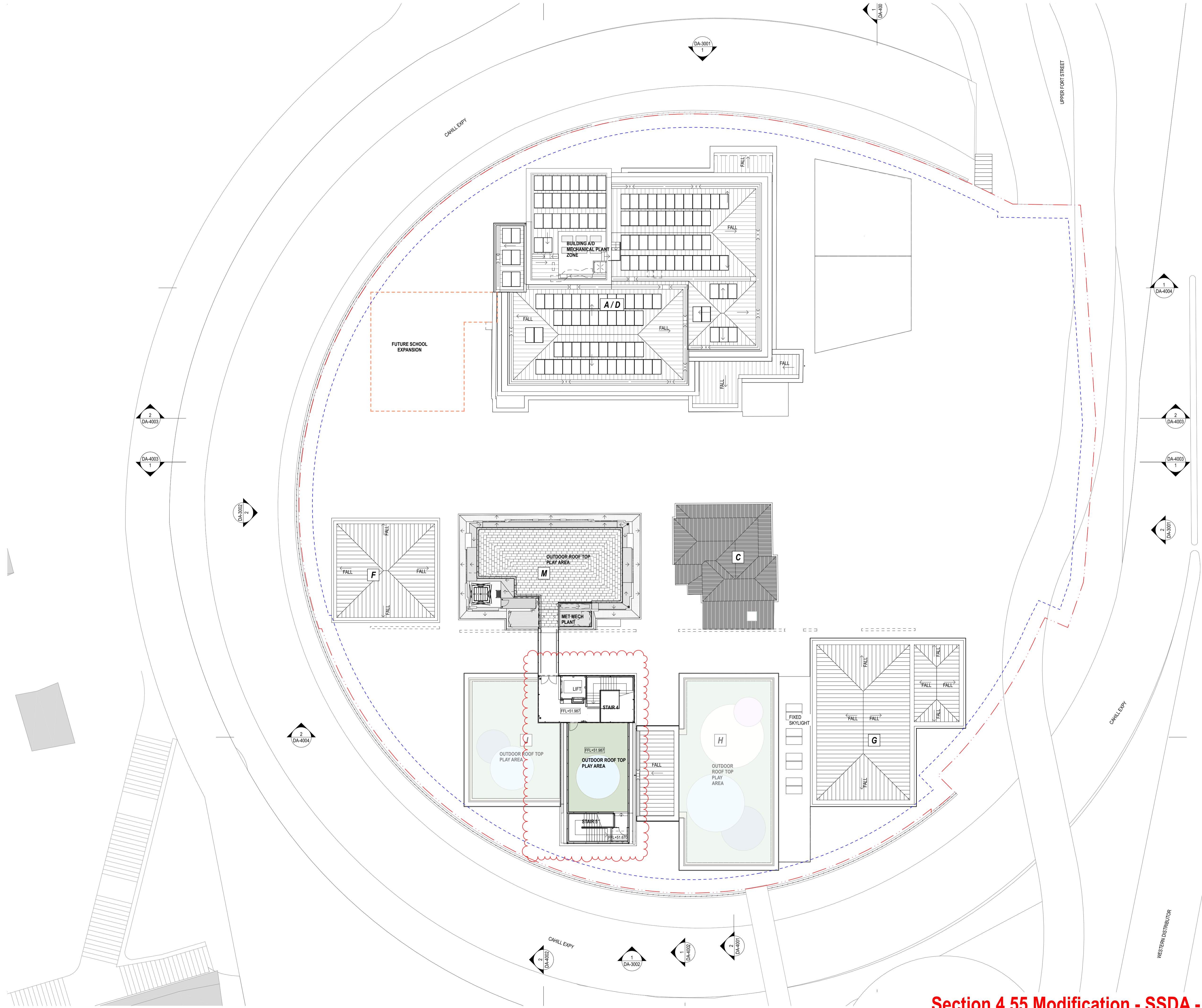


NOTE:
 FURNITURE SHOWN INDICATIVELY. SUBJECT TO FURTHER CONSULTATION AND COORDINATION



COLD SHELL Inclusions:
 • Envelope and superstructure including structural floors and walls, facades, roofs, etc.
 • Essential circulation elements including required stairs, lifts, fire isolated passages, etc.
 • Irreversible fire isolation measures to services and detection, sprinklering, to facilitate minimum egress requirements, etc.
 • Essential services infrastructure including in-ground and/or encased trunking pathways and risers to facilitate future brief functions.
 • Section J NCC requirements where not subject to future alteration due to fitout requirements.

COLD SHELL Exclusions:
 • All internal non-essential walls, suspended ceilings, linings and finishes.
 • All Fitout, Furnishings and Equipment (FFE), lights, hydraulic fixtures, ICT, etc.
 • Services from trunk reticulation paths to FFE installations
 • Essential life safety measures to satisfy fitout requirements.



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 Approved Section 4.55(2) Application No: SSD-10340-Mod-1
 Granted: 22 December 2021 Sheet No: 5 of 14 Signed: JC

SSDA02	29/10/21	S455 Modification - Amended	AWY	DB
SSDA02	28/1/21	S455 Modification	AWY	DB
rev	date	name	by	chk

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project
Fort Street Public School
 Observatory Hill
 Sydney NSW 2000

title
General Arrangement Plans
Proposed Plan - Level 3

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project code	sheet no.	revision
FSS	DA-2005	SSDA02

Section 4.55 Modification - SSDA - 10340

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Legend

- SITE BOUNDARY

NOTE:

- FURNITURE SHOWN INDICATIVELY. SUBJECT TO FURTHER CONSULTATION AND COORDINATION

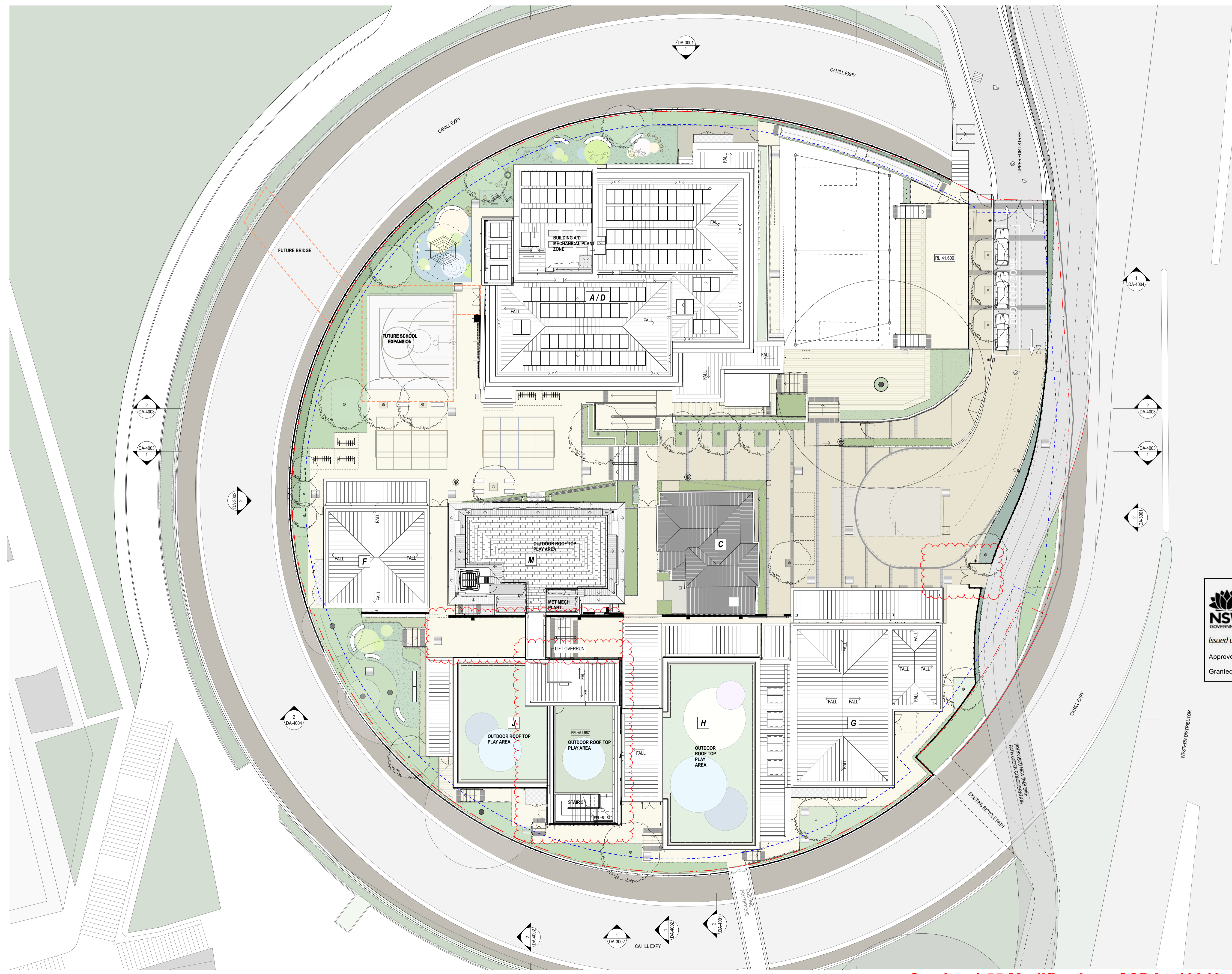
- FUTURE SCOPE
- COLD SHELL

COLD SHELL Inclusions:

- Envelope and superstructure including structural floors and walls, facades, roofs, etc.
- Essential circulation elements including required stairs, lifts, fire isolated passages, etc.
- Irreversible fire isolation measures to services and detection, sprinklering, to facilitate minimum egress requirements, etc.
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- Section J NCC requirements where not subject to future alteration due to fitout requirements.

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- All Fitout, Furnishings and Equipment (FFE), lights, hydraulic fixtures, ICT, etc.
- Services from trunk reticulation paths to FFE installations
- Essential life safety measures to satisfy fitout requirements.



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SSDA02	28/1/21	S455 Modification	AWY	DB

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General Arrangement Plans
Proposed Plan - Roof

scale 1:200 @ A1 first issued 23/9/19

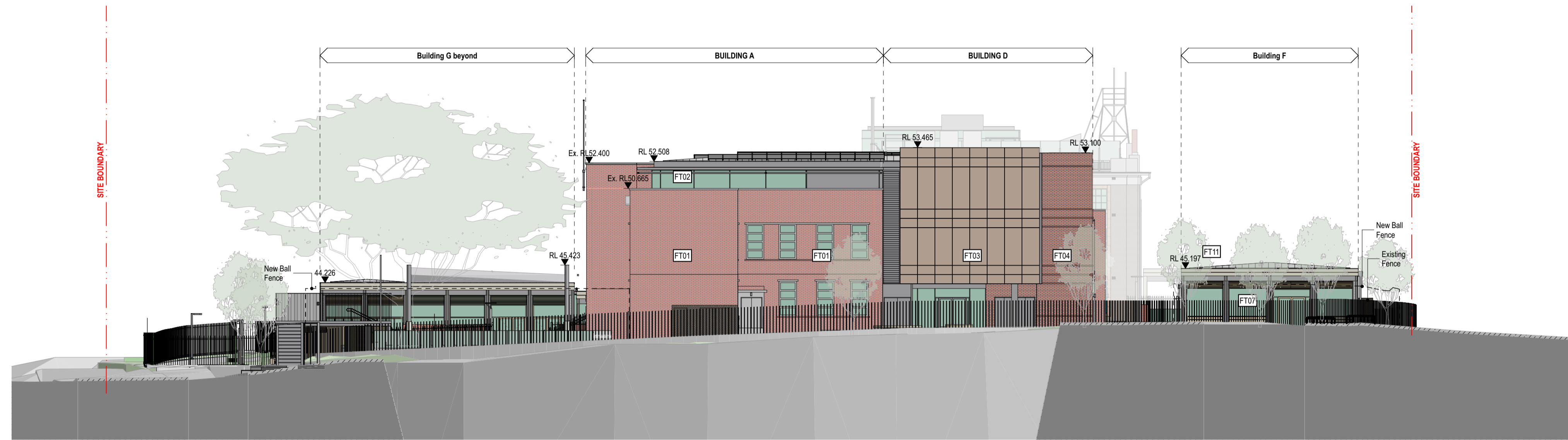
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FSS DA-2006 SSDA02

Section 4.55 Modification - SSDA - 10340

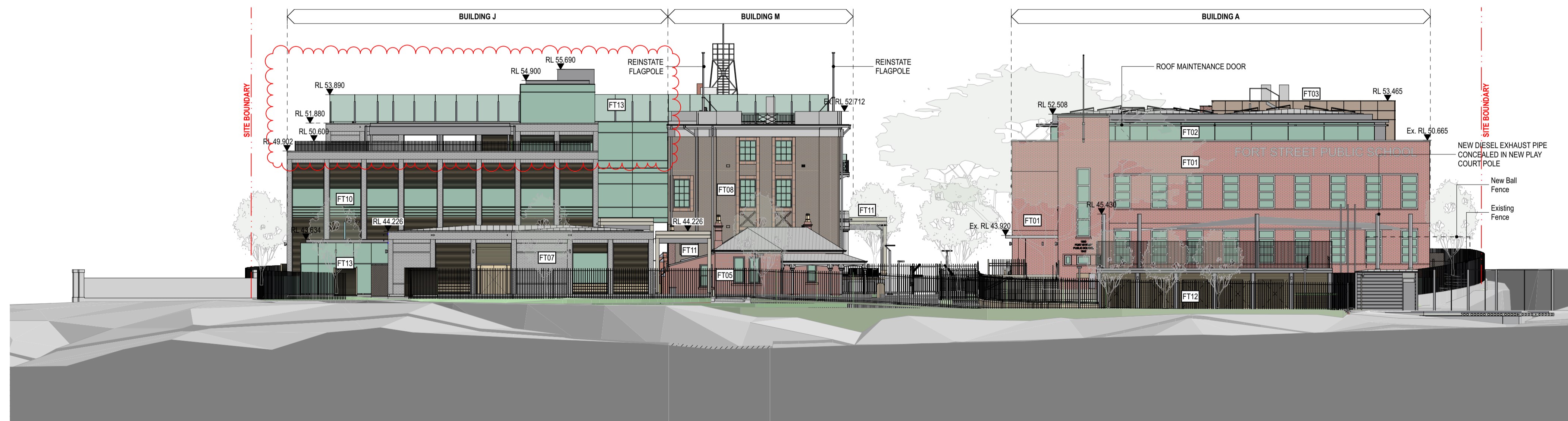


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legend



1 ELEVATION NORTH
1:200



2 ELEVATION EAST
1:200

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SSDA02	29/10/21	S455 Modification - Amended	AWY	
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SSDA01.1	28/1/21	State Significance Development Application	AWY	

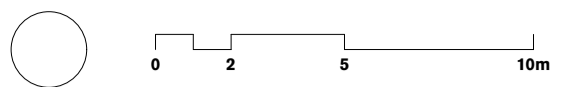
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project
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Observatory Hill
Sydney NSW 2000

title
3000 1:200 Elevations
Elevations North East

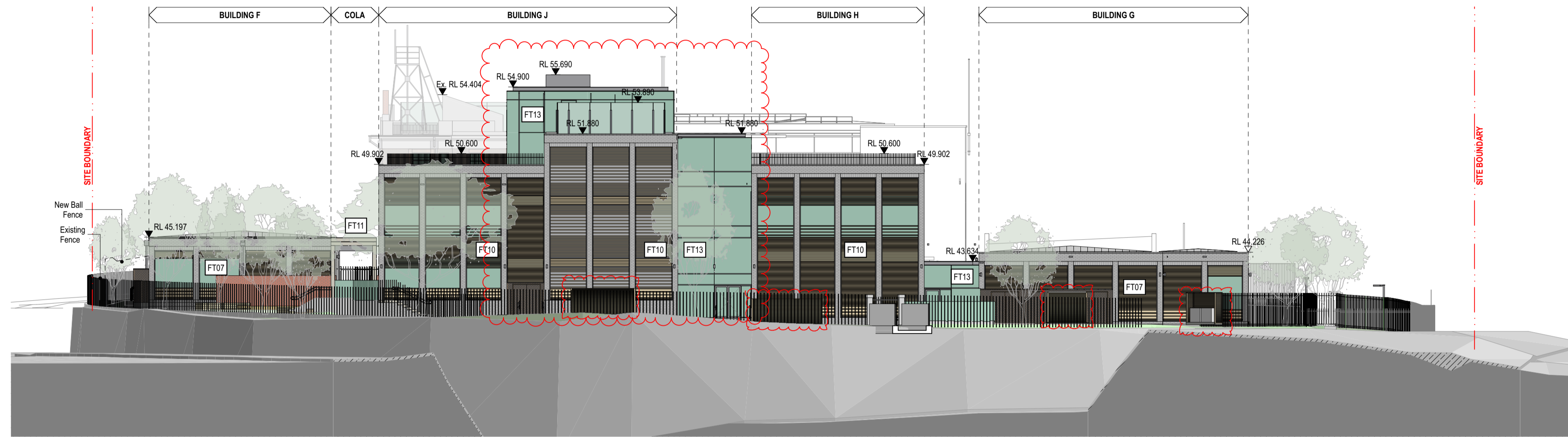
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project code	FSS	sheet no.	DA-3001
		revision	SSDA02

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Legend



1 ELEVATION SOUTH
1:200



2 ELEVATION WEST
1:200

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SSDA02	29/10/21	S455 Modification - Amended	AWY	
SSDA02	28/1/21	S455 Modification	AWY	
SSDA01.1	28/1/21	State Significance Development Application	AWY	
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title
**3000 1:200 Elevations
Elevations South West**

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project code	sheet no.	revision	
FSS	DA-3002	SSDA02	

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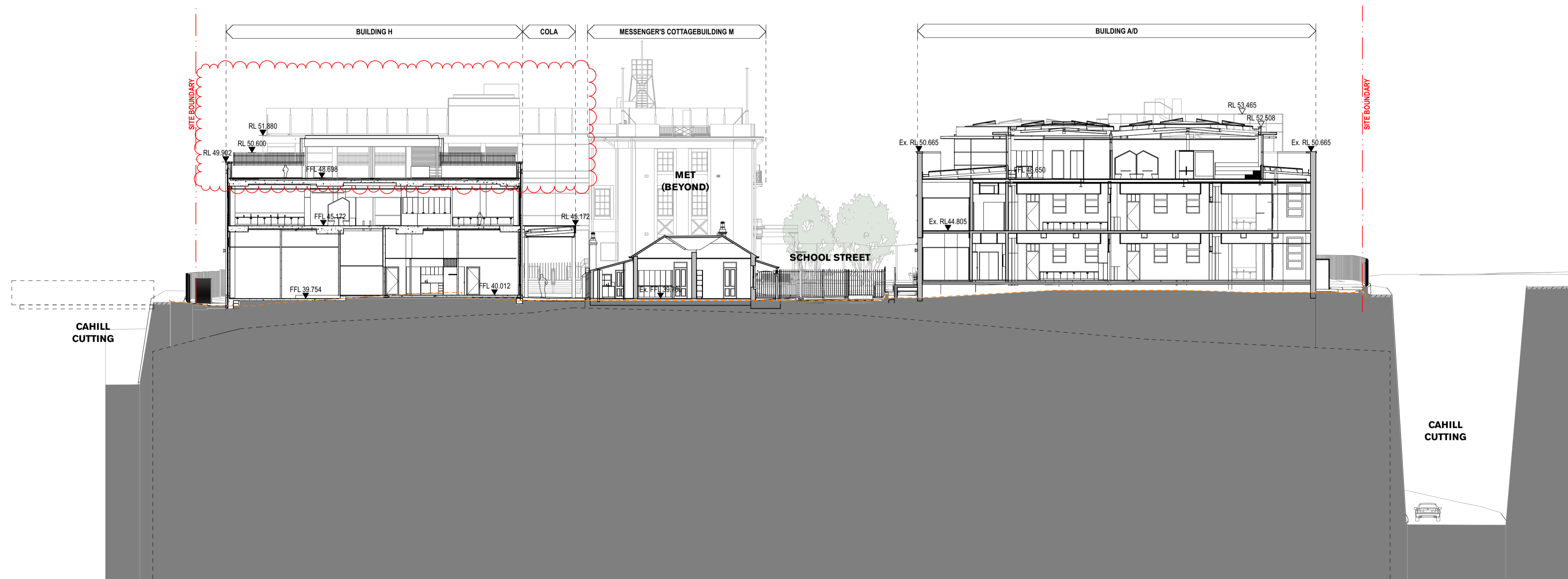


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Legend



1 SECTION Section At Bldg A
1:200



2 SECTION Section At Cottage
1:200

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SSDA02	28/1/21	S455 Modification	AWY	
SSDA01.1	28/1/21	State Significance Development Application	AWY	

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title
4000 1:200 Sections
Sections 1

scale	1:200 @ A1	first issued	30/9/19
project code	FSS	sheet no.	DA-4001
		revision	SSDA02

Section 4.55 Modification - SSDA - 10340



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Legend



1 SECTION Section At COLA
1:200



2 SECTION Section At MET
1:200

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Granted: 22 December 2021 Sheet No: 10 of 14 Signed: JC

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SSDA02	29/10/21	S455 Modification - Amended		AWY
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SSDA01.1	28/1/21	State Significance Development Application		AWY

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title
4000 1:200 Sections
Sections 2

scale 1:200 @ A1 first issued 30/9/19

project code sheet no. revision
FSS DA-4002 SSDA02

Section 4.55 Modification - SSDA - 10340

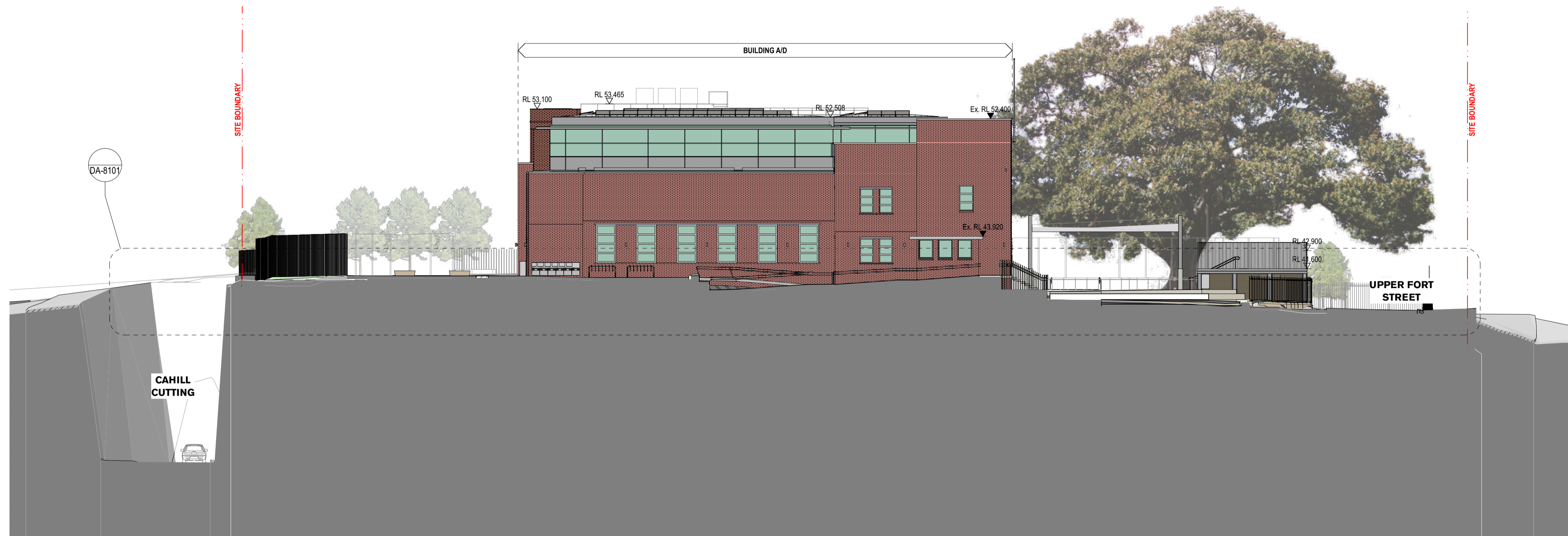


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1 SECTION Section At Main Street S
1:200



2 SECTION Section At Main Street N
1:200

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title
4000 1:200 Sections
Sections 3

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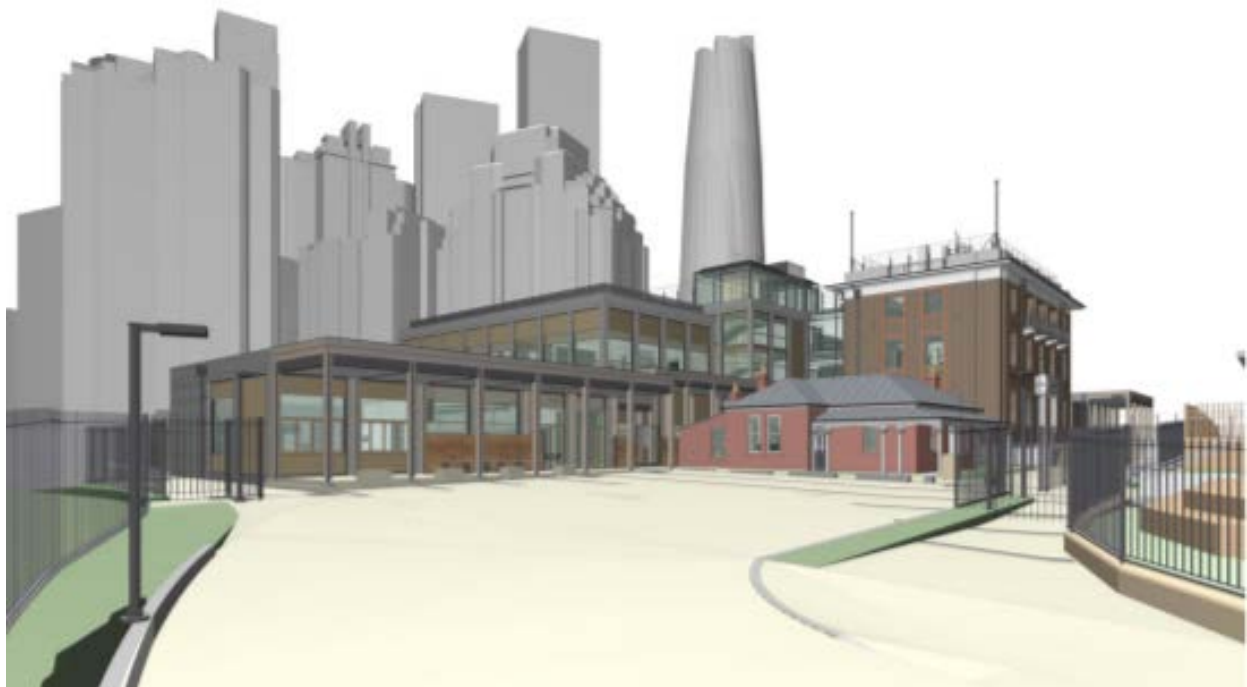
Section 4.55 Modification - SSDA - 10340



Redevelopment of Fort Street Public School Modification 1

State Significant Development Modification Assessment
(SSD-10340-MOD-1)

December 2021



Published by the NSW Department of Planning, Industry and Environment

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Title: Redevelopment of Fort Street Public School Modification 1

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Glossary

Abbreviation	Definition
CBD	Central Business District
CMP	Conservation Management Plan
Council	City of Sydney Council
Department	Department of Planning, Industry and Environment
EEC Building	Environmental Education Centre Building
ESD	Ecologically Sustainable Development
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
FSPS Building	Fort Street Public School Building
HIS	Heritage Impact Statement
Minister	Minister for Planning and Public Spaces
NCC	National Construction Code
Planning Secretary	Secretary of the Department of Planning, Industry and Environment
RtS	Response to Submissions
SDRP	State Design Review Panel
SLEP	Sydney Local Environmental Plan 2012
SRtS	Supplementary Response to Submissions
SSD	State Significant Development
TfNSW	Transport for New South Wales
TTA	Traffic and Transport Assessment
VIA	Visual Impact Assessment

Executive Summary

This report provides an assessment of a proposed modification to the State significant development (SSD) consent for the Fort Street Public School Redevelopment (SSD-10340). The site is located at Upper Fort Street, Millers Point within the City of Sydney Local Government Area, and the Applicant is the NSW Department of Education (the Applicant).

Assessment summary and conclusions

The Department of Planning, Industry and Environment (the Department) has considered the merits of the proposal in accordance with relevant matters under section 4.55(2) of *Environmental Planning and Assessment Act 1979* (EP&A Act), principles of ecologically sustainable development, and issues raised in submissions and the Applicant's response to these.

The Department identified built form, urban design, heritage, visual impact, landscaping, traffic and access as the key issues for assessment. The Applicant amended the design of the originally lodged modification to address built form, urban design, heritage and visual impact issues. The Department is satisfied that the remaining the landscaping issue can be adequately managed through amendments to the conditions of consent. Existing conditions of consent adequately address traffic and access issues.

The Department concludes the proposal is in the public interest and recommends that the modification application be approved subject to conditions.

The site

The site is located at Upper Fort Street within the Millers Point and Dawes Point Village Precinct which is listed on the State Heritage Register. The site includes three local heritage items: the Meteorology Building (the Met Building), the Fort Street Public School Building, and the Messenger's Cottage. The site also contains the archaeological footings of the former Surgeon's Cottage which is of State significance. Sydney Observatory Hill and the National Trust Centre, listed on the State Heritage Register, are located to the north and south of the site, respectively.

The proposal

On 7 October 2020, development consent was granted by the Deputy Secretary, Assessment and System Performance, for the redevelopment of Fort Street Public School (SSD-10340). The approved works include the demolition of selected buildings and structures, construction of four new buildings, including a basement for mechanical plant storage, refurbishment of existing retained buildings, including installation of a lift in the Met Building, alterations to drop-off and pick-up arrangements and associated works including tree removal and landscaping.

The modification application seeks consent for various amendments to the approved architectural and landscape design, changes to the drop-off/pick arrangements, and public domain works. Key proposed changes to the approved development include:

- relocation of the approved lift from the Met Building to one of the new two storey buildings (Building J)
- new trafficable roof above Building J, including a covered stair, an open stair and balustrade
- new rooftop link from the Met Building to Building J

- deletion of the basement from one of the new single storey buildings (Building G)
- reduction of tree planting and deletion of all rooftop landscaping
- changes to drop-off / pick-up arrangements and public domain works including widening of Upper Fort Street.

The modification, as originally lodged, was substantially amended during the assessment to respond to concerns raised in the public submissions and government agency advice. The original application included an additional partial storey to Building J. Amendments to the original modification application reduced the height, bulk and scale of Building J; consequently, the proposal no longer contains an additional partial storey.

Statutory context

The modification application has been lodged pursuant to section 4.55(2) of the EP&A Act. The Department is satisfied that the proposed modification is substantially the same development as the development for which consent was originally granted. The Minister for Planning and Public Spaces is the consent authority for the application under section 4.5(a) of the EP&A Act.

Engagement

The modification application was publicly exhibited for 28 days from 23 April to 20 May 2021. The Department received a total of 88 submissions including Council, six from community organisations, and 81 public submissions. 84 of the community organisations and public submissions objected to the proposal. Advice was received from five public authorities. The key issues raised in the submissions and government agency advice included the impact of the additional partial storey to Building J on the heritage significance of the National Trust Centre, and impacts on iconic views from nearby private residences.

On 30 July 2021, the Applicant submitted a RtS which provided further justification for the proposed modification. No changes were made to the design of the modification. The RtS was referred to public authorities and four submissions, including Council, were received. Additional submissions were also received from community organisations and the public.

On 14 October 2021, the Applicant submitted a Supplementary Response to Submissions (SRtS) which included a redesign of Building J following consultation with the State Design Review Panel, Heritage NSW, and Council. Three public authorities and Council, provided advice on the SRtS. Additional submissions were also received from community organisations and the public in response to the SRtS.

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1 Introduction

This report provides the Department of Planning, Industry and Environment's (the Department) assessment of an application to modify the State significant development (SSD) development consent for redevelopment of Fort Street Public School (SSD-10340).

The modification application (SSD-10340-Mod-1) seeks approval for various internal and external design changes to buildings, rooftop learning areas, landscaping, drop-off / pick-up arrangements, public domains works, stormwater management systems, and external lighting.

The application was lodged on 16 April 2021 by the NSW Department of Education (the Applicant) pursuant to section 4.55(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.1 Background

1.1.1 The site and surrounding development

The site is located at Upper Fort Street, Millers Point and is legally described as:

- Lots 106, 107 and 108 in Deposited Plan (DP) 748340
- Lots 2, 3, 4 and 9 in DP 732592
- Lot 2 in DP 244444
- Lot 5 in DP 258013.

The site is located north of the Sydney Central Business District (CBD), approximately 620 metres (m) from Wynyard Station. The site is a circular shaped parcel of land, bounded by the Cahill Expressway (located in a deep cutting known as the Cahill Cut) and the Western Distributor. The site has an area of approximately 6,192 square metres (sqm). The location of the site is shown in **Figure 1**.



Figure 1 | Context Map (Base source: Department's Original Assessment Report, 2020)

The site is currently occupied by Fort Street Public School and contains the following buildings:

- Fort Street Public School Building (FSPS Building), a part one and part two storey building, listed as an item of local heritage significance in the Sydney Local Environmental Plan 2012 (SLEP)
- Messenger's Cottage, a single storey building located in the centre of the site, listed as an item of local heritage significance in the SLEP. Several modifications have been undertaken to the building since its construction in 1862
- Bureau of Meteorology Building (the Met Building), a three storey building located immediately to the west of Messenger's Cottage, also listed as an item of local heritage significance in the SLEP
- Environmental Education Centre (EEC Building), a part one and part two storey building occupied by staff facilities, home base units and the school's Environmental Education Centre.

Pedestrian access is available to the school along Upper Fort Street to the north, and to the south over a shared pedestrian and bicycle bridge over the Cahill Cut to the south-east of the entrance to the site. An additional pedestrian bridge over the Cahill Cut is located to the south of the EEC Building.

A significant Morten Bay Fig Tree is located at the entrance of the school, east of the FSPS Building.

Below the existing EEC Building, historical archaeological test excavations have confirmed the archaeological remains of the former Surgeon's Cottage. The Heritage Impact Statement (HIS) submitted with the Environmental Impact Statement (EIS), identified these archaeological resources as being of State significance, as they have the potential to provide information about government establishment from the early colony.

An aerial view of the site is shown in **Figure 2**.



Figure 2 | Aerial of the site (Source: Department's Original Assessment Report, 2020)

The Cahill Cut immediately adjoins the northern, western, and southern boundaries of the site. The Cahill Expressway emerges into the Cahill Cut from the Bradfield Tunnel to the north-east of the site, then encircles the site to join the Western Distributor to the south-west of the site.

Sydney Observatory, a public observatory and museum of astronomy and meteorology, and Observatory Hill Park, are located immediately north and north-west of the Cahill Cut. Sydney Observatory is listed as a site of heritage significance on the State Heritage Register.

The Rocks is located to the east of the site, separated by the Western Distributor. Several high-rise commercial and retail developments directly overlook the site.

The National Trust Centre is located to the south of the Cahill Cut. This is listed as a site of heritage significance on the State Heritage Register, and includes the S.H. Ervin Gallery, gallery administration, cafe and former caretaker's cottage. The National Trust Centre was formerly a school building from 1849 to 1975. Wynyard Station is located further to the south.

The Agar Steps, which lead down to low density residential dwellings on Kent Street, are located to the west of the site.

The Sydney Harbour Bridge cycleway runs along Upper Fort Street to the east of the site, connecting to the CBD over the shared pedestrian / cycleway bridge to the south-east of the school entrance.

The site, Observatory Park, and the National Trust Centre form part of the State Heritage Register curtilage of the Millers Point and Dawes Point Village Precinct.

The surrounding development is shown in **Figure 3**.

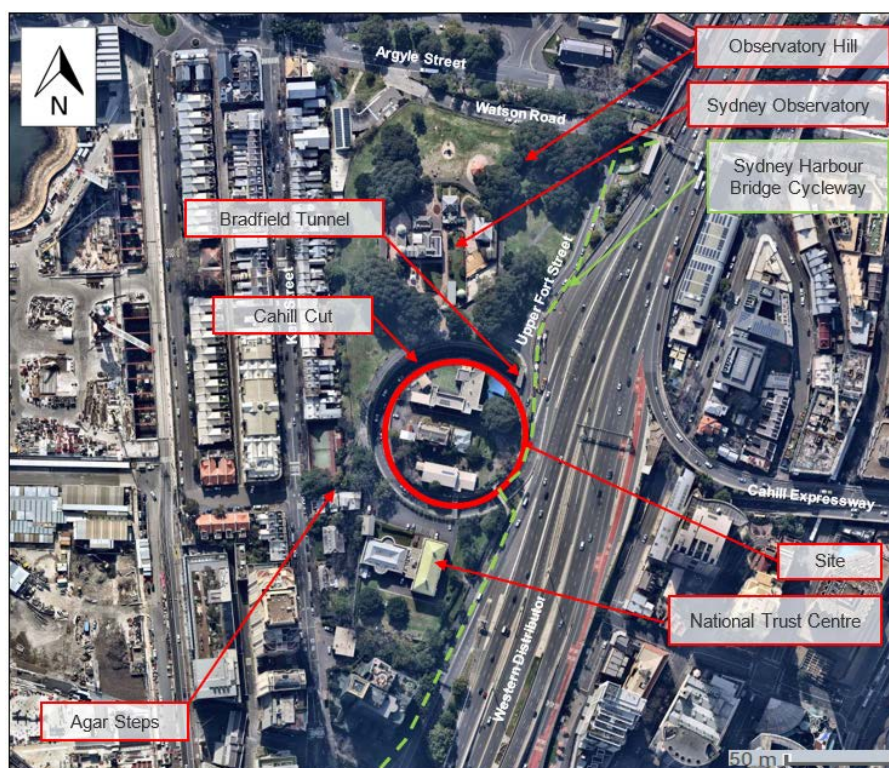


Figure 3 | Surrounding Site Context Map (Source: Department's Original Assessment Report 2020)

1.2 Approval history

On 7 October 2020, the Deputy Secretary, Assessment and System Performance, as delegate for the Minister for Planning and Public Spaces (the Minister), granted consent for the redevelopment of Fort Street Public School comprising demolition of selected buildings and structures, construction of four new buildings, refurbishment of existing retained buildings, alterations to drop-off and pick-up arrangements and associated works, including tree removal, landscaping and consolidation of lots. The approved site plan is shown in **Figure 4**.

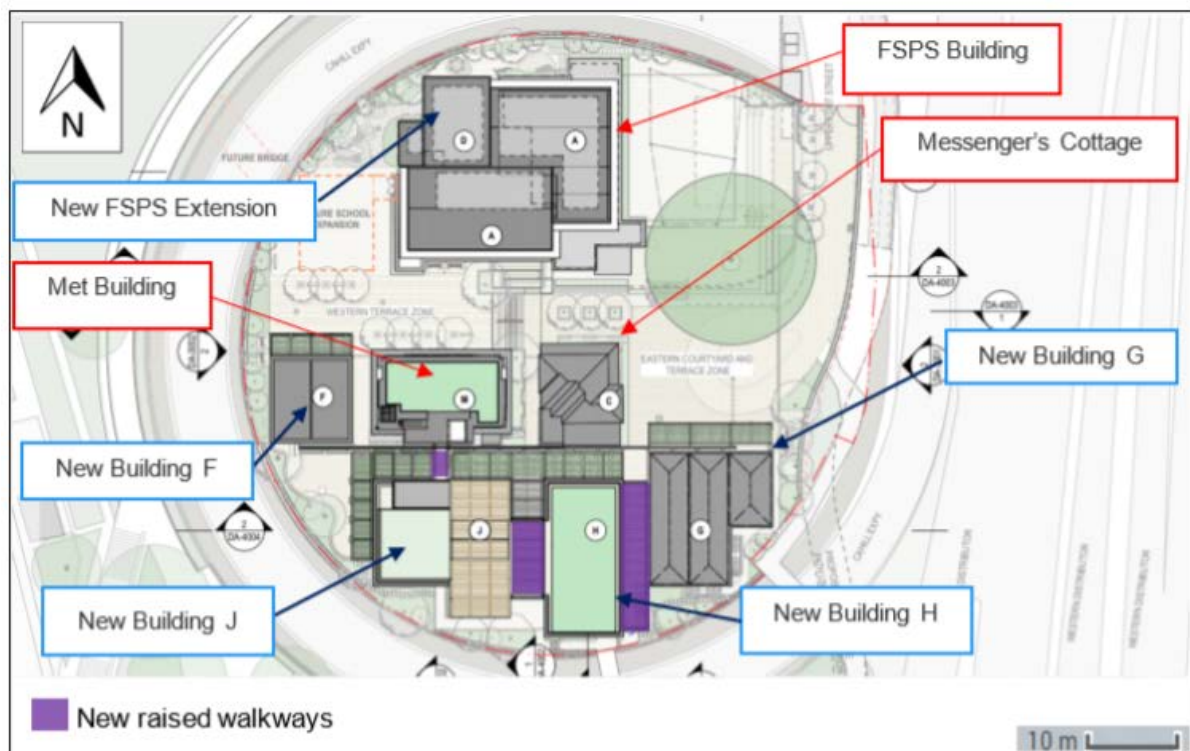


Figure 4 | Approved site plan (Source: Department's original assessment report, 2020)

The approved building works include:

- demolition of the EEC Building
- alterations and additions to:
 - the FSPS Building, including:
 - internal refurbishments and alterations
 - an extension to the north-western corner of the building
 - new lift to provide access from the ground floor to the second floor
 - new COLA
 - installation of photovoltaic cells on the roof
 - the Met Building, including:
 - internal refurbishments and alterations
 - alterations to the roof to create new outdoor learning and play area
 - new lift to provide access from the ground floor to the roof
 - raised walkways on Level 1 and Level 2 to provide direct access to the Level 1 and roof level of Building J

- the Messenger's Cottage, including a new addition to the south-western corner
- construction of four new buildings, including:
 - Building F, a new single storey building
 - Building G, a single storey community hall with direct access to Building H and a basement level for storage, plant and servicing
 - Building H, a two storey building, including a trafficable roof area, linked to Building J on every level via raised walkways
 - Building J, a two storey building, including a trafficable roof area with a plant room, linked to Building H on every level via raised walkways.

The approved landscape and public domain works include:

- alterations to the drop-off and pick-up area
- amendment to the Bradfield Tunnel Services Building
- widening a portion of Upper Fort Street to six metres
- removal of 19 trees and replacement planting of 59 trees.

Conditions of consent included completion of landscaping and the drop-off and pick-up area in two phases, to correspond to the Kent Street-Sydney Harbour Bridge Cycleway upgrade carried out by Transport for NSW (TfNSW). Phase 1 is before the cycleway upgrade and Phase 2 is after the cycleway upgrade.

The development consent has not previously been modified. Construction of the approved works has commenced on site.

2 Proposed modification

The proposed modification application, as amended in the Supplementary Response to Submissions (SRtS), seeks consent for various amendments to the approved architectural and landscape design, and changes to the drop-off/pick arrangements and public domain works. The proposed changes to the approved development are described in detail below (**Section 2.1 to 2.5**).

The Applicant states that the proposed modifications are from development of the detailed design, dilapidation surveying of the existing condition of the Met building, stakeholder consultation, engineering requirements, cost factors, and to improve the functionality, accessibility and maintenance requirements of the buildings.

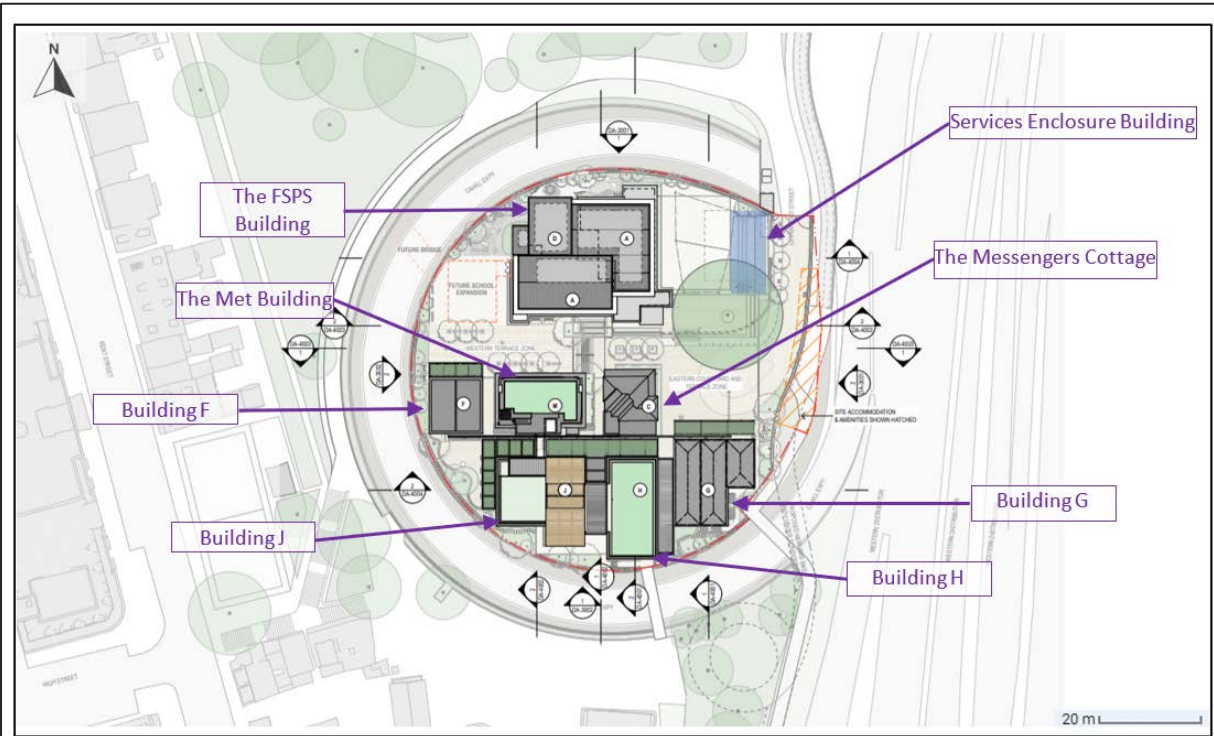
2.1 Design of school buildings

The proposed modifications to each building are described in **Table 1**. A comparison of the approved plans and key proposed modifications are shown in **Figure 5** to **Figure 15**.

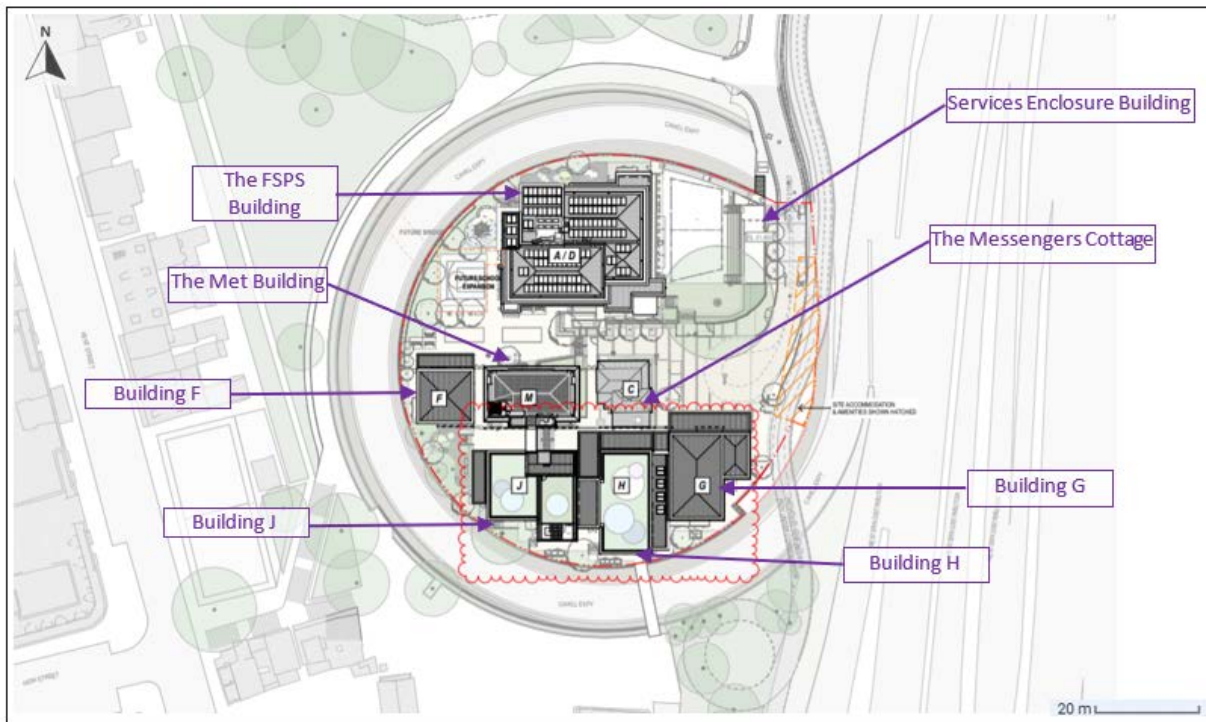
Table 1 | Proposed modifications to school buildings

Building	Internal modifications	External modifications
Fort Street Public School Building (FSPS Building)	<ul style="list-style-type: none"> change to the layout of learning spaces change to heritage significant internal doors 	<ul style="list-style-type: none"> new accessible ramp from the southern entry leading to the COLA new accessible ramp from the northern entry leading to the new drop-off / pick-up area change to door and window openings change of roof pitch from 3° to 4° new mechanical plant on the rooftop level reduction in the number of photovoltaic cells from 155 to 134 change to the extent of the skylights
The Messenger's Cottage		<ul style="list-style-type: none"> deletion of the approved extension from the plans
The Met Building	<ul style="list-style-type: none"> deletion of the lift and replacement with storage area throughout each level removal and reconstruction of the existing north stairs 	<ul style="list-style-type: none"> open pedestrian link from the rooftop to the new lift in Building J amendment to the glass balustrade around the rooftop new mechanical plant on the rooftop new ramp entry over the existing entry stair amendment to entry fence and heritage wall openings reinstatement of the flagpoles

Building J	<ul style="list-style-type: none"> • installation of a new lift from the ground floor level to the new roof level • deletion of the wash closet and one storage room from Level 2 and replacement with mechanical plant from the deleted basement of Building G • relocation of approved stairs and conversion to open stair • new stairs connected to Building H • change to the layout of learning spaces 	<ul style="list-style-type: none"> • new trafficable roof, including lift and lift overrun, an enclosed stair, open stair and 1.9m high glazed balustrade around the perimeter • amendment to building footings • minor changes to facade including materiality
Building F	<ul style="list-style-type: none"> • change to the staff amenity layout 	<ul style="list-style-type: none"> • change of roof pitch from 3° to 4° • minor changes to facade including materiality
Building G	<ul style="list-style-type: none"> • change to the canteen and hall layout 	<ul style="list-style-type: none"> • deletion of the basement and associated structures • new entry from the eastern elevation • change of roof pitch from 3° to 4° • minor changes to facade including materiality
Building H	<ul style="list-style-type: none"> • new stairs connected to Building J • change to the layout of learning spaces 	<ul style="list-style-type: none"> • deletion of some skylights • amendment to building footings • relocation of the condensers from the deleted basement to the southern ground floor setback area • minor changes to facade including materiality
Services enclosure	<ul style="list-style-type: none"> • change to internal layout 	<ul style="list-style-type: none"> • increase in building footprint (Figure 16) • new uncovered area • change to the facade (Figure 17)
COLA		<ul style="list-style-type: none"> • amendments to materiality including reduction in wood materials and increase in the use of steel elements.



Approved



Proposed

Figure 5 | Approved and proposed site plan (Base source: SRtS 2021)

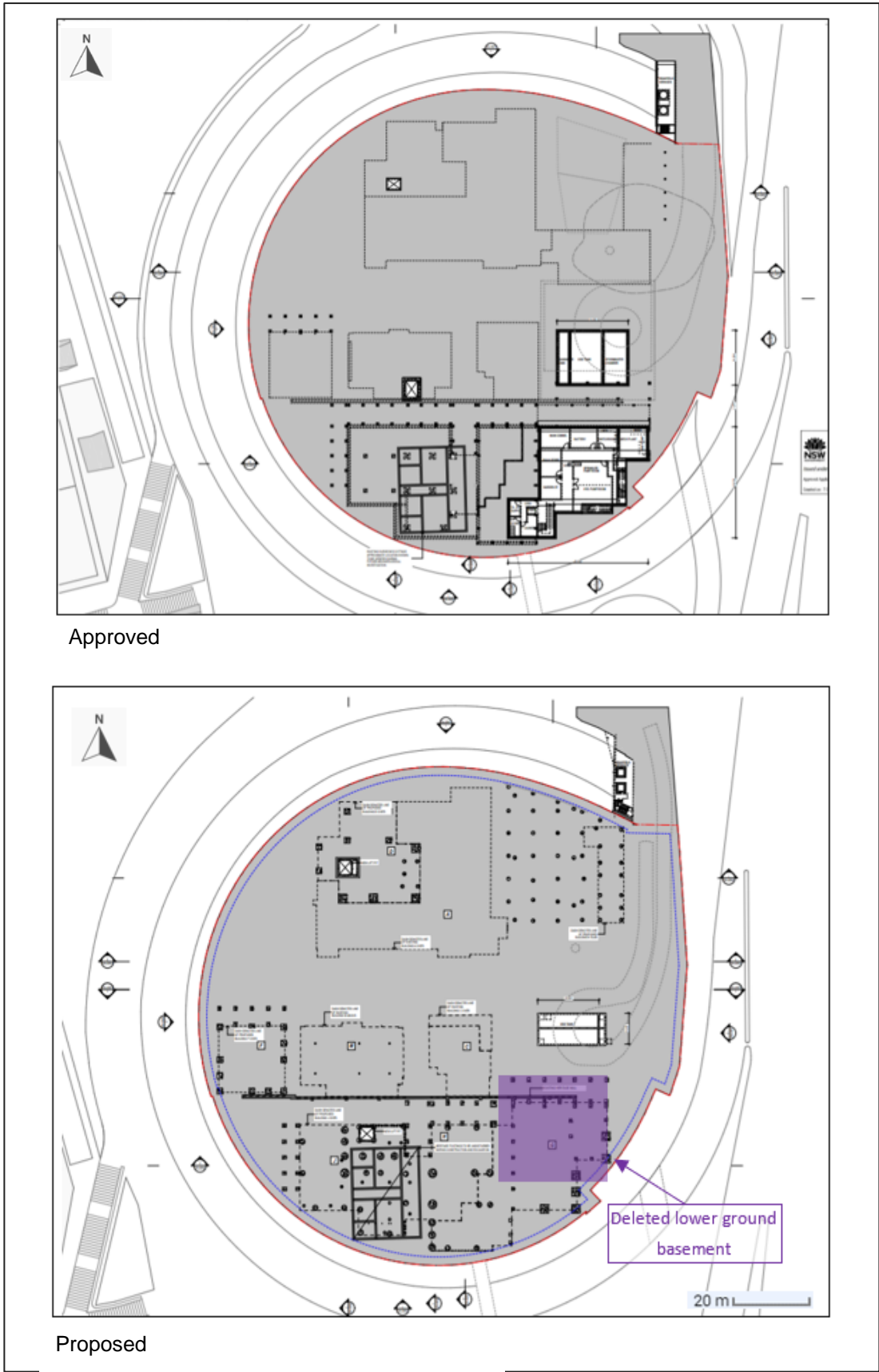
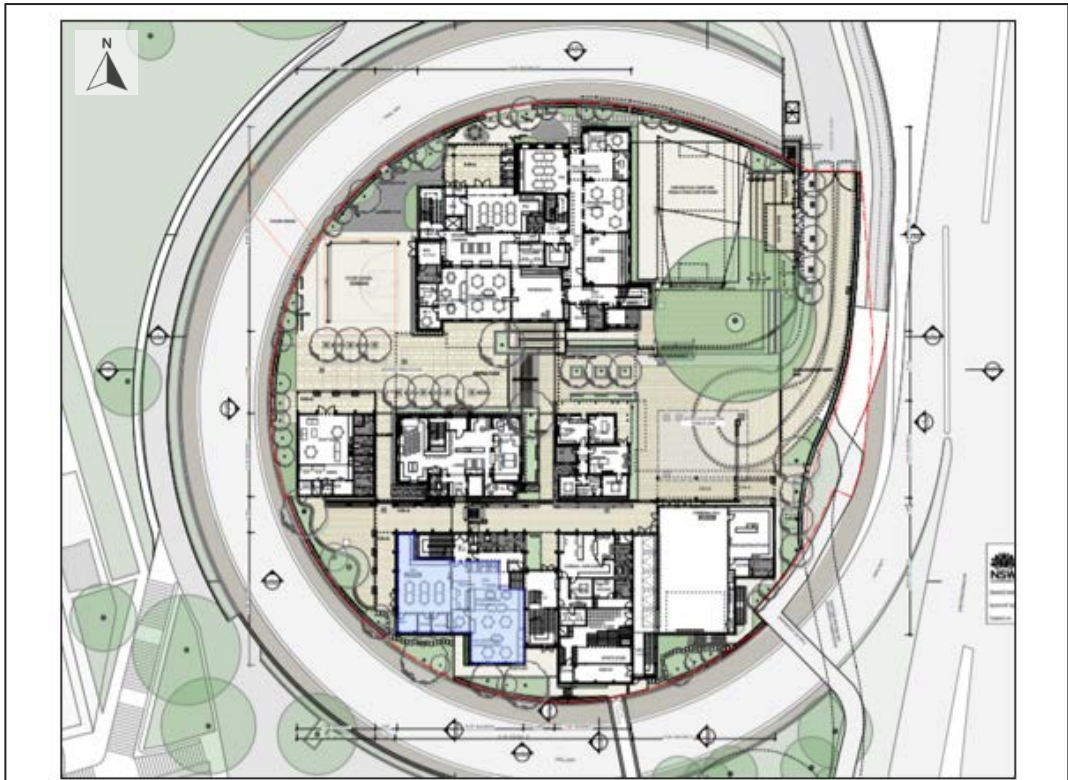
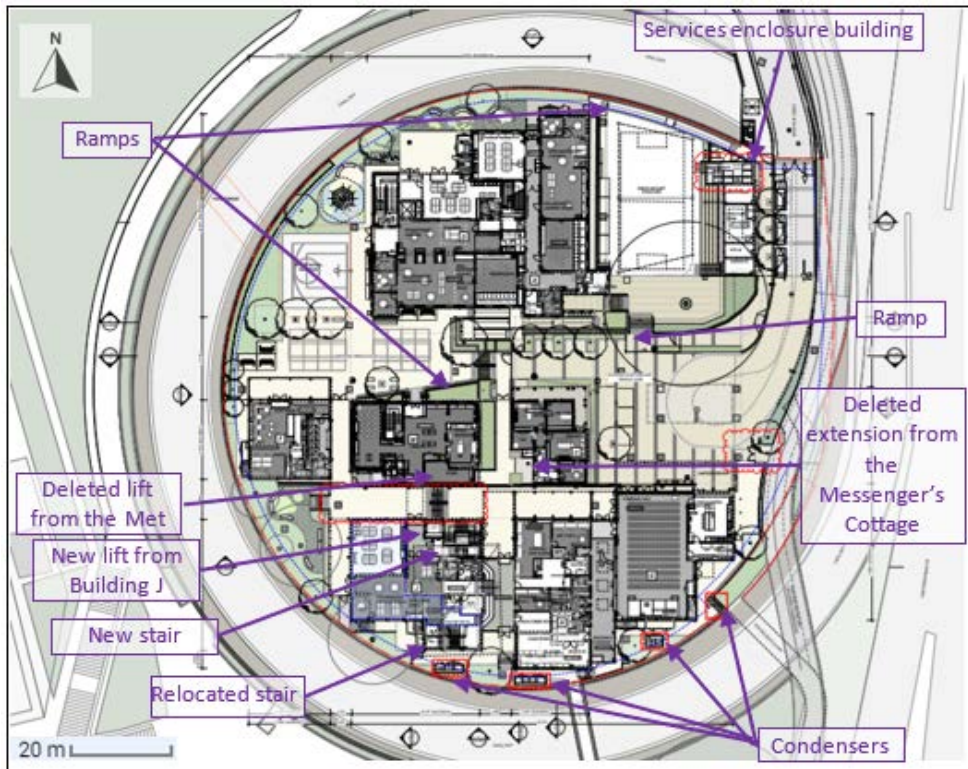


Figure 6 | Approved and proposed lower basement floor level (Base source: SRtS 2021)

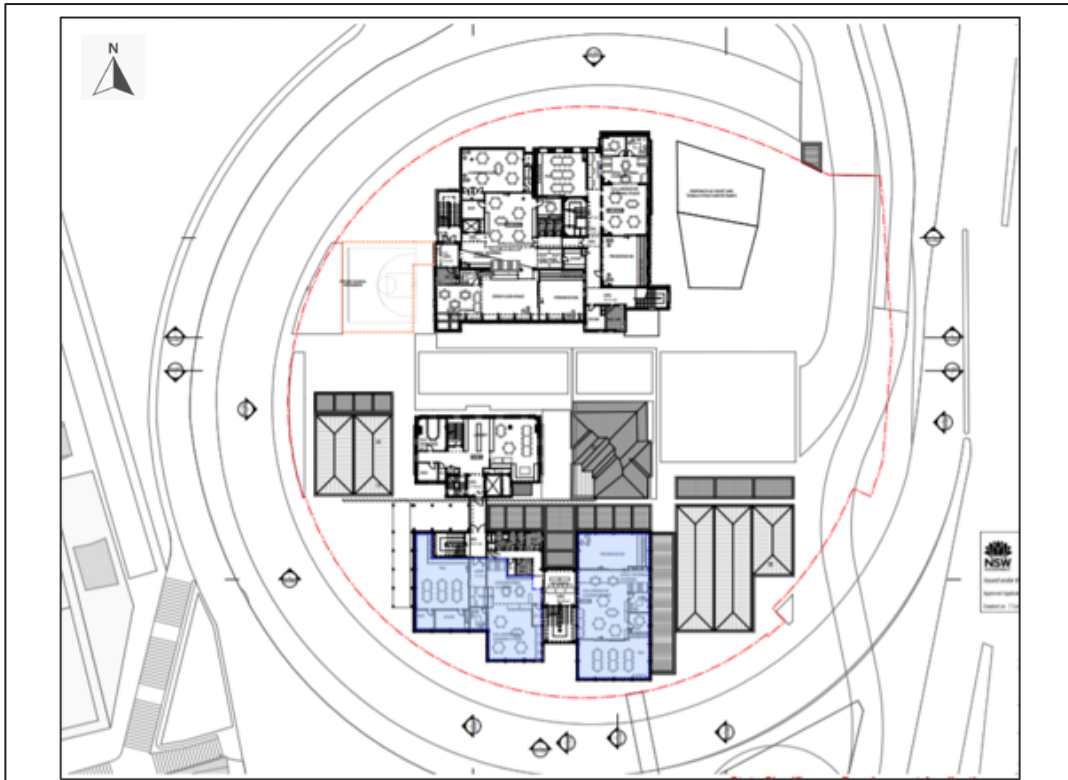


Approved

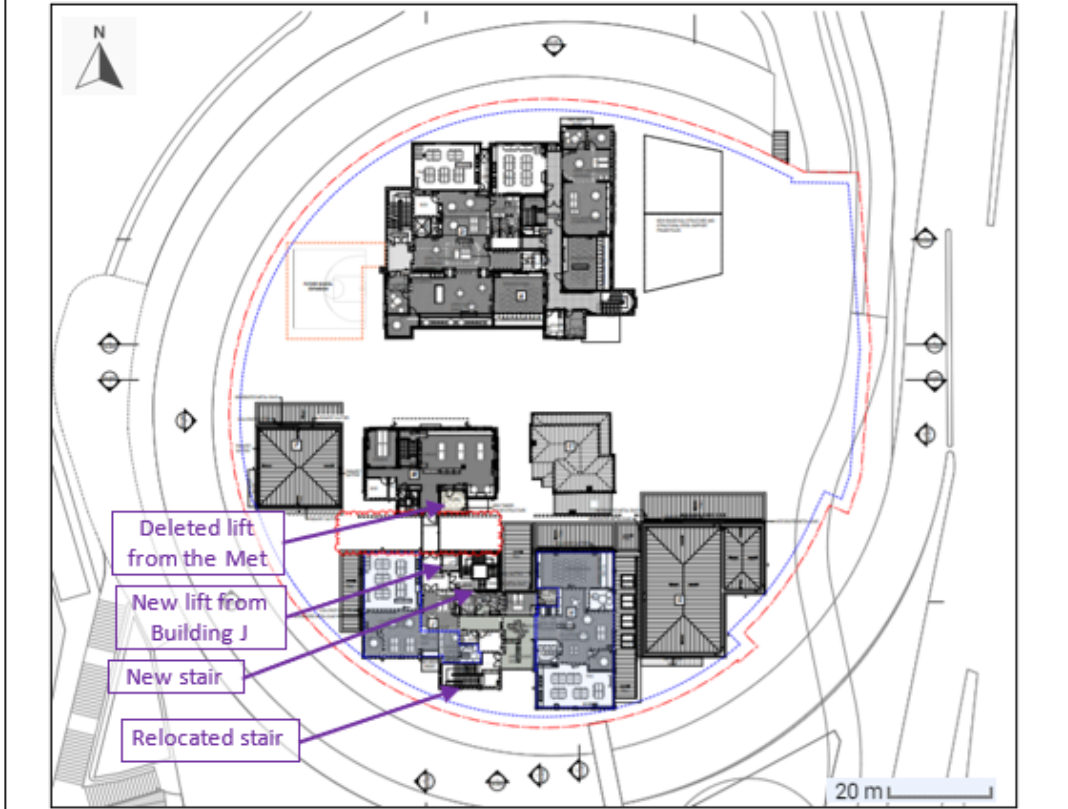


Proposed

Figure 7 | Approved and proposed ground floor level (Base source: RtS 2021)



Approved



Proposed

Figure 8 | Approved and proposed Level 1 (Base source: RtS 2021)

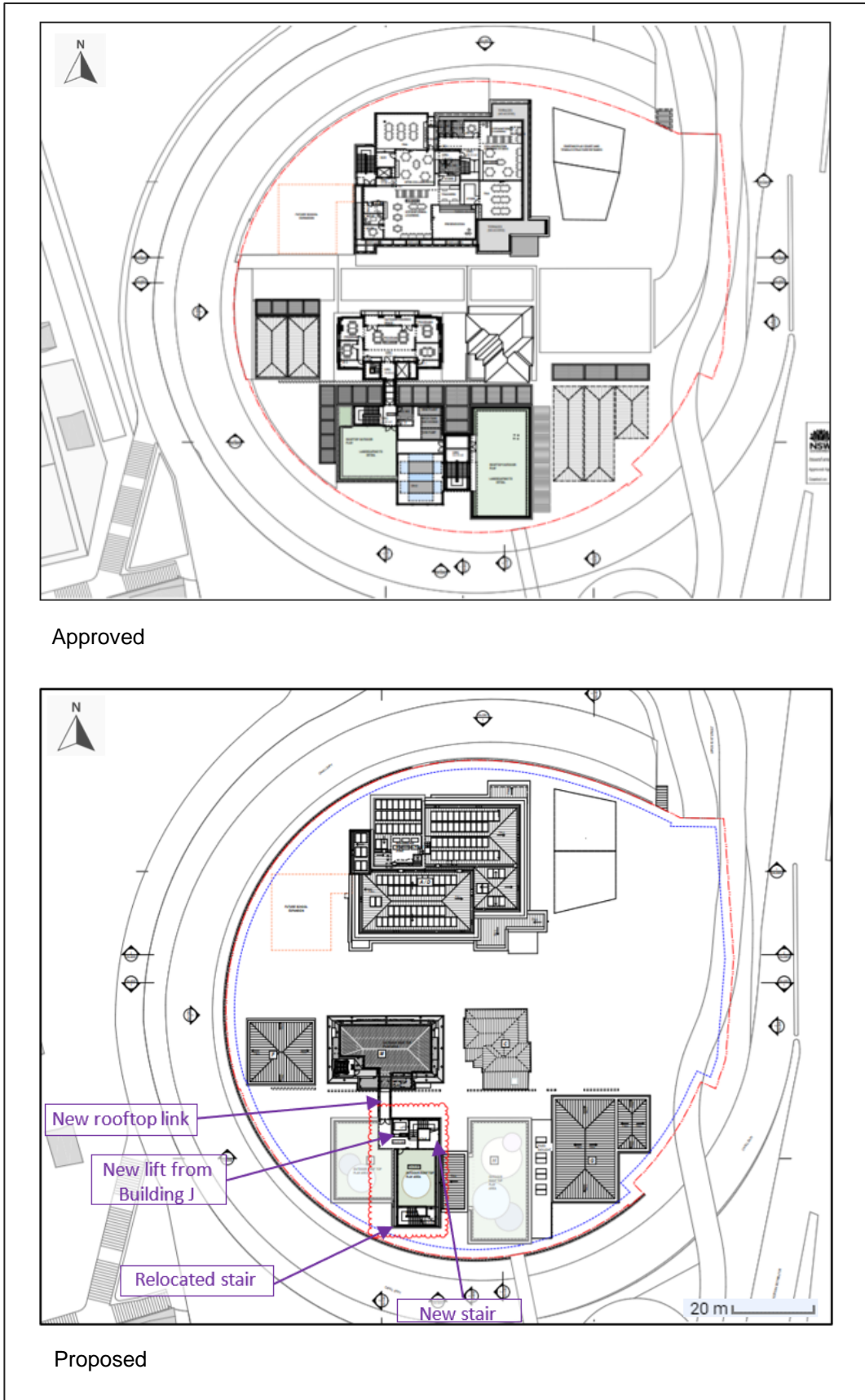


Figure 9 | Approved and proposed Level 2 (Base source: RtS 2021)

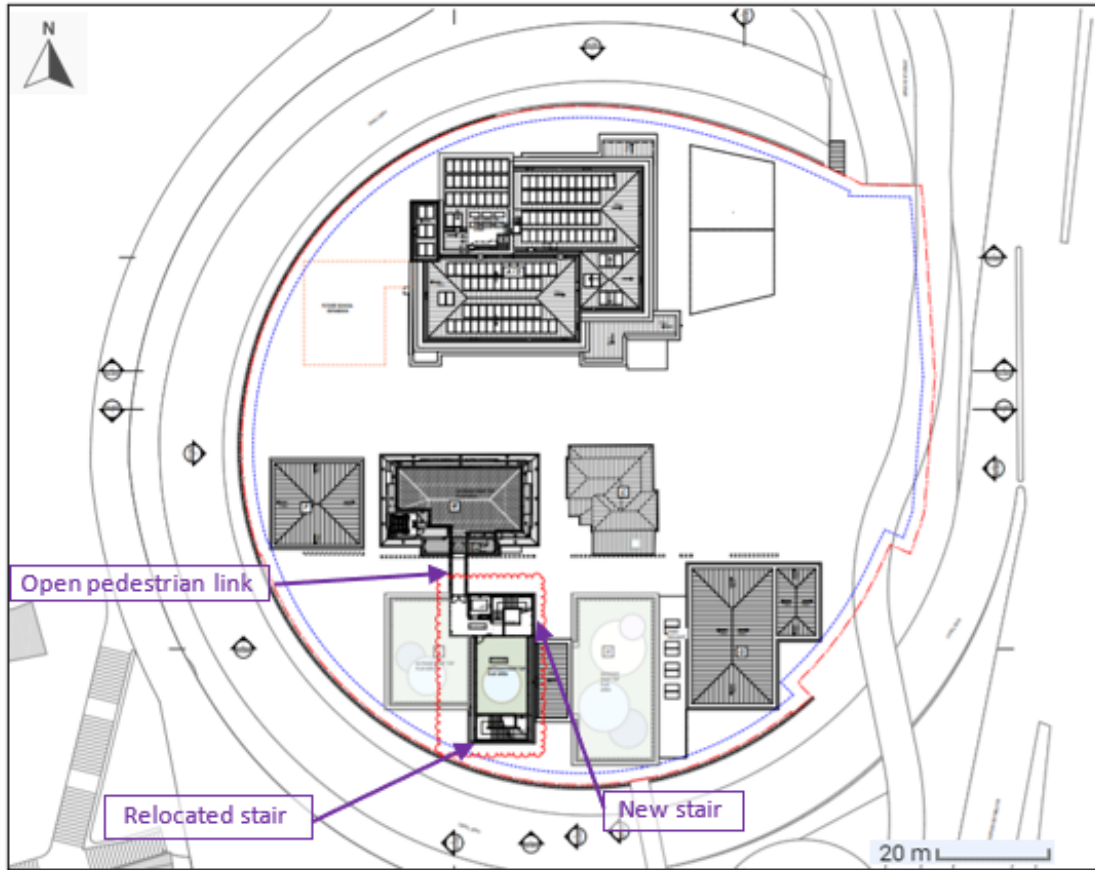
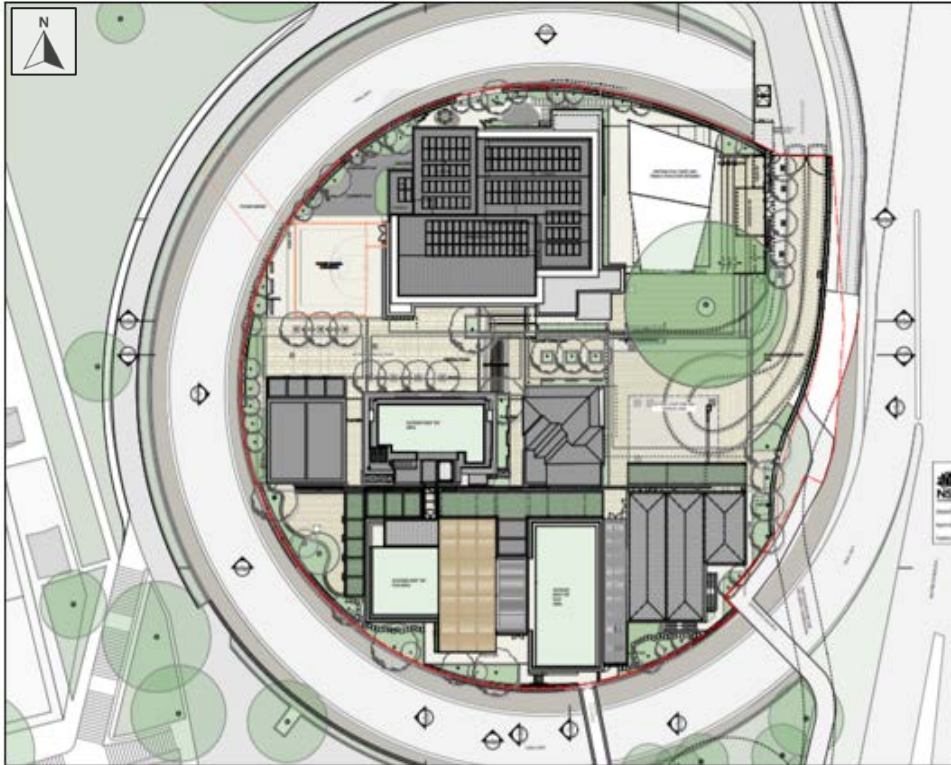
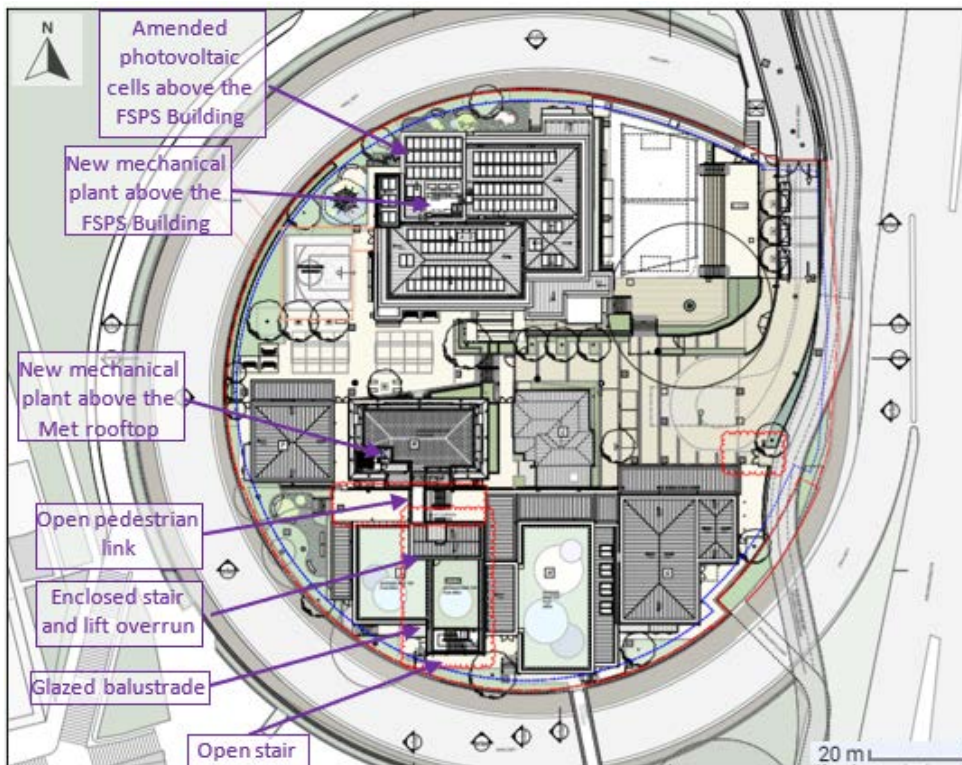


Figure 10 | Proposed addition to Building J (Base source: RtS 2021)



Approved



Proposed

Figure 11 | Approved and proposed roof level (Base source: RtS 2021)

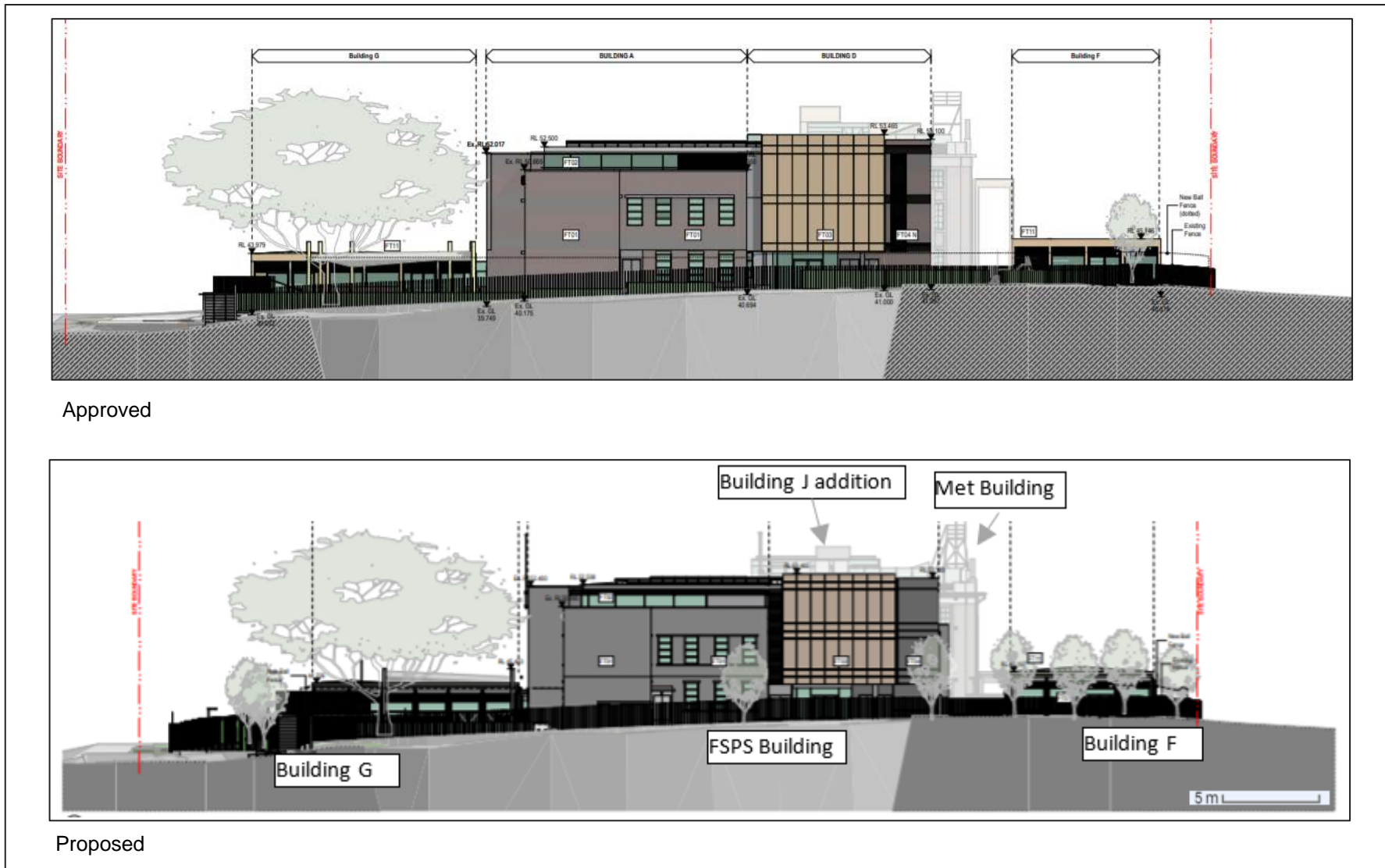
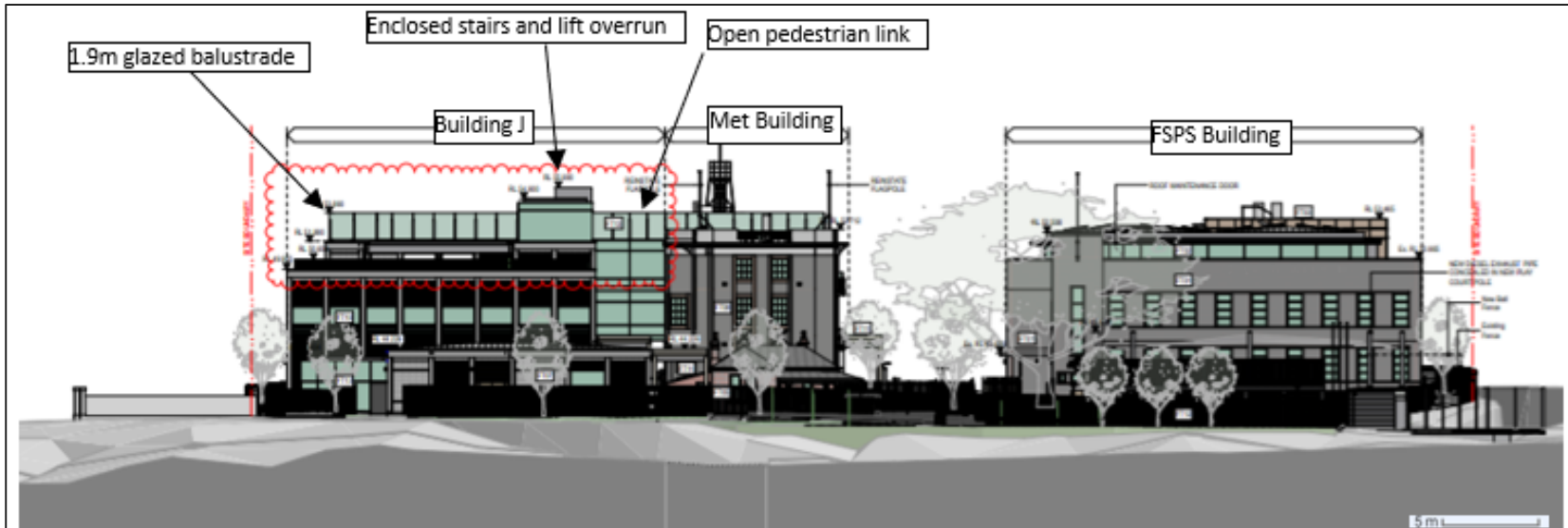


Figure 12 | Approved and proposed northern elevation (Base source: RtS 2021)



Approved



Proposed

Figure 13 | Approved and proposed eastern elevation (Base source: RtS 2021)

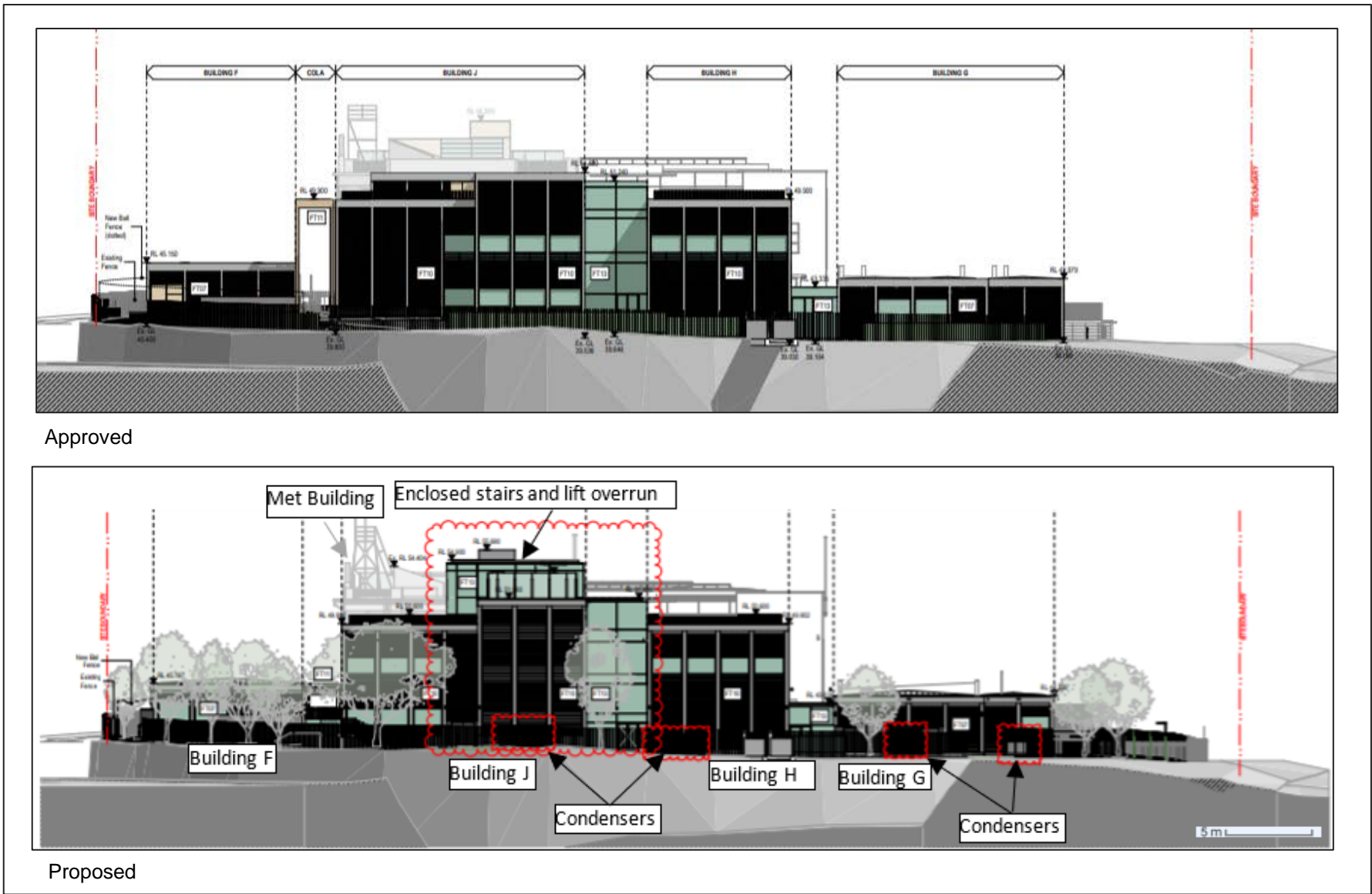
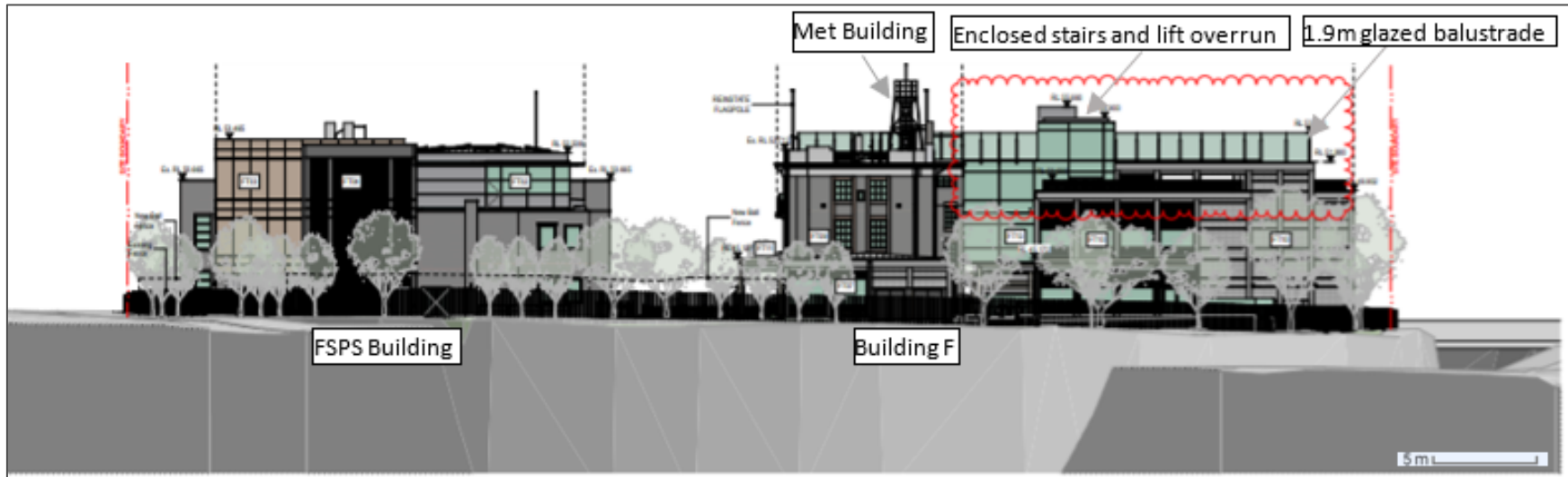


Figure 14 | Approved and proposed southern elevation (Base source: RtS 2021)



Approved



Proposed

Figure 15 | Approved and proposed western elevation (Base source: RtS 2021)

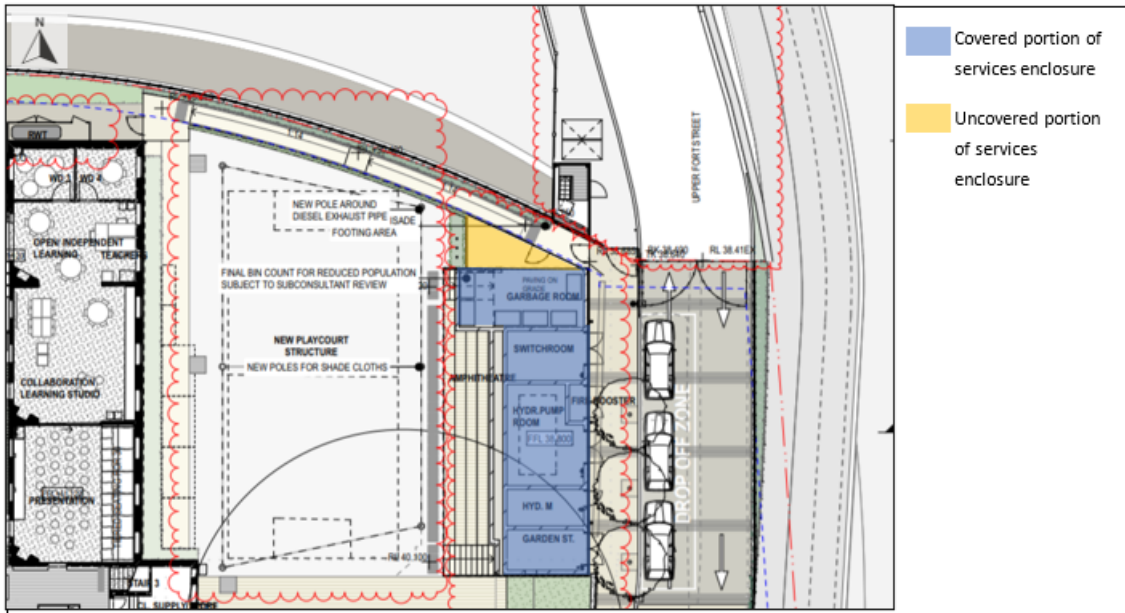


Figure 16 | Proposed services enclosure (Base source: Modification report 2021)

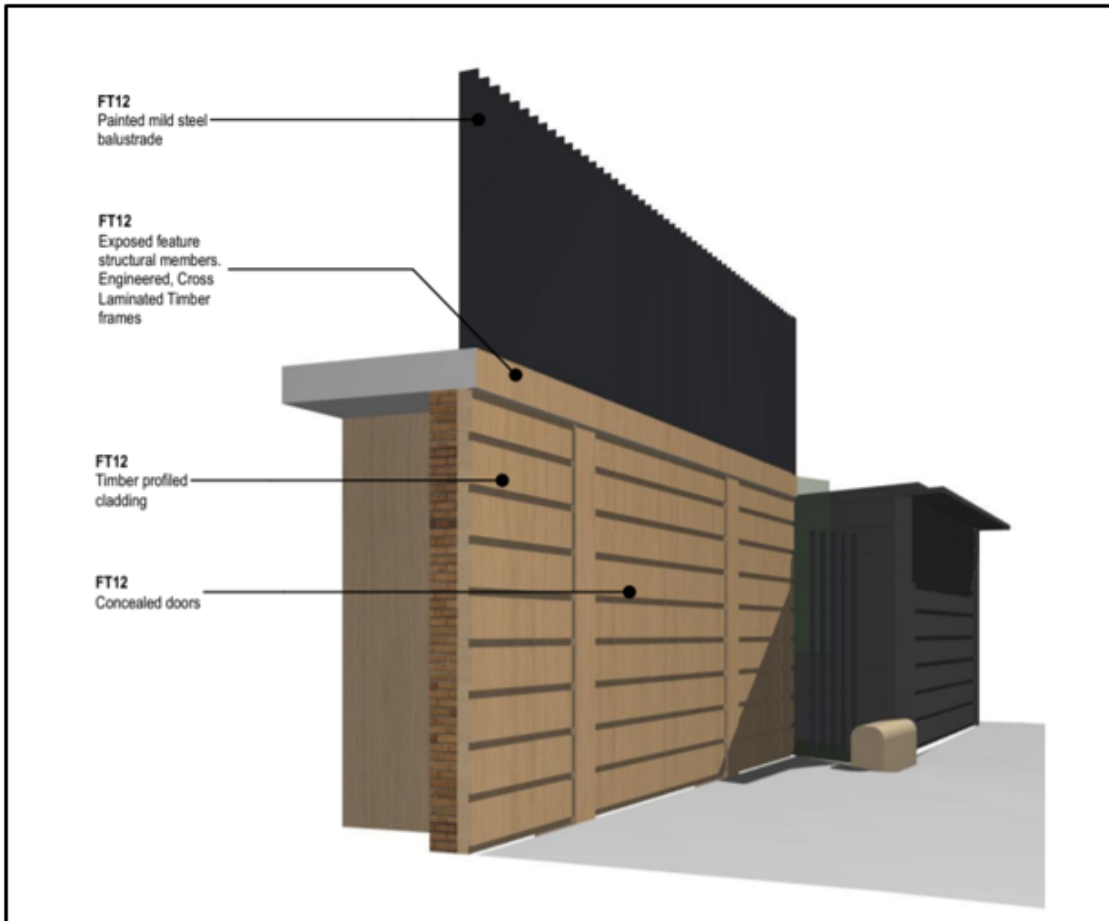


Figure 17 | Proposed treatment to the services enclosure area (Source: Modification report 2021)

2.2 Stormwater management systems

Proposed modification to the stormwater management system includes reduction in capacity of the onsite stormwater detention system from 136 sqm to 66.9 sqm which would be supplemented by new rainwater tanks. The rainwater tanks are proposed to adjoin the FSPS Building and Buildings F, G, H and J and be enclosed with light weight cladding material (**Figure 19**).

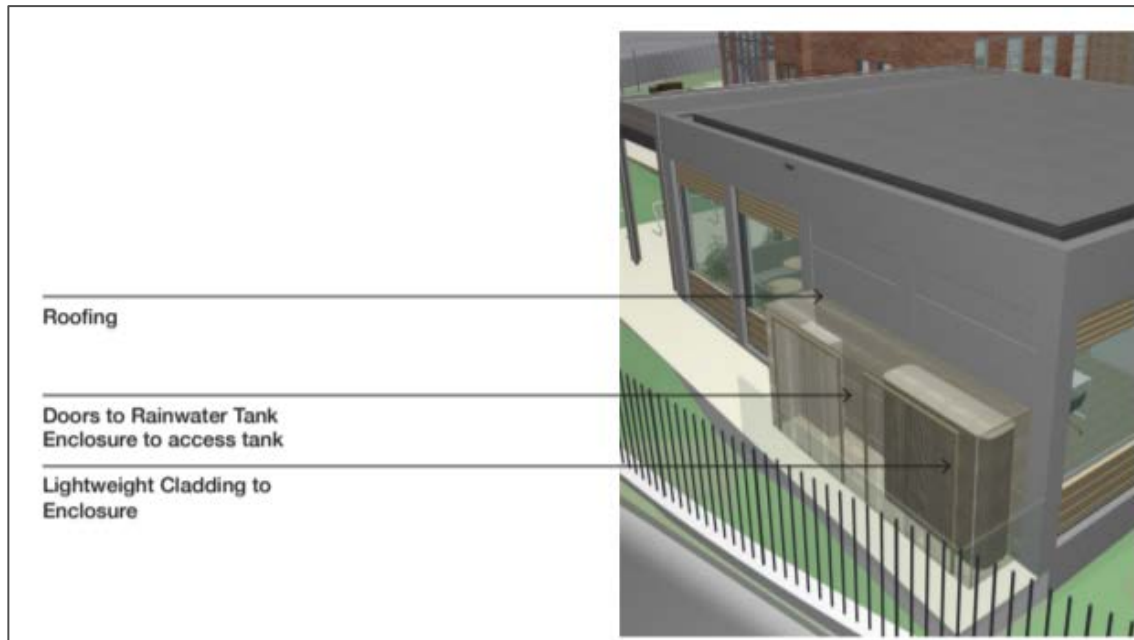


Figure 18 | Proposed treatment of rainwater tanks (Source: Modification report 2021)

2.3 Landscape

The following changes are proposed to the landscape plan, to improve functionality and maintenance requirements of the school:

- reduction of the tree canopy coverage, to create additional unimpeded play area which would improve sightlines for staff supervising students during play periods
- reduction of ground floor paved and timber decking area and replacement with concrete
- deletion of the green trellis planting from the colonnades
- deletion of detachable items from trafficable rooftops including furniture
- removal of rooftop landscaping and replacement with softfall rubber (**Figure 20**).

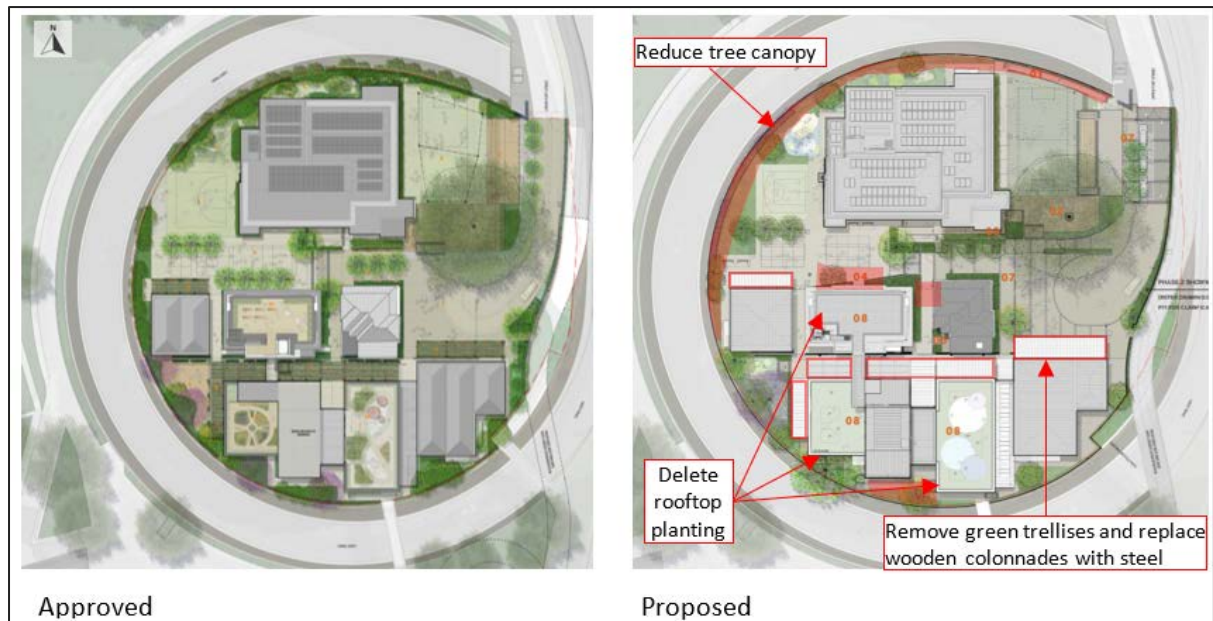


Figure 19 | Landscape modifications (Source: Modification Report 2021)

The Applicant stated that the landscape plan requires changes to improve pedestrian and vehicular access, including:

- reduction of tree planting along the eastern perimeter of the site, to improve cyclists' sightlines from the Sydney Harbour Cycleway
- additional pedestrian access points (shown in purple in **Figure 21**) to improve accessibility and pedestrian safety
- relocation of the sandstone heritage pier and marking of the original position with a sandstone inlay
- addition of concrete plinths within the multi-purpose play area, to visually and physically distinguish it from other parts of the school grounds (**Figure 22**)
- removal of a portion of the sandstone kerb and palisade fence adjacent to the new drop-off / pick-up zone, and replacement with materials which are sympathetic to the heritage significance of the site (**Figure 23**).

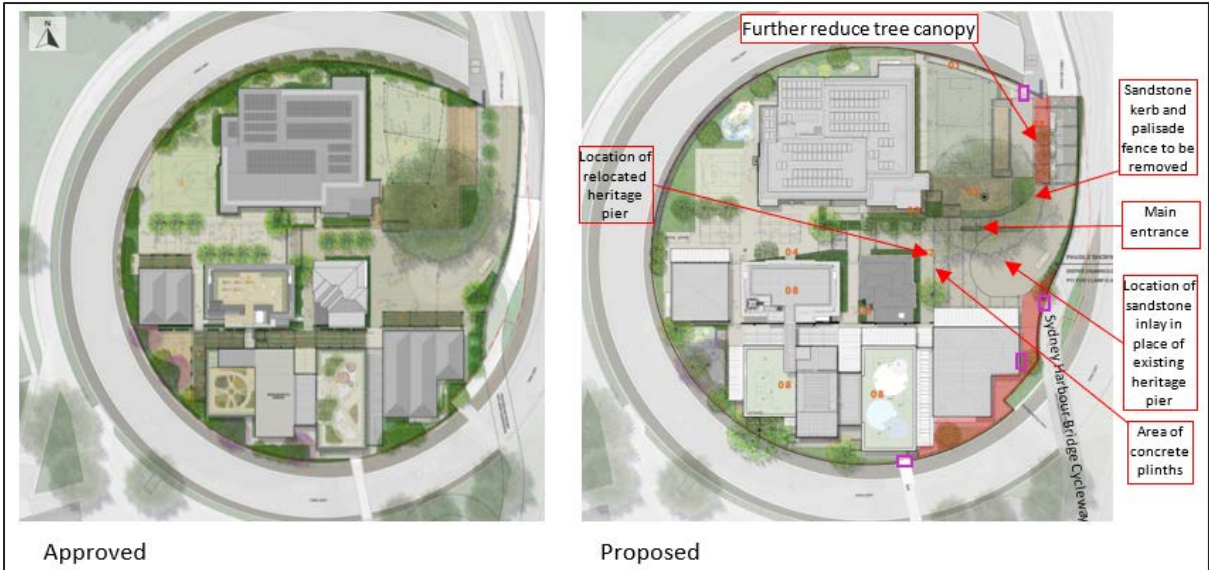


Figure 20 | Landscape modifications to improve access (Source: Modification Report 2021)

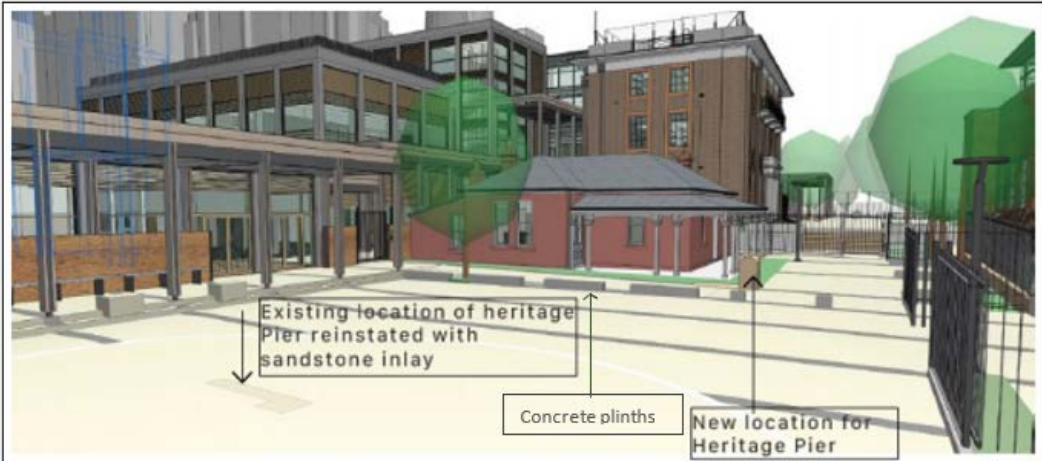


Figure 21 | Modifications to the multi-purpose drop-off / pick-up turnaround area (Source: Modification report 2021)

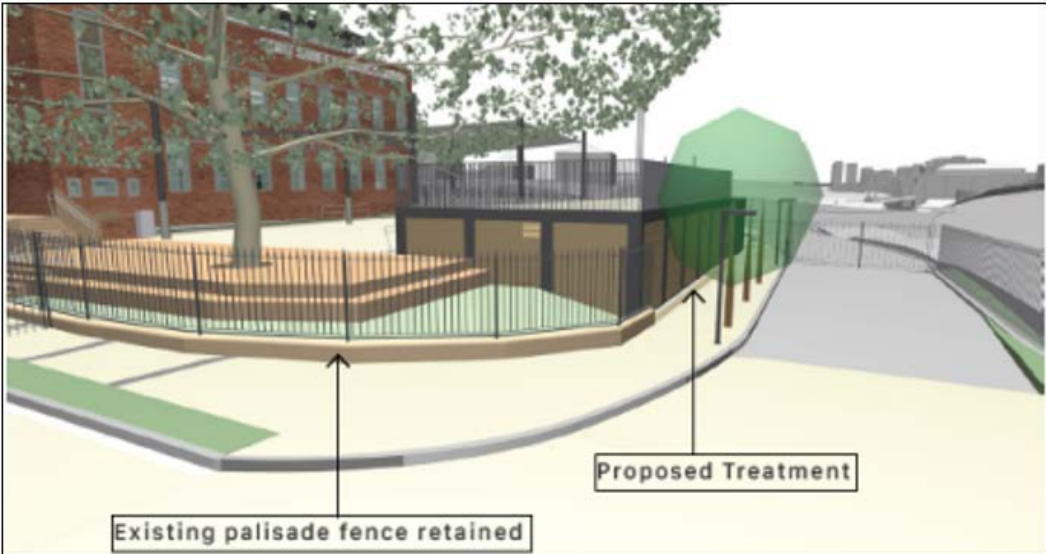


Figure 22 | Proposed treatment in place of palisade fence and sandstone kerb adjoining new drop-off / pick-up zone (Source: Modification report 2021)

2.4 Drop-off / pick-up and access

To improve safe interaction between pedestrians, cyclists and vehicles, the Applicant proposes to modify the:

- Phase 1 and Phase 2 drop-off / pick-up arrangement, including relocation of the drop-off / pick-up zone within the multi-purpose paved area to Upper Fort Street
- Bradfield Tunnel Services Building and access hatch
- width of Upper Fort Street and footpath.

2.5 External lighting

The Applicant proposes to amend the approved external lighting, by removing lighting on building rooftops and reducing the number of pole top lights. An External Lighting Strategy was provided to support the proposed modification to external lighting. The aim of the amendments to the external lighting is to reduce light spill on the surrounding properties including the National Trust Centre, the Sydney Observatory, residential properties on 80-94 Kent Street, the Langham Hotel and S.H Ervin Gallery.

3 Originally proposed modification

The original modification included:

- new additional partial storey above Building J including an enclosed plant equipment room containing condensers and mechanical ventilation equipment
- covered pedestrian link from the Met Building rooftop to the new lift in Building J
- double height covered colonnade between the Met Building and Building J (**Figure 24** and **Figure 25**)
- reduction in tree planting from 58 to 23.

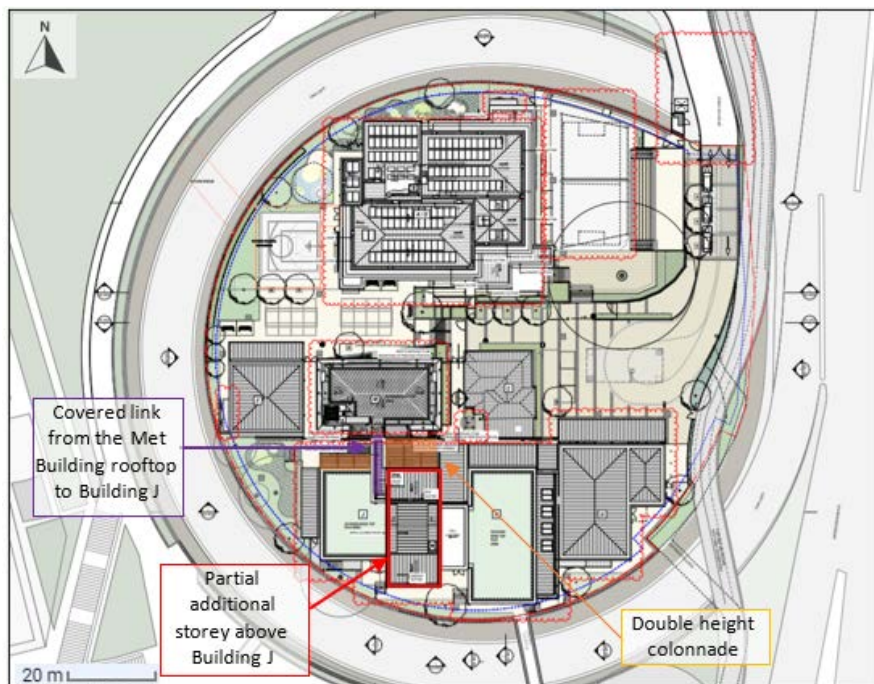


Figure 23 | Proposed amended site plan as originally lodged (Base source: Modification report 2021)

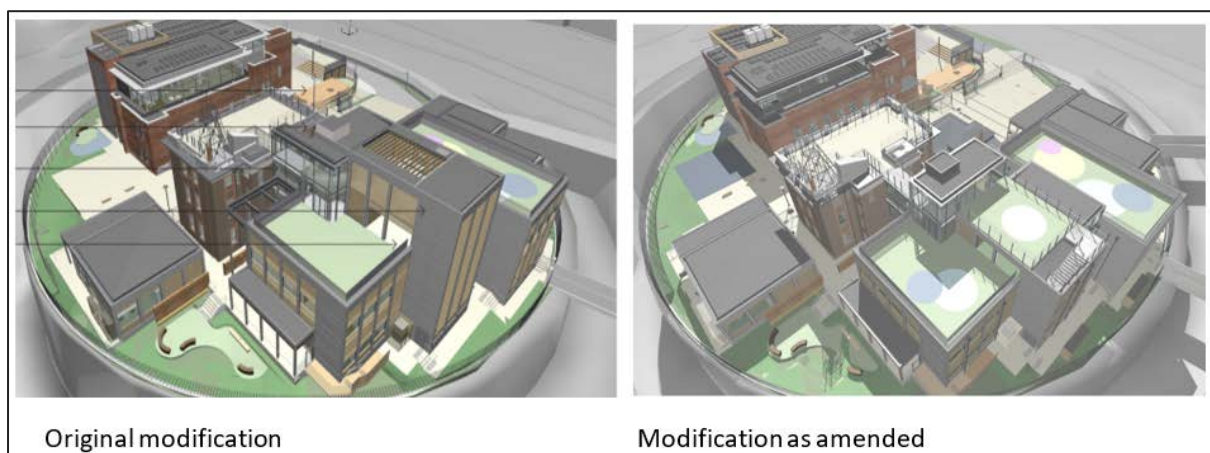


Figure 24 | The site as viewed from the south-west (Source: Modification report and RtS 2021)

The modification application was substantially amended (described in **Section 2**) in response to the issues raised in the public submissions and government agency advice. This is discussed further at **Section 6**.

4 Strategic context

The Department considers the development to which the modification relates to remains consistent with its original strategic context given that it would continue to:

- propose improved school facilities to meet the growing needs of Sydney, as consistent with the Greater Sydney Commission's (GSC) Greater Sydney Region Plan, *A Metropolis of Three Cities*
- provide opportunities to co-share facilities with the local community, as consistent with the GSC Eastern City District Plan
- provide an improved educational facility in an accessible location and provide access to additional new employment opportunities close to public transport, as consistent with Transport for NSW's *Future Transport Strategy 2056*
- propose a school design to accommodate infrastructure and facilities sharing with communities, as consistent with the *State Infrastructure Strategy 2018 – 2038 Building the Momentum*
- promote and cater for bicycle use through the provision of end-of-trip facilities, as consistent with the Sydney's Cycling Future 2013
- provide direct investment in the region of approximately \$53,893,955, which would support 229 construction jobs and 20 operational jobs.

5 Statutory context

5.1 Scope of modification

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a section 4.55(2) modification application as the proposal:

- would not significantly increase the environmental impacts of the project as approved
- is substantially the same development as originally approved
- would not involve any further disturbance outside the already approved disturbance areas for the project.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(2) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(2) of the EP&A Act, rather than requiring a new development application to be lodged.

5.2 Consent authority

5.2.1 Minister's delegate as consent authority

The Minister for Planning and Public Spaces is the consent authority for the application under section 4.5(a) of the EP&A Act. However, under the Minister's delegation dated 26 April 2021, the Deputy Secretary, Assessment and System Performance may determine the application.

5.3 Mandatory matters for consideration

The following Environmental Planning Instruments (EPIs) and draft EPIs apply to the site:

- State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP) 2011
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP)
- State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)
- Draft State Environmental Planning Policy (Remediation of Land) (Draft Remediation SEPP)
- Draft State Environmental Planning Policy (Environment) (Draft Environment SEPP)
- Draft State Environmental Planning Policy (Education) (Draft Education SEPP)
- Sydney Local Environmental Plan (SLEP) 2012.

The Department conducted a comprehensive assessment of the project against the mandatory matters for consideration as part of the original assessment of SSD-10340.

The Department considers this modification application does not result in significant changes that would alter the mandatory matters for consideration under section 4.15 of the EP&A Act and conclusions made under the original assessment.

6 Engagement

6.1 Department's engagement

In accordance with clause 10 of Schedule 1 to the EP&A Act and clause 118 of the Environmental Planning and Assessment Regulation 2000, the Department exhibited the application for 28 days from 23 April to 20 May 2021 by publishing the application on the Department's website. The Department notified adjoining landowners and relevant state and local government agencies in writing. The Department has considered the comments raised in the government agency advice and public submissions during the assessment (**Section 7**) and/or by way of recommended amendments to conditions in the instrument of consent at **Appendix B**.

6.2 Summary of advice received from government agencies

During the exhibition period, the Department received advice from five government agencies. A summary of the government agencies who provided advice is in **Table 2**. A link to the full copy of the advice is provided in **Appendix A**.

Table 2 | Summary of agency advice

Transport for NSW (TfNSW)

TfNSW requested the Applicant provide further information in relation to:

- waste collection access, including swept path analysis, and operations including safety control measures
- management of southbound vehicles during Phase 2 of the drop-off / pick-up operations
- management of safe interaction between cyclists and pedestrians, including showing that clear line of sight can be achieved at the pedestrian gate adjoining the future Sydney Harbour Bridge Cycleway.

Heritage NSW

Heritage NSW:

- advised that the reduction in area to be excavated would improve the archaeological conservation of the Surgeon's Cottage
- requested further information be submitted including updated archaeological research design and excavation methodology
- recommended additional conditions regarding the detailed design stage and Heritage Interpretation Plan to improve the site's historical archaeological heritage.

Heritage NSW did not support the new partial storey above Building J in relation to:

- the increase to the height, bulk and scale of Building J would exceed the Met Building as the dominant building on site and impact the building hierarchy of the site
- the additional visual impact on views and vistas to and from the site and Observatory Hill
- the visual and historic impact on the relationship between the National Trust Centre and the site

- a breach of the Conservation Management Plan (CMP) submitted as part of the EIS.

Environment, Energy and Science Group (EES Group)

EES Group advised that modifications to the Met Building would increase the likelihood of impacts on microbat habitat. EES Group recommended a condition in accordance with the original BDAR, to prepare a microbat management plan to investigate options for relocation using best practice techniques should any microbats be identified as part of the pre-demolition survey.

Environment Protection Authority (EPA)

EPA did not provide any comments.

Sydney Water

Sydney Water did not provide any comments.

6.3 Summary of submissions

During the exhibition period, the Department received a total of 88 submissions, including comments from Council, six submissions from community organisations and 81 public submissions. Community organisations that lodged submissions included the Millers Point Community Resident Action Group, Fort Street Public School Parents and Citizens' Association, the National Trust, and owners' corporations from residences on Kent Street. 84 of the public and community organisation submissions objected to the proposal. Two late public submissions were also received.

A summary of the Council submissions is provided at **Table 3** and copies of the submissions are in **Appendix A**. Key concerns raised in the public and community organisation submissions are summarised in **Table 4**.

Table 3 | Summary of Council submissions

City of Sydney Council (Council)

Original Modification	<p>Council advised it did not object to the modification, but had concerns in relation to:</p> <ul style="list-style-type: none"> • the modification having an acceptable heritage impact and recommended that: <ul style="list-style-type: none"> ○ a heritage consultant be involved throughout the detailed design and construction stages and throughout the preparation of a Heritage Interpretation Plan ○ any glazing used is to be clear and colour neutral. • landscape: <ul style="list-style-type: none"> ○ the reduction in number of new trees to be planted from 59 to 35 is not supported. As City greening and canopy cover is a Premier's Priority, the deletion of the trees is not supported.
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-
- removal of the trellis planting from the colonnades and replacement of the wooden awning to steel is not supported
 - the reduction of the capacity of the onsite stormwater detention system is recommended to be offset by planting of four medium trees
 - the replacement of timber decking with synthetic turf and sofffall rubber is not supported
 - the changes to the rooftop planting is not supported and it is recommended that perimeter planting, shade structures and fixed seating be incorporated to create variation in surface treatment
 - a suitably qualified arborist is recommended to oversee construction of the accessible ramp to the south of the FSPS which is expected to impact the Morten Bay Fig Tree.
- traffic and access:
 - further information is required to detail the movements associated with the proposed pedestrian and cyclist crossing during Phase 1 drop-off / pick-up
 - the pedestrian gate opening along the southern boundary swings outwards onto the public footpath and cycleway and should be amended
 - further information is required to show movement of large vehicles in the multi-purpose play area
 - the amendments to Upper Fort Street may impact four existing on-street car parking spaces and further information is required in relation to the treatment of the affected spaces.
 - other:
 - the door opening from the Bradfield Tunnel Services Building swings outwards onto the public footpath and should be amended
 - the relocation of the stormwater kerb inlet on the western kerb of Upper Fort Street is recommended to be addressed prior to the issue of any construction certificate
 - a revised Waste Management Plan is required to address vehicular access arrangements and location and space allocated for bin and bulky waste storage.

Response to Submissions

Council requested that the modification be amended to:

- reduce the bulk of the additional partial storey above Building J
 - increase tree canopy coverage and rooftop landscaping
 - limit the use of synthetic turf
 - remove the proposed 'no parking 2.30pm to 3.30pm' signage along Upper Fort Street.
-

Council advised that the RtS adequately addressed its submission in relation to waste management.

In a further supplementary submission, Council stated it had engaged with the National Trust and residents of Millers Point, to discuss alternate design options to reduce the bulk of the storey above Building J, including:

- deletion of the roof over the top of the southern stair
- deletion of the roof over the plant area

screening of the plant area with lightweight material.

**Supplementary
Response to
Submissions**

Council advised that it was satisfied that the design amendment of Building J improved visual impact on the Met Building and is more consistent with the approved SSD. Council recommended the following to enable tree canopy coverage to be more consistent the approved SSD, including:

- planting of 34 trees
- amendment of trees along the site perimeter to species with larger tree canopy
- reinstatement of trellis and rooftop planting.

Table 4 | Summary of community organisation and public submissions

Community organisation and public submissions concern	
Bulk and scale	<p>Concern in relation to the change in height and design of the new partial storey above Building J, including that:</p> <ul style="list-style-type: none"> the justification of the removal of the basement plant and equipment from Building G and relocation to Building J is not balanced with the impact to heritage the modification would set a precedence for building height in the local area the proposed design is excessive and would not conform with the surrounding low density, landscaped character of Observatory Hill.
Heritage	<p>Concern in relation to the non-compliance with the CMP submitted as part of the original EIS, caused by the increase in height and visual dominance of Building J over the Met Building.</p>
Visual amenity	<p>Concern in relation to the visual impact caused by the new partial storey above Building J to:</p> <ul style="list-style-type: none"> northerly and north-easterly iconic views of private residences to the south and west of the site would be obstructed the National Trust Centre the public domain including the Sydney Harbour Bridge
Community consultation	<p>Concern in relation to the inadequate level of community consultation carried out by the Applicant during the preparation of the modification.</p>

Other concerns raised include pedestrian and cyclists' interaction during drop-off / pick-up operations, reduction in tree canopy coverage, and overshadowing to the National Trust Centre. **Figure 26** shows the number of times each key issue was raised in the community and public submissions.

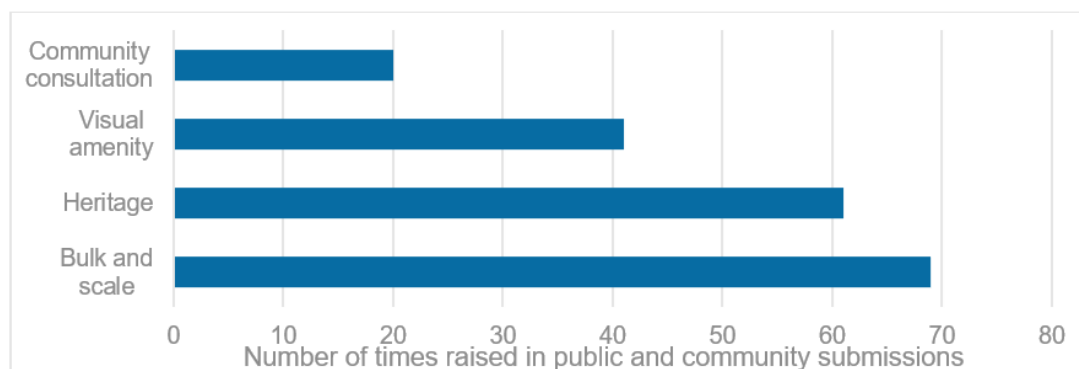


Figure 25 | Summary of key concerns raised in community organisation and public submissions.

6.4 Response to submissions and government agency advice

Following the exhibition of the modification report, the Department placed copies of all submissions received during exhibition on its website and requested the Applicant provide a response to the issues raised.

On 30 July 2021, the Applicant provided a Response to Submissions (RtS) (**Appendix A**) on the issues raised during exhibition. The RtS included:

- revised Visual Impact Assessment (VIA) to assess view impacts from nearby private residences
- a detailed response to:
 - Heritage NSW, from the Heritage Consultant that prepared the CMP
 - Council, including statements and reports from the Applicant's traffic consultants and acoustic engineer and an Operational Waste Management Plan
 - EES Group, from the ecologist that prepared the Biodiversity Development Assessment Report.

The RtS was made publicly available on the Department's website and referred to relevant public authorities; four responses were received. In addition, nine supplementary submissions were received from the public, and five supplementary submissions were received from community organisations. As the submissions were received outside the statutory community participation period, the Department did not place them on its website.

A summary of issues raised in the government agency advice is provided in **Table 5** and copies the submissions may be viewed at **Appendix A**.

Table 5 | Summary of government agency advice to the RtS

Heritage NSW

Heritage NSW advised that the improvement to historical archaeology does not justify the compromise of other heritage values. Heritage NSW referred to the concerns raised in its previous submission in relation to Building J.

EES Group

EESG advised that the RtS had addressed the biodiversity matters raised in its previous submission.

TfNSW

TfNSW made no comments in relation to the RtS.

6.5 Supplementary Response to Submissions

The Department reviewed the RtS and requested that the Applicant present the modification to the State Design Review Panel (SDRP) and address concerns raised by Council, Heritage NSW and in the public submissions regarding visual and heritage impacts of the proposed additional storey to Building J. The application was presented to the SDRP, including a Council representative, on 1 September 2021.

On 13 September 2021, the Applicant submitted a SRtS which responded to Council, Heritage NSW and SDRP comments. The SRtS also responded to supplementary public submissions and included:

- an architectural statement with revised plans, including:
 - deletion of the partial storey above Building J, by deleting the mechanical plant storage area
 - amendment of the lift overrun and one enclosed stair on the rooftop Building J to include glazed enclosure
 - conversion of one enclosed stair to an open stair
 - 1.9m high glazed balustrade around the southern, eastern and western perimeter of the rooftop of Building J
 - deletion of the roof over the bridge link and double height colonnade between the Met Building and Building J rooftops
 - addition of three additional trees to the ground floor landscape plan
- a statement from the Heritage Consultant that prepared the CMP to justify that the revised design is consistent with the CMP
- revised visual impact modelling from two nearby residences and justification that the extent of impact would be reduced.

The SRtS was made public available on the Department's website and referred to the relevant public authorities. Supplementary submissions were received from one community organisation and four members of the public. Given that the submissions were received outside the statutory community participation period, the Department has not placed them on its website.

Heritage NSW supported the amended design set out in the SRtS and noted the Applicant has committed to ensuring the detailed design of the lift overrun on Building J will be bespoke to minimise visual impact on the Met Building. Heritage NSW noted the Applicant's justification for a glazed balustrade 1.9m in height, and advised that any devices required for student safety on rooftops should include sympathetic material, framing, finishes and reflectivity to minimise impact to heritage. Heritage NSW recommended that the Applicant consult with it during the detailed design of the lift overrun, glazed balustrade on the rooftop of Building J, and any other safety devices on the trafficable rooftops.

7 Assessment

The Department has considered the modification application in the context of its assessment of the approved development. The Department considers the key issues for the modification are:

- built form and urban design including heritage
- visual impact
- landscape
- traffic and access.

Each of these is discussed below. Other issues considered during the assessment of the application are discussed at **Section 7.5**.

7.1 Built form and urban design

7.1.1 Heritage, bulk and scale

There are no maximum building height or floor space ratio development standards applicable to the site under the SLEP 2012. As detailed in **Section 1.1.1**, the site contains three local heritage items: the Met Building, the FSPS Building and the Messenger's Cottage. The site also contains the archaeological footings of the former Surgeon's Cottage which is of State significance. Sydney Observatory Hill and the National Trust Centre, listed on the State Heritage Register, are located to the north and south of the site, respectively.

The public submissions, including from the National Trust, objected to the height, bulk and scale with respect to heritage and visual amenity (**Section 7.2**).

The key driver behind the proposed modifications to the rooftop of Building J is the need to relocate the lift from the Met Building to Building J. The Applicant stated that since the SSD approval, the south-eastern stairs of the Met Building have been removed in preparation of the new lift core. Detailed dilapidation and engineering investigations have been carried out. These investigations have determined that the works required to install a lift would be highly invasive to the heritage fabric and value of the Met Building, and would not be feasible.

The south-eastern stairs (recently removed) in the Met Building provided connection from the ground floor to the rooftop. The Applicant advised these stairs should not be reinstated, as the previous design of the south-eastern stairs does not comply with the National Construction Code (NCC). However, the NCC requires a stair connection from the ground floor to the rooftop to ensure safe fire egress for students and staff using the Met Building rooftop. To comply with the NCC, the modification includes relocating the approved lift from the Met building to Building J, including new stairs to the rooftop of Building J. The Met building rooftop would be directly accessible from the Building J rooftop via a proposed open bridge link. The area previously occupied by the south-eastern stairs in the Met Building is proposed to be converted to a storage area. The bridge link was proposed to be covered as part of the original modification (**Figure 27**).

Original proposed modification

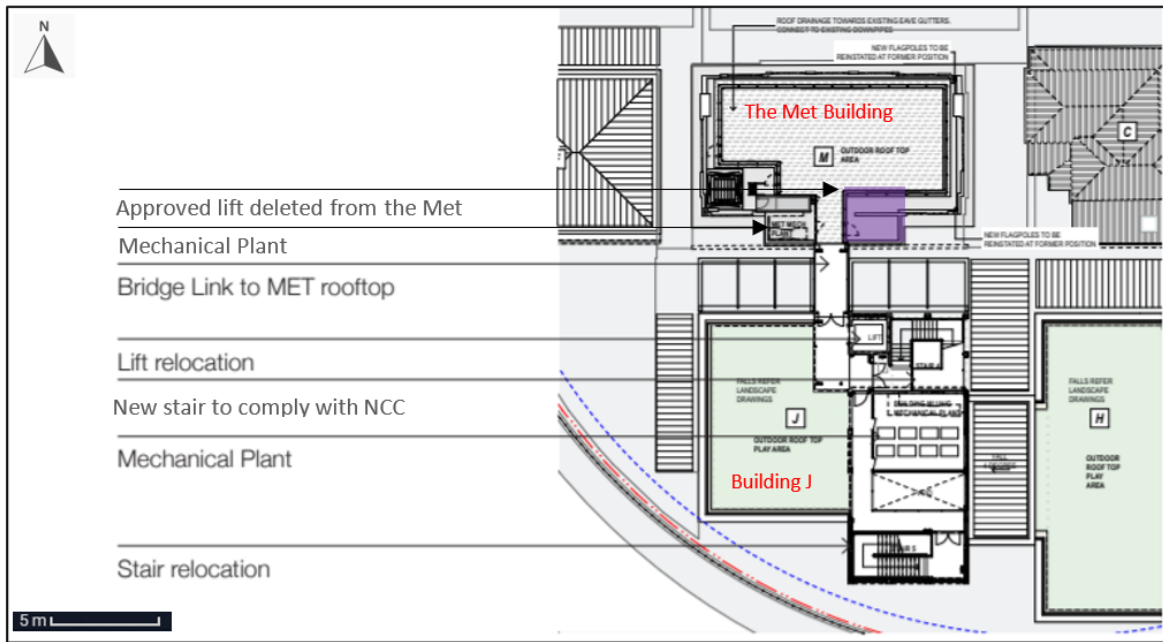


Figure 26 | Originally proposed modifications to the rooftop of the Met and Building J (Base Source: Modification Report 2021)

The approved SSD includes a basement level in Building G comprising service and mechanical plant equipment. The basement was located above the archaeological remains of the Surgeon’s Cottage. As part of the original modification, the Applicant proposed to delete the basement level to reduce impact to archaeological heritage by:

- relocating the mechanical plant area, comprising condensers and mechanical ventilation equipment, to Building J by creating a new storey (**Figure 28**)
- deleting fire protection infrastructure which was previously required due to NCC non-compliances associated with the Met Building rooftop (still proposed)
- reducing the site electrical services supply (still proposed).

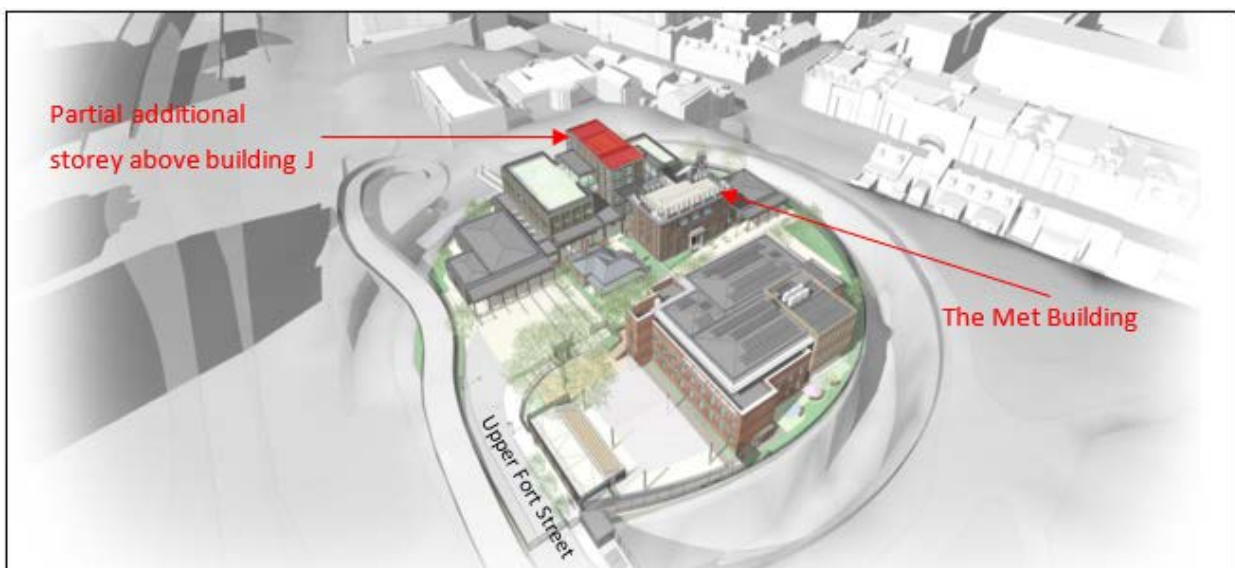


Figure 27 | View of the originally proposed modification from the north-east (Base source: Modification report 2021)

While Heritage NSW supported the reduction to archaeological impact, a new partial storey to Building J would affect the building hierarchy of the site. That is, the Met Building would no longer be the highest building on the site. Overall, Heritage NSW did not support the original modification, and advised it would not result in a good balance between historical heritage and archaeological heritage. The public submissions made comments that aligned with Heritage NSW.

The Department engaged GML Heritage to conduct an independent peer review of the original modification, including the submissions and advice received, and assess the merits of the proposal. This peer review generally agreed with Heritage NSW comments, and concluded that the:

- modified design of Building J:
 - breaches the objectives of some policies contained in the CMP
 - would result in it being the dominant building on site, which would have detrimental impact on the heritage significance of the Met Building, the heritage conservation area and the heritage items within the vicinity
 - should be revised so that the stairs, lift and plant rooms are relocated to minimise the visual impact.
- apart from the additional storey above Building J, the remaining modifications, including changes to the Met Building, Messenger's Cottage, the FSPS Building, Building G, sandstone kerb and palisade fence and heritage pier, are acceptable.

Council suggested that the original design of the modification could be amended so the rooftop additions to Building J do not read as a full storey by:

- deleting the roof over the top of the southern stair
- deleting the roof over the plant area
- screening of the plant area with lightweight material.

Consequently, the Department requested the Applicant present the original modification to SDRP for guidance on how best to resolve these design issues. The SDRP advised that to reduce bulk and scale of Building J, the modification should be amended to:

- move the mechanical plant equipment from the rooftop to the lower levels
- redesign the lift overrun to reduce its height as much as possible.

Amended modification application

To address issues raised in the public submissions, government agency and SDRP advice, the Applicant redesigned the original modification by:

- deleting the plant room equipment and relocating plant to level 2 and ground level (**Figure 29** and **Figure 30**)
- deleting the roof over the southern stair from Building J
- deleting the roof over the rooftop bridge link to the Met building
- reducing the height of the lift overrun by 543mm (from RL 56.230 to RL55.687)
- changing the materiality of the lift overrun and northern stairs from solid materials to glazing
- inclusion of a 1.9m glazed balustrade around rooftop of Building J for use as outdoor learning area.

Effectively, the proposed amendments deleted the additional partial storey to Building J, with the additional rooftop structures limited to the glazed lift, stair, bridge link and balustrade (**Figure 31**).



Figure 28 | Southern elevation - location of plant equipment (Source: SRtS 2021)

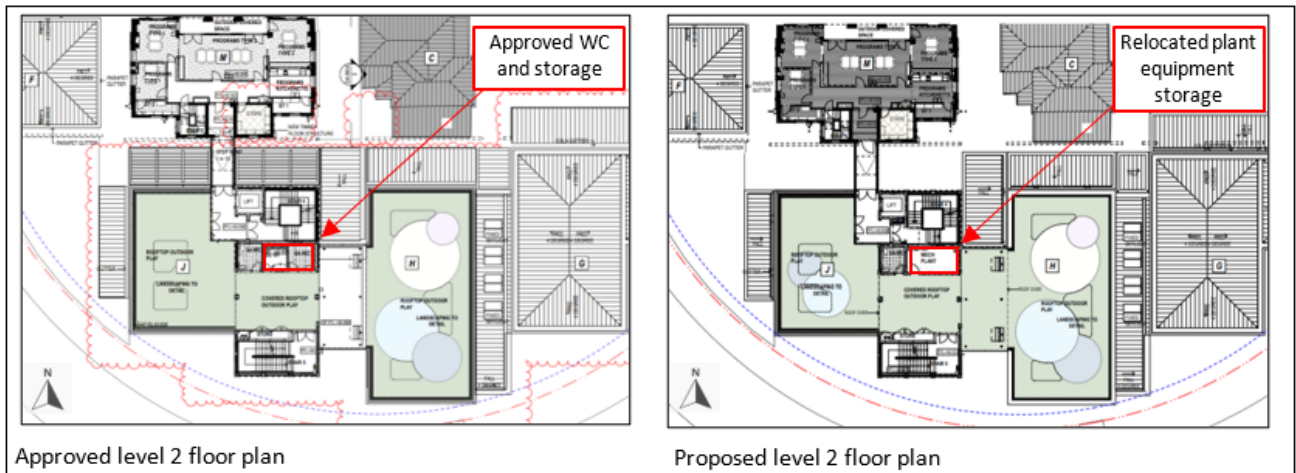


Figure 29 | Relocated plant equipment in Building J (Source: SRtS 2021)

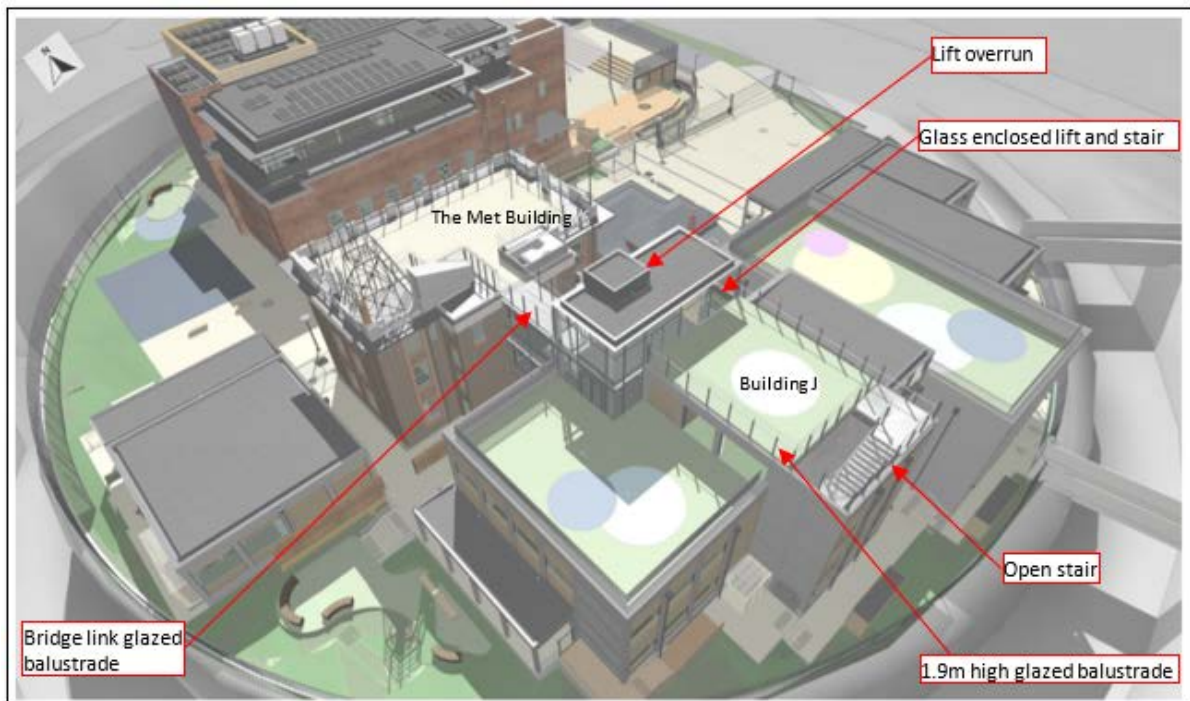


Figure 30 | Building J revised rooftop (Source: SRtS 2021)

Heritage NSW supported the amendments to the modification. Heritage NSW acknowledged that the glazed balustrade, although high, is required to be 1.9m high to satisfy child safety requirements in accordance with the Educational Facilities Standards and Guidelines (EFSG). Heritage NSW

recommended conditions in relation to the detailed design of the additional structures to Building J, to ensure minimal visual impact on the Met Building and National Trust Centre.

The Department requested GML Heritage review and provide independent advice on the amended modification. GML Heritage also reviewed the Met Building dilapidation report and acknowledged that relocation of the lift away from the Met Building is required to reduce physical impacts on the structure. In its review of the amended plans, GML Heritage advised that it supported the deletion of the mechanical plant equipment from the roof of Building J and reduction of the lift overrun as it would reduce visual impacts on the Met Building and the National Trust Centre. GML Heritage recommended that a condition be imposed requiring the detailed design of the glazed balustrade:

- be prepared in consultation with Heritage NSW
- provision of a one metre setback from the building edge if possible
- the height is kept to a minimum to comply with the EFSG and NCC safety requirements.

A copy of the independent heritage advice may be viewed at **Appendix A**.

Department's consideration

The Department has considered the information provided by the Applicant, and the advice from Heritage NSW, GML Heritage, SDRP and Council. The Department notes the Applicant has amended the modification in response to submissions and government agency advice, to reduce heritage impacts on the Met Building and the National Trust Centre whilst meeting end user requirements of the school.

The Department acknowledges that its original assessment noted that the Met Building would remain the highest building on the site. However, the information provided by the Applicant shows that the provision of the lift and stair core within the Met Building are not feasible, and consequently need to be relocated to Building J. While this now means that Building J would be taller than the Met Building, the bulk of Building J remains lower than the Met Building. The portion of Building J that is higher than the Met Building is limited to the minimum extent necessary, being the lift overrun, stair enclosure and balustrade. Coupled with the careful selection of sympathetic materials (**Section 7.1.3**), the Department considers that the modification satisfies the objectives of the CMP as the elements on Building J sited higher than the Met Building are visually subservient.

The Department notes that the proposed modification to the design is necessary to:

- retain the heritage fabric of the Met Building, whilst allowing NCC compliant access and egress to the Met Building rooftop for students and the public
- provide at least one sheltered stair area for student access to the trafficable rooftops
- provide outdoor space compliant with the EFSG child safety requirements.

The Department concludes that, on balance, the proposed modification to the rooftop design of Building J is an acceptable height, bulk and scale and has an acceptable heritage impact because:

- the new stair and relocation of the lift to Building J is required to reduce impact on the fabric of the Met Building, provide equitable access for students and the public, and enable the Met Building rooftop to comply with the NCC requirements
- the visual impact on the National Trust Centre would be acceptable (see **Section 7.2.1**)
- Heritage NSW supports the modification, subject to conditions in relation to the glazed balustrade
- the modification is consistent with the CMP as:

- the bulk of Building J is lower than the Met Building, therefore the Met building would retain visual prominence on site
- it is an alternative solution which would preserve the heritage fabric of the Met Building and allow the continued historic use of the Met Building rooftop as a trafficable area
- the building works which could have minor impacts to heritage fabric would be mitigated through existing conditions of consent, including:
 - B30 Nominated Heritage Consultant, which requires a suitably qualified and experienced heritage consultant be engaged provide input into the detailed design and oversee the construction of the project
 - B31 Historical Heritage Consultant, to ensure the Applicant engages a suitably qualified Excavation Director to oversee and advise on matters associated with historic archaeology
 - D24 Conservation Management Plan, which requires the Applicant engage a suitably qualified and experienced heritage consultant to revise the CMP in consultation with Heritage NSW
 - D25 Heritage Interpretation Plan, which requires the Applicant submit a Heritage Interpretation Plan, prepared by a suitably qualified and experienced heritage consultant in consultation with Heritage NSW.

The Department has recommended conditions generally consistent with Heritage NSW and GML Heritage advice which require:

- the balustrade and the lift overrun on Building J must be limited to the lowest height possible and include transparent glazing
- the trafficable rooftop on Building J not to be used for student outdoor play, only for outdoor learning, to avoid the need for additional rooftop structures
- the Applicant engage a suitable qualified and experienced heritage consultant and consult with Heritage NSW should any additional safety protection structures be required.

The Department acknowledges that the National Trust provided a submission to the SRtS raising concerns with the location and height of the glazed balustrade located along the southern edge of rooftop of Building J. Concern was raised that it would result in adverse visual impacts to the National Trust Centre. GML Heritage recommended that the glazed balustrade on the rooftop of Building J be setback one metre from the building edge if possible. The Department has carefully considered the concerns raised by the National Trust and the recommendation by GML Heritage. However, due to the location of the open stairs, it would not possible to setback the glass balustrade from the building edge in this location for safety reasons (**Figure 31**). The open stairs would need to be substantially redesigned or relocated in order to achieve the recommended 1m setback from the building edge.

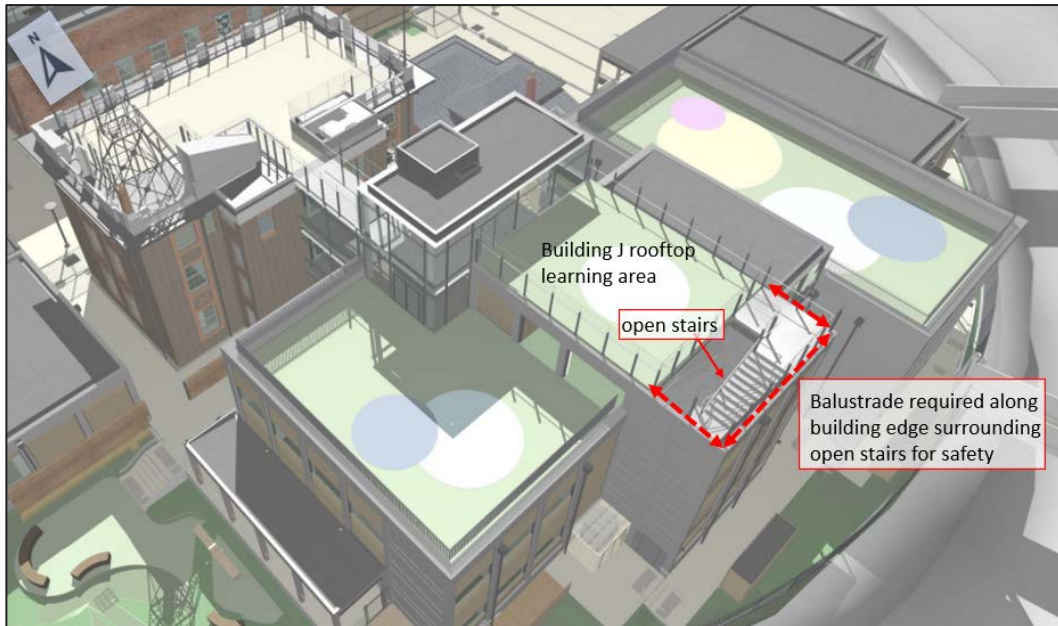


Figure 31 | Balustrade along southern edge of Building J rooftop (Source: SRtS 2021)

The Department notes that the original modification included enclosed stairs in this location. The original modification was redesigned to delete the stairs enclosure and provide open stairs with a balustrade to reduce the building’s visual impact, particularly on the National Trust Centre, while also meeting the operational and safety needs of the school.

While the balustrade along the eastern and western edges of the of the rooftop learning area could potentially be setback a metre, it would substantially compromise the useability of the learning area. Concerns regarding the proposal’s visual impact are largely based on the view of the building’s southern elevation. The Department considers that setting back the balustrade from the eastern and western edges of the rooftop learning area would make minimal difference in the visual impact of the proposal, particularly as viewed from the National Trust Centre. On balance, the Department considers that providing a functional learning space outweighs any potential minor reduction in visual prominence of the balustrade from setting back the balustrade.

Given the above and taking into the consideration that the Department has assessed the height, bulk, scale (**Section 8.1.1**) and visual impact (**Section 8.2**) of the proposed modification as acceptable (without a one metre setback of balustrade), the Department does not recommend the balustrade is setback from the building edge.

7.1.2 External materials

The modification includes replacing some wood elements with steel and new glazed structures on the rooftop of Building J. The SDRP advised the increased use of concrete and metal materials and reduction in wood elements detracts from the school character. Public submissions raised concern that the glazed structures would cause glare and reflection into the openings of private residences.

The Applicant justified the reduction of timber materials as necessary to satisfy structural and fire engineering requirements. In response to public concerns, the Applicant provided a revised Light Reflectivity Statement, to assess the impact of the modification on surrounding residences. The Light Reflectivity Statement advises the proposed glazing would be consistent with Council’s allowable limit, and would not result in unacceptable glare to nearby roads and buildings.

The GML Heritage peer review advised that proposed building materials are compatible with the heritage conservation area. The use of glass would allow the new buildings to be distinguished from the heritage listed buildings, which is considered a desirable heritage approach.

GANSW, Heritage NSW and GML Heritage raised concern in relation to the extent of glazing around the rooftop of Building J, as amended in the SRtS, and recommended conditions be included that require glazing to be transparent (**Section 7.1.1**).

The Department has considered the information provided and accepts the Applicant's justification of the amendment to the external materials, colours, and finishes. The Department has recommended conditions in accordance with the advice received from the public agencies regarding the detailed design of the rooftop additions to Building J (**Section 7.1.1**).

Overall, the Department is satisfied that, subject to conditions, the proposed changes to the approved materiality would:

- be compatible with the overall design quality of the approved development
- be sympathetic to the heritage significance of the existing heritage items on the site
- not detract from the quality of the streetscape and heritage significance of the area.

7.2 Visual impacts

7.2.1 Public domain

The Visual Impact Assessment (VIA) submitted as part of the original modification stated that the additional partial storey to Building J may be visible from key public viewpoints including:

- Sydney Observatory
- The National Trust Centre
- The Agar Steps
- Sydney Harbour Bridge footpath / Cahill Expressway.

The Department has considered the impact of the proposal on the key viewpoints from the public domain shown in **Figure 32**, taking into account planning principles established by the NSW Land and Environment Court in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor* [2013] NSWLEC 1046 (principles of view sharing: the impact on the public domain).

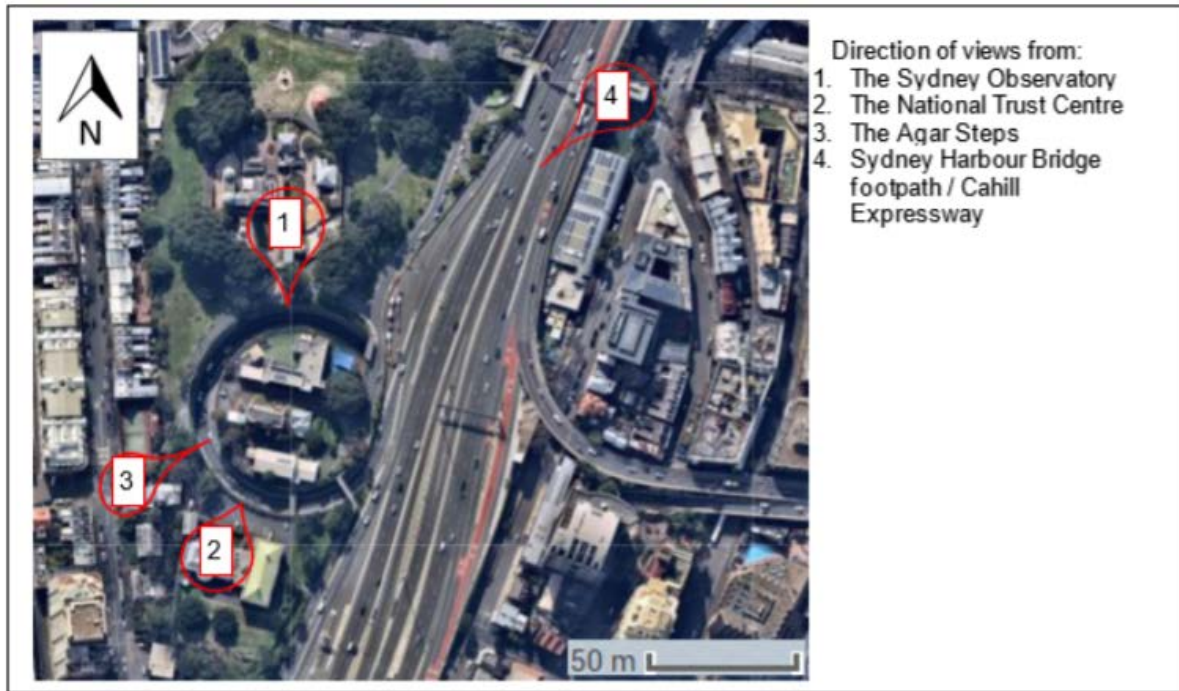


Figure 32 | Key viewpoints from the public domain (Source: Department's original assessment report, 2020)

The Applicant did not update the public domain VIA to reflect the amended modification, on the basis that it considered the original modification would have acceptable view impacts from the public domain. The Applicant stated that the reduction of the height, bulk and scale of the addition above Building J, proposed under the amended modification, alleviated the visual impact presented in the original VIA.

The Department has considered the information provided and concludes that the impact on viewpoints 1, 3, and 4 would be acceptable as:

- visual amenity from the Sydney Observatory to the site would not be impacted, as the addition above Building J is substantially set back from Upper Fort Street (**Figure 33**)
- when viewed from Agar Steps, the proposed addition to Building J would not be visually prominent, as taller buildings in the CBD skyline beyond dominate this viewpoint (**Figure 34**)
- the Morten Bay Fig Tree obscures views of the proposed addition to Building J, when viewed from Sydney Harbour Bridge Footpath / Cahill Expressway (**Figure 35**).



Figure 33 | View from the Sydney Observatory (Source: RtS 2021)



Figure 34 | Proposed view from the Agar Steps (Source: RtS 2021)



Figure 35 | Proposed view from the Sydney Harbour Bridge Footpath / Cahill Expressway (Source: RtS 2021)

In relation to view impacts from the National Trust Centre (viewpoint 2), the Department assessed the view impact based on both heritage impact and planning principles of view sharing (**Figure 36**).



Figure 36 | Proposed view from the south (Source: SRtS 2021)

The Department notes that the important historical relationship between the site and the National Trust Centre dating back to the mid-1850s, including that the National Trust Centre:

- was the former school site, known then as the National School, and the first model school of the Board of Education

- was also historically used for training teachers in new educational methods
- represents the first kindergarten class in the colony
- is an example of the standard building form during the mid-1850s and the Colonial Architect and architects designing public schools including John Watts, Mortimer Lewis and Henry Robertson.

In relation to planning principles of view sharing from the public domain, the Department notes the:

- nature and scope of the existing view of the school from the National Trust Centre is from its carpark and comprises a two-storey built form setting (EEC Building and the top of the Met Building tower structure). The existing views are not of significant features or landmarks
- extent of the proposed obstruction is limited to lower views of the sky
- intensity of public use of the National Trust car park momentarily seen by visitors entering and accessing the northern side of the National Trust Centre.

GML Heritage advised that the modification, as amended in the SRtS, reduces visual impact on the National Trust Centre compared to the original modification. GML Heritage recommended conditions in relation to the detailed design of the glazed balustrade around the Building J rooftop, to further mitigate visual impact.

In considering the concerns raised in the public submissions and the information provided, the Department concludes that the modification would have acceptable visual impact on the National Trust Centre, subject to conditions (**Section 7.1.1**).

7.2.2 Private residences

Original proposed modification

Public submissions raised concerns that the proposal would result in view loss from residential properties, particularly of the Harbour Bridge. In response to these concerns, the Applicant undertook 3D modelling at living areas and balconies of the affected residences (**Figure 37**).

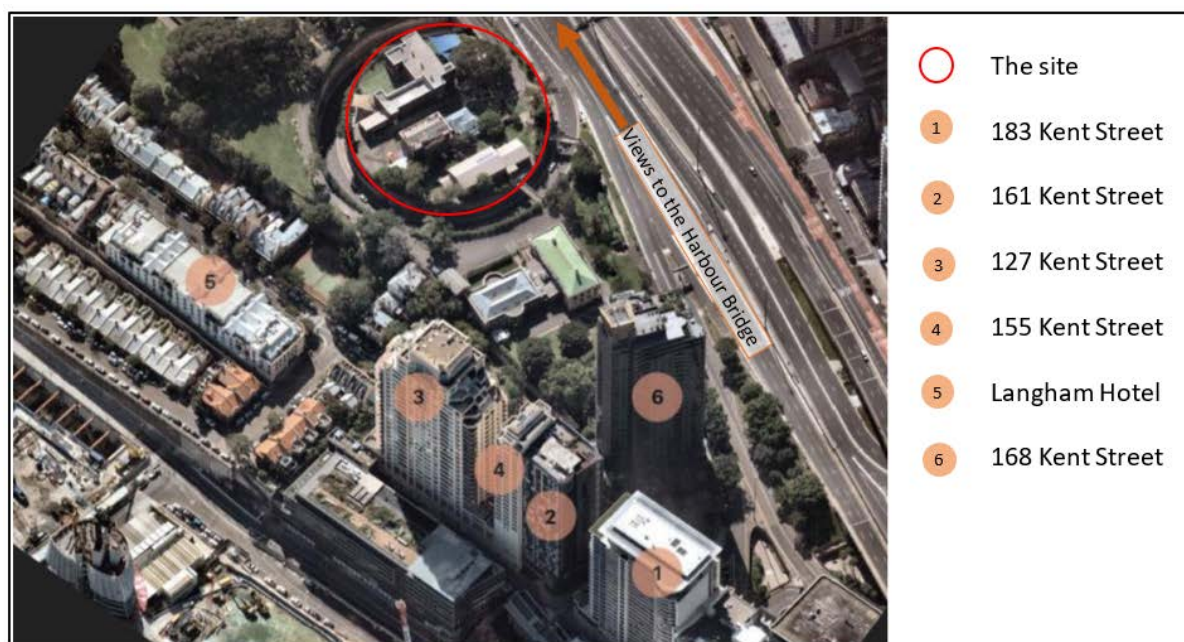


Figure 37 | Views from residences assessed as part of the updated VIA (Source: RtS 2021)

The Applicant submitted an updated VIA with the RtS in response to the issues raised in the public submissions. The updated VIA concluded:

- impacts to private views from 183 Kent Street are negligible, as the modification would be obscured by existing surrounding residential high-rise buildings and existing iconic views would not significantly change (**Figure 38**)
- impacts to private views from 161 Kent Street are minimal, as the modification would be sited below the base of the Sydney Harbour Bridge and views of the top of the pylons and arch would still be visible (**Figure 39**)
- from some residences in 127 Kent Street, views of the lower part of the eastern pylon of the Sydney Harbour Bridge would be obscured. However, the impact is considered minor as the top of both pylons and iconic arch remain visible (**Figure 40**)
- from some residences in 155 Kent Street views of the lower half of the southern pylon of the Sydney Harbour Bridge would be obscured. However, the impact is considered minor as the top of both pylons and iconic arch will remain visible (**Figure 41**)
- there are no existing iconic views from Langham Hotel and the impact on sky views is considered acceptable (**Figure 42**)
- from some residences in 168 Kent Street, the modification would obscure a small portion of sky view and distant views of the North Sydney CBD. However, the impact is considered negligible as iconic views are maintained (**Figure 43**)
- overall, the proposed modifications do not result in extensive visual impact from private residences.



Figure 38 | VIA modelling from a low level at 183 Kent Street (Source: RtS 2021)



Figure 39 | VIA modelling from a low level at 161 Kent Street (Source: RtS 2021)



Figure 40 | VIA modelling from a low level at 127 Kent Street (Source: RtS 2021)

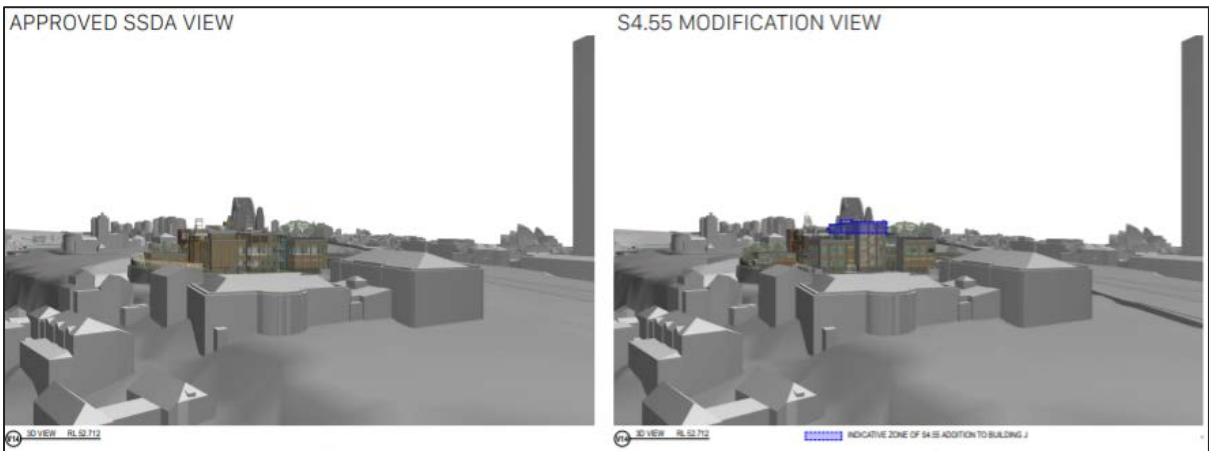


Figure 41 | VIA modelling from a low level at 155 Kent Street (Source: RtS 2021)



Figure 42 | VIA modelling from a middle level at the Langham Hotel (Source: RtS 2021)



Figure 43 | VIA modelling from a low level at 168 Kent Street (Source: RtS 2021)

Amended modification application

In response to the RtS, the Department received additional public submissions raising private view loss as a key concern. Consequently, as part of the SRtS, the design of Building J was substantially amended (**Section 7.1.1**). The Applicant updated the 3D modelling and VIA, and demonstrated that the revised design in comparison to the original proposed modification:

- reduces impact to sky views and reduces overall visual impact from 183 Kent Street (**Figure 44**)
- obscures most views of the Sydney Harbour Bridge, including the western pylon, from 161 Kent Street based on the lower level viewpoint height. Only the top of the arch and eastern pylon would be visible from some angles. However, the extent of the impact is considered minimal as the existing view of the Sydney Harbour Bridge is already limited (**Figure 45**)
- reduces visual impact from 127 Kent Street by exposing more of the Sydney Harbour Bridge arch (**Figure 46**)
- obscures the lower part of the western pylon and base of the Sydney Harbour Bridge arch from 155 Kent Street (**Figure 47**)
- reduces impact to sky views from 183 Kent Street the Langham Hotel (**Figure 48**)
- reduces visual impact from 168 Kent Street by improving sky views and views of the North Sydney CBD (**Figure 49**).



Figure 44 | VIA modelling from a low level at 183 Kent Street (Source: SRtS 2021)



Figure 45 | VIA modelling from a low level at 161 Kent Street (Source: SRtS 2021)



Figure 46 | VIA modelling from a low level at 127 Kent Street (Source: SRtS 2021)



Figure 47 | VIA modelling from a low level at 155 Kent Street (Source: SRtS 2021)



Figure 48 | VIA modelling from a mid level at the Langham Hotel (Source: SRtS 2021)

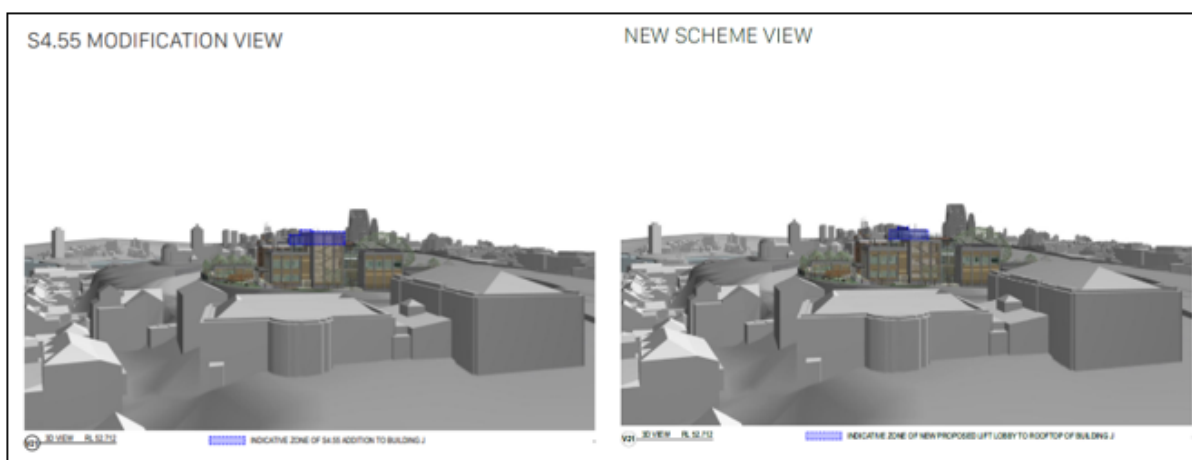


Figure 49 | VIA modelling from a low level at 168 Kent Street (Source: SRtS 2021)

Department's consideration

The Department has carefully considered concerns raised in public submissions and information provided by the Applicant in relation to impacts on private views. The Department has undertaken its own assessment of the impact of the modification on iconic views from the residences shown in **Figure 37**, based on the established planning principles by the Land and Environment Court in *Tenacity Consulting v Warringah* [2004] NSWLEC 140 (principles of view sharing: general principles). The planning principle adopts a four-step approach to analysing the impact of view loss being:

- **Step one:** Assessment of views to be affected: water views are valued more highly than land views. Iconic views are valued more highly than views without icons. Whole views are valued more highly than partial views.
- **Step two:** Consider from what part of the property the views are obtained. For example, protecting views across side boundaries is more difficult than the protecting views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views.
- **Step three:** Assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them).
- **Step four:** Assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that

breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.

The Department’s assessment of Steps 1-3 is provided in **Table 6**, followed by Step 4 considerations.

Table 6 | Assessment of private view impacts against the planning principles

Property	View	View type	Extent of the impact
183 Kent Street	Cityscape	Low level residences with views from balconies and living area and bedroom windows oriented to the east.	Existing views of the Sydney Harbour Bridge from these residences are mostly obscured by other high-rise buildings, including 168 Kent Street. Based on the modelling provided by the Applicant, the proposal would block some parts of the cityscape and lower sky view. The extent of the impact is considered to be negligible.
161 Kent Street	Iconic – Sydney Harbour Bridge, Sydney Opera House and cityscape	Residences between level 3 and level 19 with views from balconies, living area and bedroom windows oriented to the east.	Current views include the mid-high portions of the Sydney Harbour Bridge pylons and side-on views of the bridge arc. The National Trust Centre is also visible. Views of the Sydney Opera House can be obtained from some residences. Based on the modelling provided by the Applicant, the visual impact of the modification would obscure all views of the western pylon and the lower portion of the Sydney Harbour Bridge arch from some angles. No impact to the National Trust Centre and the Sydney Opera House. The extent of the impact is considered to be moderate to severe.
127 Kent Street	Iconic – Sydney Harbour Bridge, Sydney Opera House and cityscape	Low level residences with views from balconies and living area windows	Views of the Sydney Harbour Bridge pylons and side-on views of the arc can be obtained from some residences. Some residences have unimpeded views of the Sydney Opera House. Based on the modelling provided by the Applicant, the modification would impact views

		oriented to the east.	of the lower portion of the eastern pylon and a part of the arch. Existing views of the western pylon and most of the Sydney Harbour Bridge arc would not be impacted. No impact to the Sydney Opera House. The extent of the impact is considered to be minor.
155 Kent Street	Iconic – Sydney Harbour Bridge, Sydney Opera House and cityscape	Residences between level 7 and level 25 with balconies and living area and bedroom windows oriented to the east.	Existing views include the mid-high portions of the Sydney Harbour Bridge pylons and side-on views of the bridge arc. Views of the Sydney Opera House can be obtained from most residences. Based on the modelling provided by the Applicant, views of the mid portions of the eastern pylon and lower section of the bridge arc would be obscured. No impact to the Sydney Opera House. The extent of the impact is considered to be minor.
Langham Hotel	High rise buildings	Guest room windows from level 2 and 3 and eastern entrance.	Views currently obtained are of high rise buildings on Kent Street and on the eastern side of the Western Distributor. Based on the modelling provided by the Applicant, the modification would not impact views of the buildings on Kent Street. Some sky views would be impacted. The extent of the impact is considered to be negligible.
168 Kent Street	Iconic – Sydney Harbour Bridge and cityscape	Lower levels residences with living area windows and balconies oriented to the north.	Existing views include side-on view of the Sydney Harbour Bridge pylons and arch. Based on the modelling provided by the Applicant, the western pylon would be obscured. The arch and eastern pylon would remain visible. The extent of the impact is considered to be negligible to minor.

The fourth step of the planning principle is to consider the view impacts in relation to the reasonableness of the proposed design, where compliance with all planning controls would be considered more reasonable than a proposal in breach of planning controls. Consideration of the fourth step of Tenacity is not about whether a design is architecturally skilful, or the architect's expertise in creating a successful architectural composition. Rather, the question is whether the architect's design is skilful in using opportunities within the massing and built form of the proposal to minimise the view impacts across the site, while maintaining capacity to reasonably develop the site.

In this respect, the modified proposal is considered to comply with all controls on site, as there is no maximum building height or floor space ratio standards applicable to the site under the SLEP 2012. Regardless, the Department considers that the proposed modification is of an acceptable height, bulk and scale (**Section 8.1**). In the absence of controls, the development's siting, bulk and form responds to a range of design parameters, including the heritage and archaeological constraints identified on the site, and the sharing of views.

The current proposed design of the development has been refined and re-massed by the Applicant throughout the modification design process. The development's function as a place of education, as well as the site's archaeological and heritage state significance, constrains the ability for wholesale changes to the mass and form. The proposed modification is contextually appropriate, having regard to the surrounding built form character, and the heritage significance of the site and surrounding area.

Importantly, the Applicant has undertaken a rigorous design process to reduce the visual impact of the proposal as much as practically possible, while balancing heritage impacts and operational needs of the school. Given this design process, which has included consultation with SDRP, Heritage NSW and Council, the Department is satisfied that the proposed final modification design represents a skilful design which minimises view impacts. Given the quantum and quality of the view loss, and the requirements of the development, the Department considers that a reasonable level of view sharing and development potential have been achieved. Therefore, according to the intention in Step 4 of Tenacity, the proposed development would be considered as skilful.

The use of Tenacity for the assessment of view loss should be considered in the context of *Arnott v City of Sydney (2015)* NSWLEC 1052 (Arnott). The Department considers that the judgement in Arnott is relevant here, as it concerns view loss and an overall determination of the significance of those visual effects in relation to views from multiple units in the same residential flat building. Arnott finds that notwithstanding the presence of an icon (or part of an icon) in a view composition, the whole view which includes an individual or isolated iconic element, may not necessarily be considered an iconic view, according to criteria in Tenacity.

Arnott recognises the difficulty in applying a Tenacity assessment to individual units in a residential flat building. This is because the potential to revisit the massing of the proposed development in such as a way to improve view sharing in relation to views from every unit within that residential flat building. It is partly for this reason that the Tenacity planning principle is less applicable to impacts on views from individual apartments within apartment buildings, as there are fewer opportunities to rearrange massing to preserve what is often a singular orientation to a view. For this reason, it is appropriate to consider the residential apartment building as a whole in assessing view impacts from this development.

The Department acknowledges that the proposed modification would impact on existing views of parts of the Sydney Harbour Bridge from numerous properties, as detailed in **Table 6**. Following the

categorisation of view impacts outlined in the planning principle, the degree of impact ranges from negligible to minor for the majority of the impacted properties. The most impacted views continue to be the distant side views of the Sydney Harbour Bridge from the low level residences at 161 Kent Street. The Department has categorised the view impact from 161 Kent Street as moderate to severe. The Department considers that, despite some views from 161 Kent Street being significantly impacted, this is acceptable because:

- the proposal does not contravene development standards or controls relating to height, bulk, scale or setbacks
- it has been demonstrated that the proposal is reasonable having regard to the fourth step of the Tenacity planning principles
- views of the Sydney Harbour Bridge most impacted by the proposal are distant, side on views.

Consequently, the Department considers it is not possible to maintain all iconic views to all units. The Department also notes that in Arnott, the views to be lost were considered iconic harbour views, yet the judgement states at paragraph 73 that “it is fair to weigh the detrimental impact of the proposal on their views against the reasonableness of the proposal”. The Department concludes that the design of the proposal is reasonable under the fourth step of the Tenacity planning principle.

On balance, the Department acknowledges that while the proposal is not without view impacts, following the Tenacity planning principles and Arnott, the Department’s assessment concludes that view loss impacts from the proposed modification are reasonable.

7.3 Landscape

Original proposed modification

The modification includes the reduction of the tree canopy site coverage from 22% to 19% by decreasing the number of new trees to be planted from 58 to 23.

Council advised that it did not support the reduction in tree canopy coverage, removal of the trellises on the colonnades and landscape modifications to the trafficable rooftops, including replacement of timber decking with synthetic turf and softfall rubber. The SDRP made similar comments to those made by Council, and advised that the landscape plan be revised to include additional tree canopy coverage and planting on the trafficable rooftops, to provide shading for student play areas.

Heritage NSW did not comment on the proposed modifications to the landscape plan.

Amended modification application

In its SRtS, the Applicant revised the ground floor landscape plan to include three new trees. The Applicant provided additional information and justification for the proposed change to landscape and design of rooftop areas:

- a reduced tree canopy is required to consolidate play areas for students and enable unimpeded vehicle turning area within the multi-purpose play area
- trellis planting is required to be removed to simplify maintenance requirements of the school
- the use of synthetic turf is not proposed
- softfall rubber is easier to maintain and more durable than timber decking and associated drainage infrastructure. Timber decking is excluded from the EFSG for longevity and safety reasons

- furniture and equipment have been removed from the trafficable roofs due to climbing and safety risks of items being blown off or thrown off onto pedestrians below, and the vehicles using Cahill Cut
- the proposed tree canopy is 20% of the site, which is an increase from the existing tree canopy coverage of 18% and exceeds Council's requirement of 15%.

Council and GANSW did not accept the Applicant's justification for the modifications to landscaping and recommended conditions to increase the tree canopy cover and rooftop planting.

Department's consideration

The Department has considered the Council and GANSW comments and information provided by the Applicant. In relation to the rooftop landscape, the Department accepts the Applicant's justification that limiting use of structures on the rooftop meets the operational needs of the school to reduce safety risks. The Department agrees with the Applicant's justification for the use of softfall rubber rather than timber decking, and notes that it is consistent with the EFSG. The Department also considers removing landscape elements from the rooftop play area would reduce the visual impact of the proposal (**Section 7.2**).

The Department acknowledges that the ground level play area on the site is relatively constrained, and a reduction in tree planting is required to meet the operational needs of the school and safety requirements of the drop-off/pick area. However, the Department notes concerns raised by the SDRP and Council regarding the proposed reduction in tree canopy coverage to the site. The Department acknowledges the importance of tree canopy coverage in an urban area to mitigate urban heat island effects. The Department also notes that the NSW Government's draft Greener Places Design Guide 2020 (GPDG) recommends a canopy coverage target of 40%.

The Department supports the Applicant's proposed reduction in the number of trees to be planted due to the operational and safety needs of the school. However, in consideration of the advice from the SDRP and Council and the GPDG, the Department does not support a reduction in the site's approved tree canopy coverage (22%).

The Department considers there are opportunities within the site to increase tree canopy coverage proposed under the modification, while maintaining the Applicant's objectives to provide consolidated open play areas and improve safety of the drop-off/pick-up area. Tree canopy coverage can be increased by amending tree species to include trees with a larger canopy. Consequently, the Department has recommended conditions that require the Applicant to revise the landscape plan to increase the site's tree canopy coverage to 22%, as per the approved site canopy coverage.

7.4 Traffic and access

Drop-off/pick-up zone

The modification includes the reconfiguration of the drop-off / pick-up zone, including:

- the installation of two crossings where the Western Distributor meets Upper Fort Street during Phase 1 drop-off / pick-up; one for cyclists and another for pedestrians (**Figure 50**)
- relocation of the Phase 2 drop-off / pick-up zone from the multi-purpose paved area to part of Upper Fort Street owned by the school (**Figure 51** and **Figure 52**).

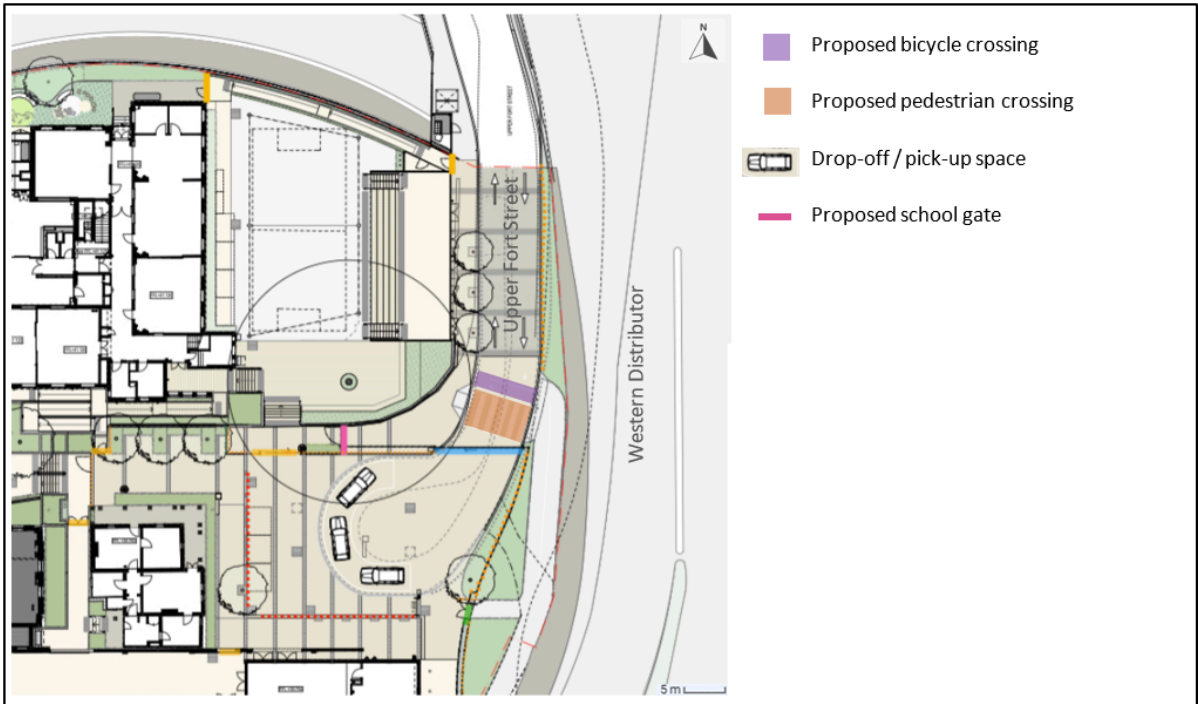


Figure 50 | Separated bicycle and pedestrian crossing (Base source: Modification report 2021)

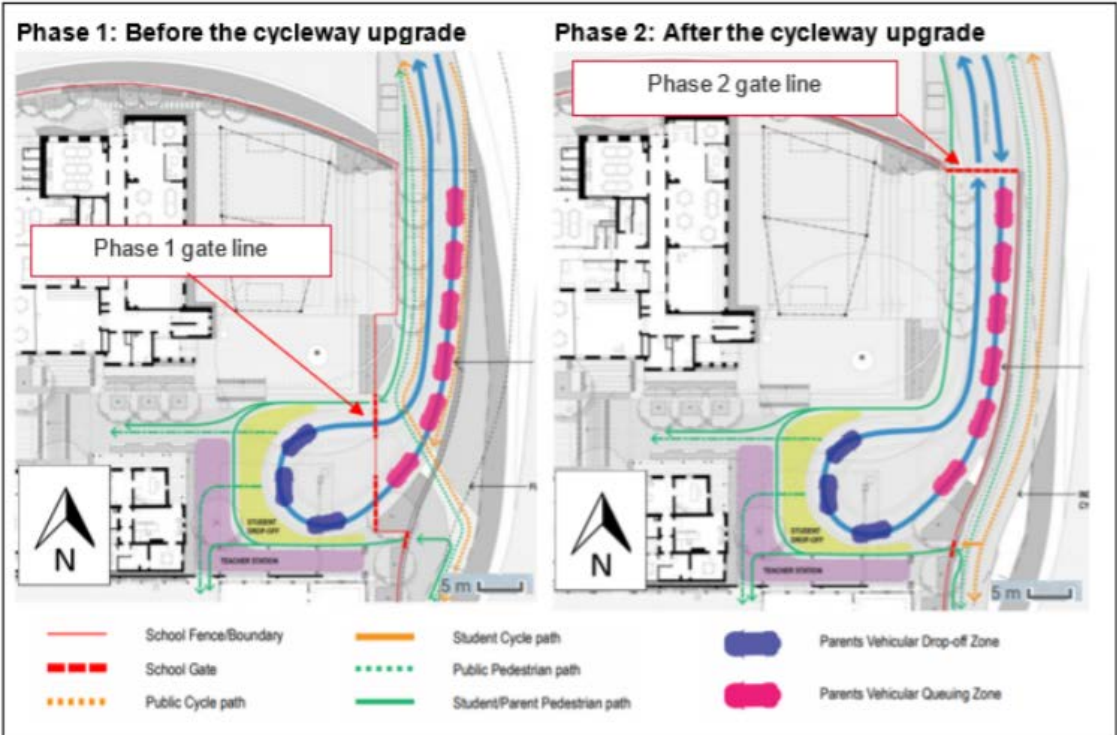


Figure 51 | Approved Phase 1 and Phase 2 Plans (Source: Department’s original assessment report 2020)

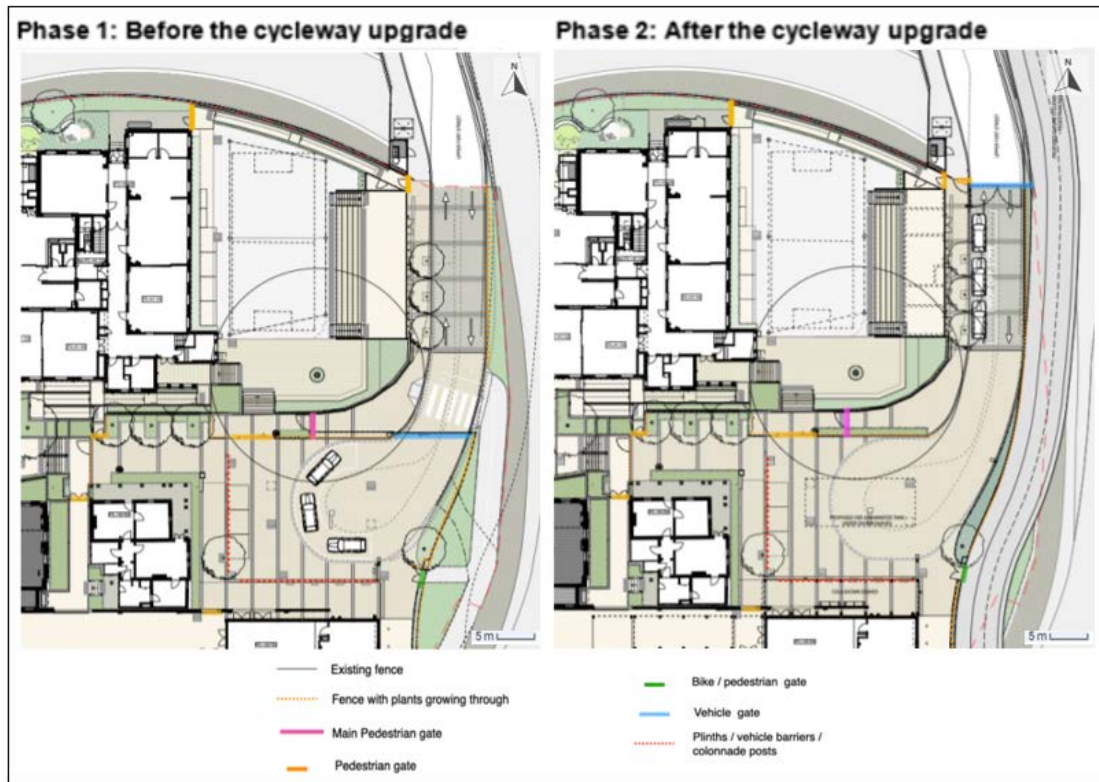


Figure 52 | Proposed Phase 1 and Phase 2 Plans (Source: Modification report, 2021)

The Traffic and Transport Assessment (TTA) advised the modification would improve safety and access by separating pedestrians and cyclists away from the school's main entry gates. The crossings are proposed to be removed prior to the operation of Phase 2 drop-off / pick-up.

The Applicant has proposed the Phase 2 drop-off / pick-up location is amended so that drop-off / pick-up would no longer occur in the multi-purpose paved area. The multi-purpose paved space would now be used as vehicle turning area, and the drop-off / pick-up area relocated along the portion of Upper Fort Street owned by the school. The new drop-off / pick-up zone would be directly accessible from the new northern pedestrian ramp from the FSPS Building (**Figure 53**).



Figure 53 | Proposed ramp from drop-off and pick-up area (Base source: Modification report 2021)

TfNSW did not object to the proposed modifications. In its submission, Council requested further information to show that the multi-purpose play area to be used as a turning path for vehicles could safely accommodate the movement of large private vehicles (sport utility vehicles). Council requested clarification on whether the four metered parking spaces along Upper Fort Street would remain or be removed to accommodate drop-off/pick-up.

Some public and community organisation submissions raised concerns regarding traffic associated with the drop-off / pick-up area during peak hours, and conflicting interaction between cyclists, pedestrians, and cars along Upper Fort Street.

The Applicant provided additional information in the RtS confirming that:

- the turning circle in the multi-purpose play area can accommodate a large sport utility vehicle
- the four metered parking spaces will be removed and converted to a 'No Parking' area to accommodate the drop-off / pick-up
- a Signage and Line Marking Plan, including tactile surfaces, will be developed to clearly separate pedestrian and cycling paths at the Upper Fort Street pinch point.

Council did not support the Applicant's request to create the 'No Parking' zone along Upper Fort Street. The Applicant noted Council's comment and removed the addition of the 'No Parking' zone along Upper Fort Street.

Upper Fort Street public domain changes

The approved works to the Bradfield Services Shed and adjacent areas include demolition of the existing above ground structure and construction of a new shed of reduced size, including new access hatch. The TTA states that these works would enable the expanded roadway to be

accommodated without impacting the right of way of the Bradfield Highway. The proposed modification maintains these same essential objectives.

As part of the road safety audit and detailed design, the Applicant consulted with TfNSW and Council on ways to improve pedestrian and driver interaction on the public portion of Upper Fort Street. The modification includes the following changes in accordance with the advice received from TfNSW and Council to improve safe access:

- minor adjustment to the Bradfield Tunnel Services Building
- amendment to Upper Fort Street to maintain a constant width of six metres and removal of a pinch point
- amendment to the footpath width to respond to the changes to the Bradfield Tunnel Services Building and width of Upper Fort Street.

Department's findings

The Department has considered concerns raised in the public submissions and advice from Council and TfNSW. The Department has assessed the changes to the drop-off / pick-up arrangement, Upper Fort Street, and the Bradfield Services Tunnel Building, and concludes that the modification is acceptable given that the:

- separate pedestrian and cyclist crossing would improve safety of Upper Fort Street during drop-off / pick-up operations during Phase 1 drop-off / pick-up
- Phase 2 drop-off / pick-up location would no longer be in the multi-purpose play area, and drop-off / pick-up operations would be more efficient at the new location
- changes to Upper Fort Street would improve traffic flow
- despite reduction of a portion of the Upper Street footpath, it would continue to allow equitable access
- no additional heritage fabric such as original kerb and guttering would be removed as a result of the modifications to Upper Fort Street and the Bradfield Tunnel Services Building.

7.5 Other issues

Issue	Findings	Department's conclusion and recommended condition(s)
Outdoor play space	<p>The Applicant advised that the modification increases rooftop play area by 64 sqm. That is, approximately 7.4 sqm of open space per student following completion of Phase 2 landscaping, an increase of 0.3 sqm per student from that approved.</p> <p>The Department notes rooftop landscaping elements, including permaculture rooftop garden, bush tucker garden and hopping and running track will be deleted (Section 7.3).</p>	<p>The Department supports the additional play area. The Department acknowledges that rooftop play would be provided with minimal play equipment. However, the modification is considered acceptable on balance with the student and public safety and practical maintenance requirements for the school.</p>

Operational noise

The Acoustic Statement advised that the modification would have negligible impact on acoustic amenity.

The Acoustic Statement recommended supplementary conditions be included to limit the use of the Met Building rooftop and the community hall to non-entertainment venue uses, including:

- sporting activities within the hall, provided there is no spectator seating proposed
- any activities by the school and part of general school operations
- public meetings and assemblies
- lectures, seminars, corporate events (that do not include any entertainment)
- functions that do not include any entertainment.

The Acoustic Statement advised that the following entertainment uses be excluded from the trafficable rooftops and the Community Hall:

- any stage productions, including (but not limited to) plays, theatre, musicals, comedy
- any concerts, including (but not limited to) dance, live music, etc.
- cinema or similar use
- sporting activities where spectator seating is proposed.

The Department has considered the findings of the Acoustic Statement, and is satisfied that the proposed modifications would not significantly change the operational noise levels recommended in the Noise and Vibration Assessment Report submitted with the SSD.

The Department has recommended condition E11 (Operational Noise Limits) of the consent be amended to include compliance with the recommendations of the Acoustic Statement, including the limitations on uses permitted on the Met building rooftop and community hall.

The Department concludes that the proposal would not unreasonably impact on the acoustic amenity of surrounding occupants, subject to the existing conditions and recommended amendment to condition E11.

Stormwater

In support of the modification application, the Applicant submitted a Civil Engineering Design Statement prepared by a suitably qualified Engineer that advised the modification would not require major changes to the stormwater layout. The Civil Engineering Design Statement advised that the new rainwater tanks, water quality management and treatment, and modifications to the area of impervious surfaces onsite, continue to

The Department considers that the existing conditions of consent would ensure that the stormwater management systems would comply with Council's requirements, and in accordance with relevant Australian Standards.

achieve Council’s stormwater drainage requirements.

Council advised that there is an existing stormwater kerb inlet pit on the western kerb of Upper Fort Street which is proposed to be realigned which requires relocation. Council states that this can be addressed under the existing stormwater and drainage condition.

Waste management

The modification to the service enclosure area includes creation of a new uncovered area for waste storage in the north-eastern portion of the site fronting Upper Fort Street.

In its submission, Council requested the Applicant provide a revised Waste Management Plan to address the location and space allocated for bin and bulky waste storage.

The RtS included a revised Waste Management Plan, which Council advised was satisfactory.

The Department notes that the proposed uncovered waste storage area would be partially visible from the public domain through the palisade style fence. However, the Department supports the location of the uncovered waste storage area as:

- it is co-located with the services building
- the uncovered area is limited to a relatively small portion (6m) of the site’s street frontage
- it complies with Council’s waste guidelines in terms of size and distance from the waste collection area.

The Department concludes that the proposed amendment to the service enclosure area is suitable for the school waste management requirements and would not result in unreasonable visual impacts on the public domain.

The Department considers that condition D29 of the consent would ensure waste management operations comply with Council requirements.

Wind comfort levels

The Wind Desktop Review Statement concluded that the proposed change would have minimal impacts on the wind comfort levels, relative to the original design.

The Department has considered the findings of the Wind Desktop Review Statement and is satisfied the Applicant has demonstrated the proposed modification would provide safe and comfortable wind conditions

on-site, and not result in adverse conditions surrounding the site.

Overshadowing

The Applicant stated that the modification would result in changes to the original overshadowing impacts.

Revised shadow diagrams show that during the winter solstice, some additional overshadowing would occur from 1pm – 4pm to a small portion of the eastern side of the landscaped area adjoining the car park of the National Trust Centre.

Additional overshadowing would also occur to one building across the Western Distributor on Cumberland Street from 4pm onwards.

Council and Heritage NSW did not comment in relation to overshadowing.

Some public submissions objected to additional overshadowing to the National Trust Centre.

The Department acknowledges that the modification would result in additional overshadowing an area of the National Trust Centre car park. However, this area is considered low use.

The Department also acknowledges that additional overshadowing would occur to a building on Cumberland Street. However, the extent of the overshadowing is minimal.

Overall, the Department concludes the level of additional overshadowing is acceptable.

Lighting

An External Lighting Strategy was submitted with the modification application, which advised that the proposed light spill reduction measures comply with the Australian Standards Outdoor Lighting Obtrusive Effects and includes:

- deletion of lighting from building rooftops
- reduction in pole top lights along Upper Fort Street
- removal of building up-lighting.

The Applicant stated that the strategy had been presented to the Sydney Observatory and the modifications to lighting were accepted.

The Department has considered the information provided and notes that no submission was received from the Sydney Observatory.

The Department considers the existing conditions continue to satisfy the outdoor lighting requirements:

- B14 Outdoor Lighting
- B57 Outdoor Lighting Strategy (including preparation of the document in consultation with Sydney Observatory)
- C37, D7 and E15 Outdoor Lighting.

No additional conditions are required.

8 Evaluation

The Department has reviewed the Applicant's Modification Report, and supporting information including the independent heritage review provided by GML Heritage. The Department has assessed the merits of the modification, taking into consideration the issues raised in public submissions, including Council, and government agency advice including Heritage NSW.

Issues raised in public submissions have been considered and environmental issues associated with the modification have been addressed, on balance with the heritage value of the site, the heritage conservation area and view sharing. The modification has been considered with respect to the maintenance and end-user requirements of the school.

The Department notes the Applicant undertook a rigorous design process by amending the original modification to respond to design advice given by the SDRP, Heritage NSW and Council. The Department is satisfied that the Applicant has endeavoured to limit, as practically as possible, the height, bulk and scale of the proposal, to reduce view impacts through skilful design while balancing the operational needs of the school and heritage constraints on the site.

The Department concludes that the height, bulk and scale of the proposal is acceptable in its context, given the site constraints and public benefits of the development. Impacts on heritage, visual amenity and landscape would be acceptable, subject to the recommended amendments to the conditions of consent.

9 Recommendation

It is recommended that the Deputy Secretary, Assessment & Systems Performance, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report
- **determines** that the application SSD-10340-Mod-1 falls within the scope of section 4.55(2) of the EP&A Act
- **forms the opinion** under section 7.17(2)(c) *Biodiversity Conservation Act 2016* that a biodiversity assessment report is not required to be submitted with this application, as the modification will not increase the impact on biodiversity values of the site
- **accepts and adopts** the findings and recommendations in this report as the reasons for making the decision to approve the modification application
- **agrees** with the keys reasons for approval listed in the notice of decision
- **modifies** the consent SSD-10340
- **signs** the attached approval of the modification.

Prepared by:

Jenny Chu

Planning Officer

Social and Infrastructure Assessments

Reviewed by:

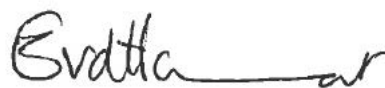


Karen Harragon

Director

Social and Infrastructure Assessments

Recommended by:



Erica van den Honert

Executive Director

Infrastructure Assessments

10 Determination

The recommendation is **Adopted** by:

A handwritten signature in black ink, appearing to read 'David Gainsford', written in a cursive style.

David Gainsford

Deputy Secretary

Assessment and Systems Performance

as delegate of the Minister for Planning and Public Spaces

Appendices

Appendix A – Relevant Supporting Information

The following supporting documents and supporting information to this assessment report can be found on the Department's website as follows:

1. Modification report and amended plans
<https://www.planningportal.nsw.gov.au/major-projects/project/41261>
2. Submissions
<https://www.planningportal.nsw.gov.au/major-projects/project/41261>
3. Response to Submissions
<https://www.planningportal.nsw.gov.au/major-projects/project/41261>
4. Independent Heritage Review
<https://www.planningportal.nsw.gov.au/major-projects/project/41261>

Appendix B – Recommended Instrument of Modification

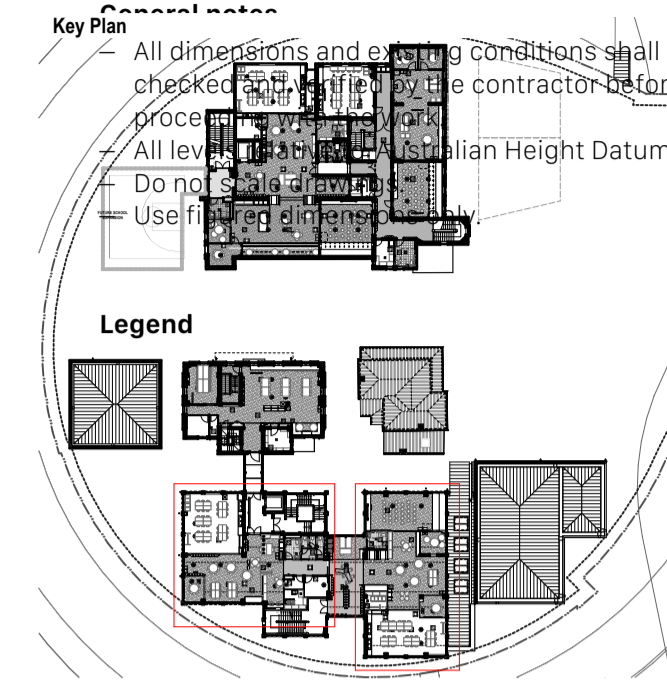
<https://www.planningportal.nsw.gov.au/major-projects/project/41261>

Appendix C – Consolidated Consent

<https://www.planningportal.nsw.gov.au/major-projects/project/41261>

BAL 8 Balustrade Type 8	
element	description
Balustrade:	MTL2 Metal Type 2
Balustrade Frame:	MTL2 Metal Type 2
Colour:	Interthane finish - Black - TBC

Refer to facade detail package for plan and section details. AR-DRG-504040 and AR-DRG-504002

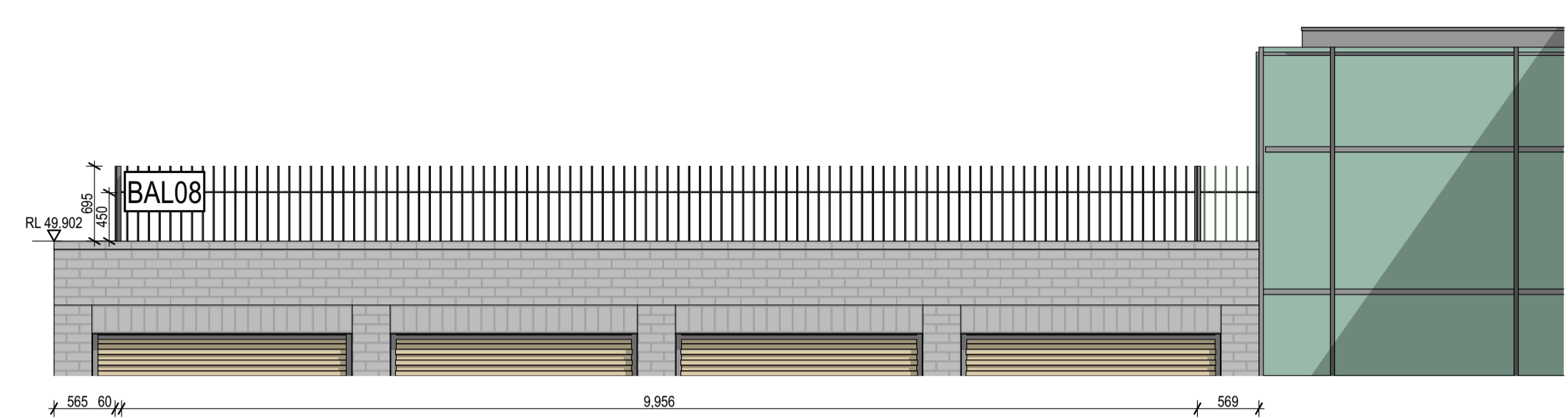


Stairs + Balustrades Legend

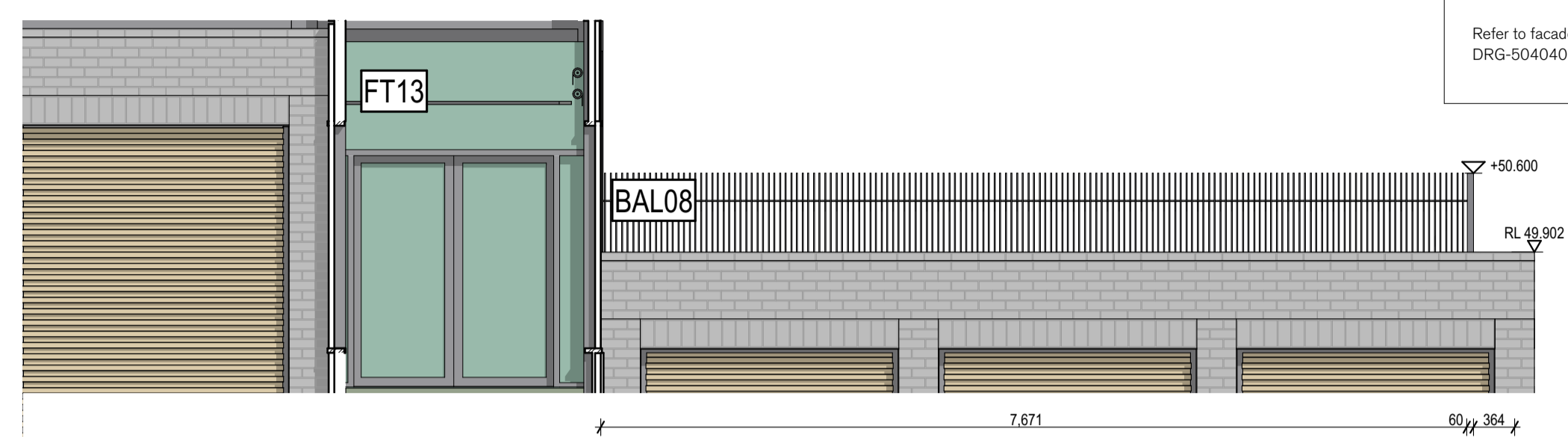
code	description
BAL1	Balustrade Type 1 - Metal Mesh
BAL2	Balustrade Type 2 - Metal Screen
BAL3	Balustrade Type 3 - Metal Palisade
BAL4	Balustrade Type 4 - Infill to Existing Balustrade Stair 2
BAL5	Balustrade Type 5 - External Glass Balustrade (Building M)
BAL6	Balustrade Type 6 - External Glass Balustrade (Building M L2)
BAL7	Balustrade Type 7 - External Screen to Rooftop plant (Building M)
BAL7.1	Balustrade Type 7.1 - External Balustrade to Amphitheatre
BAL8	Balustrade Type 8 - External Palisade (Building H/J)
BAL9	Balustrade Type 9 - Glass Balustrade to Stair 9
SN1	Stair Nosing Type 1 - Cast in to Concrete Stair
SN2	Stair Nosing Type 2 - Nosing to timber stair
HR1	Hand Rail Type 1 - Stainless Steel Rail wall mount
HR2	Hand Rail Type 2 - Stainless Steel Rail floor mount
HR3	Hand Rail Type 3 - Stainless Steel Rail (Building M rooftop)
HR4	Hand Rail Type 4 - Stainless Steel Rail (Building M rooftop)
TGS1	Tactile Indicator Type 1 - Discreet SS 316 Tactile Indicators

NOTE:

- All metal dimensions to structural engineers detail and specification.
- All glass dimensions to Facade Engineers specification.
- All exposed edges to be honed smooth.
- All existing dimensions are approximate only. To be checked on site.
- All painted metal surfaces to have a continuous layer of paint to the underside of all elements checked on site before installation.



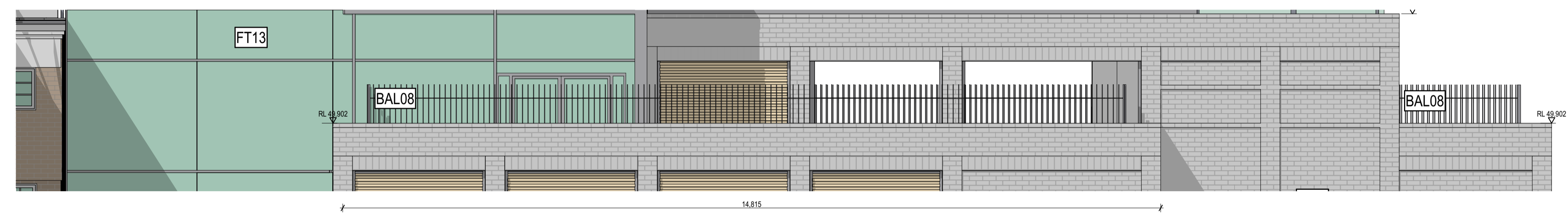
1 ELEVATION BAL 08 - North Building J
1:50



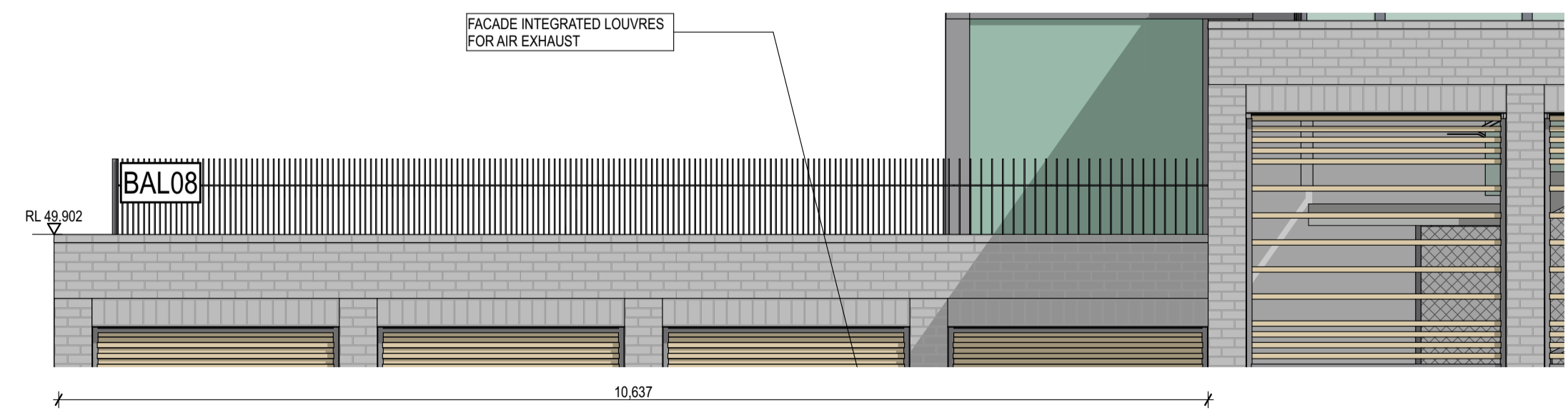
2 ELEVATION BAL 08 - North Building H
1:50



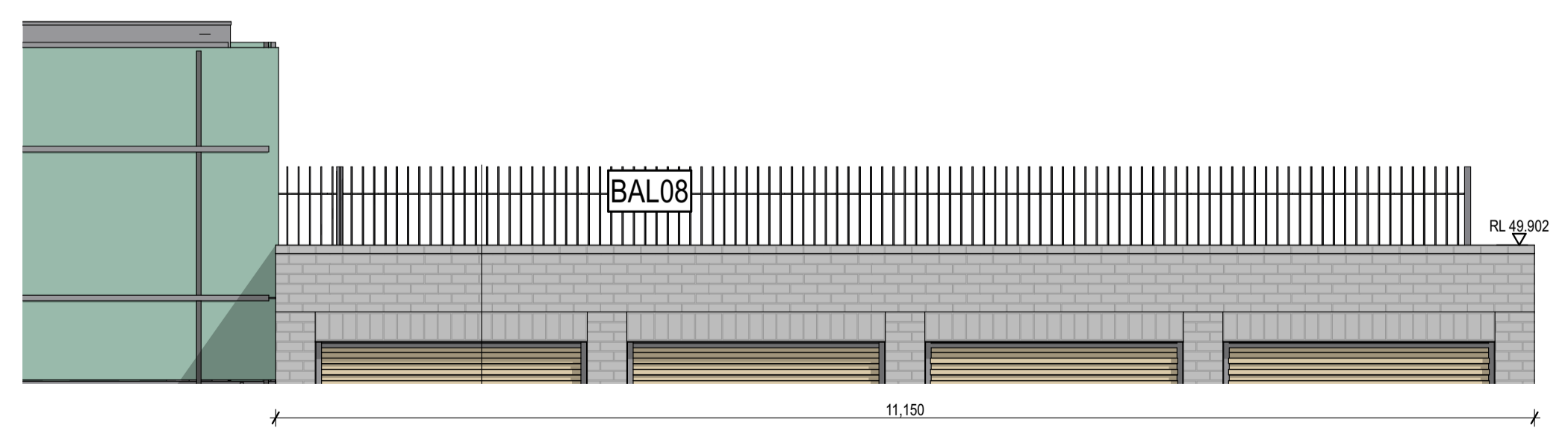
3 ELEVATION BAL 08 - East Building H
1:50



4 ELEVATION BAL 08 - West Building J / H
1:50



5 ELEVATION BAL 08 - South Building J
1:50



6 ELEVATION BAL 08 - South Building H
1:50

rev	date	name	by	chk
C	14/2/22	Amendments to suit consent modification	PC	DB
B	1/10/21	For Construction	AWY	DB
A	11/09/21	Issue for Crown Certificate 2	JB	DB
03	22/1/21	Contract Self Issue	AWY	
02	21/10/20	100% DD Documentation	AWY	
01	29/9/20	Detailed Design Phase, 60% Documentation	AWY	

Fort Street Public School
Observatory Hill
Sydney NSW 2000

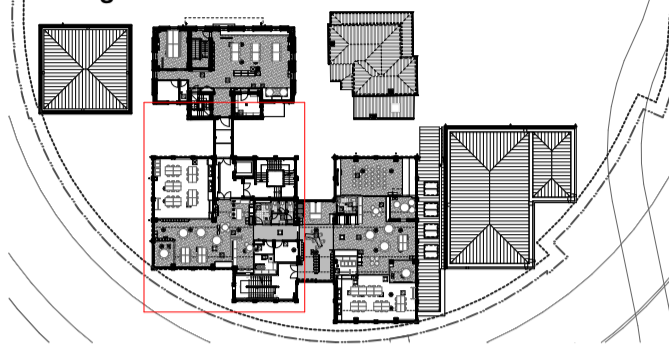
Balustrade Details Scale
BAL8 Balustrade Type 8 Elevations 1:50 @ A1
1:50

Project Code First Issued
FSS 29/9/20

Sheet No. Rev
AR_DRG_728001 C

General notes
 All dimensions and existing conditions shall be checked on site by the contractor before proceeding.
 All levels are to Australian Height Datum.
 Do not use dimensions from this drawing to construct.
 Use finished floor levels as indicated.

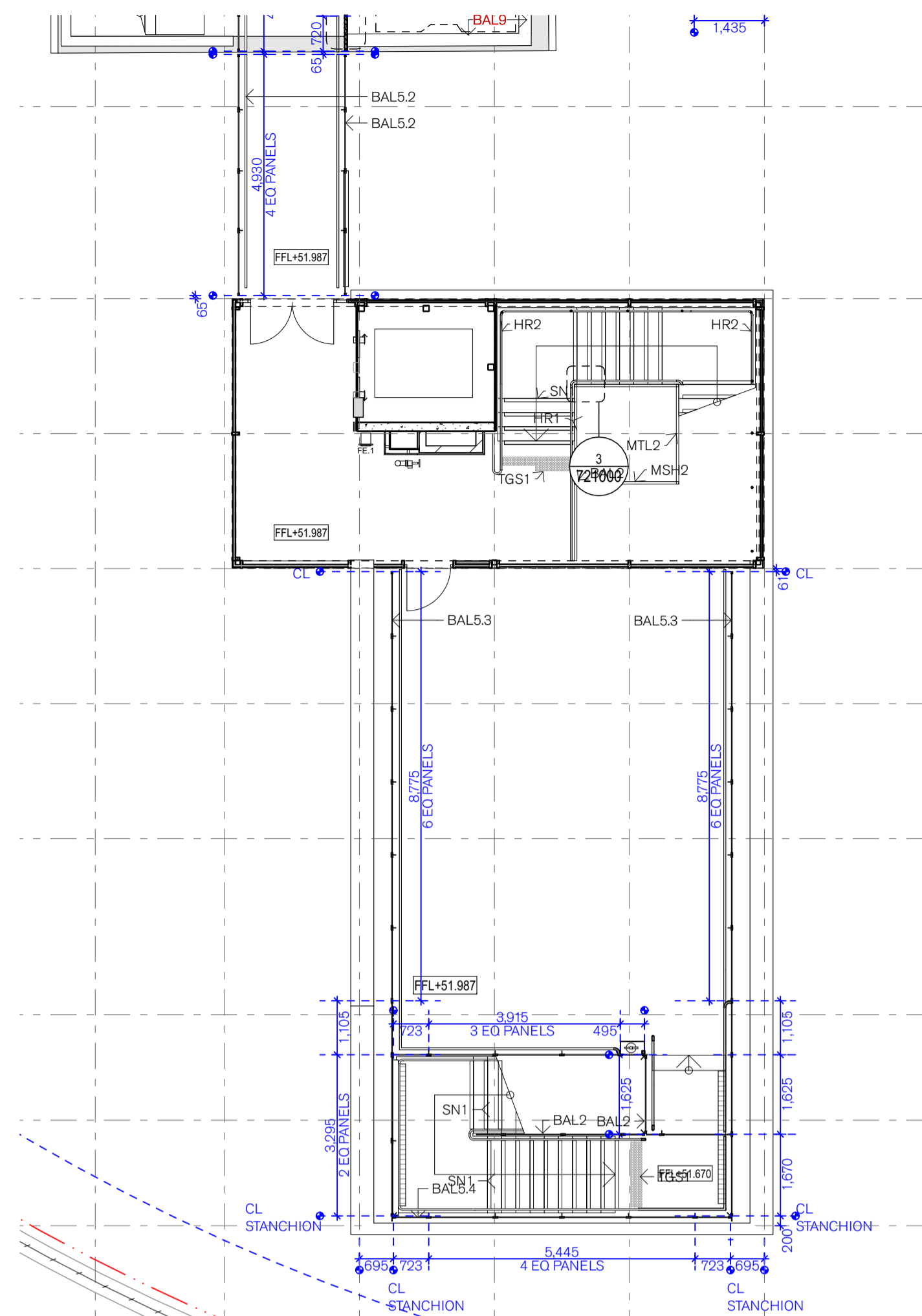
Legend



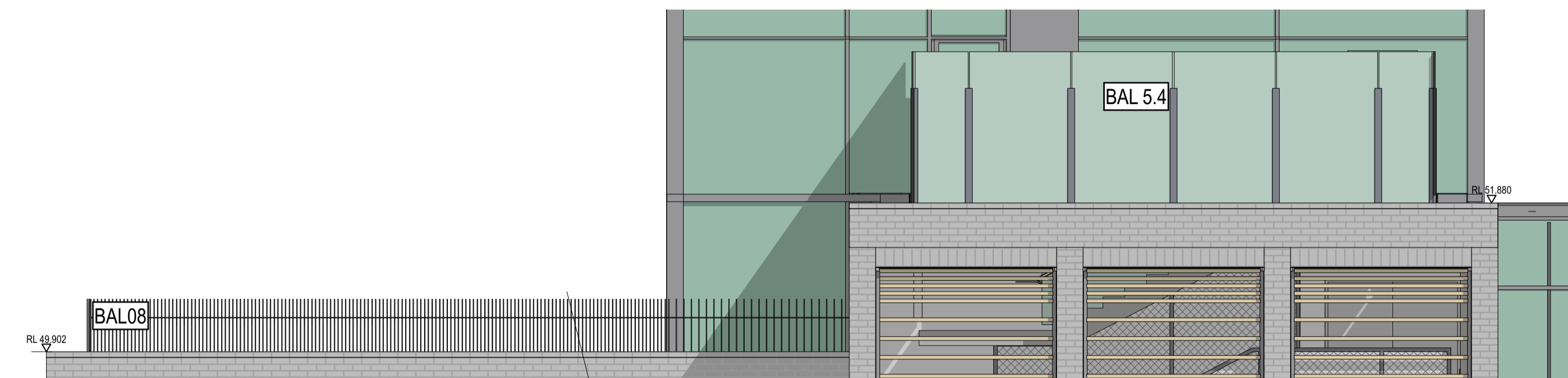
Stairs + Balustrades Legend

code	description
BAL1	Balustrade Type 1 - Metal Mesh
BAL2	Balustrade Type 2 - Metal Screen
BAL3	Balustrade Type 3 - Metal Palisade
BAL4	Balustrade Type 4 - Infill to Existing Balustrade Stair 2
BAL5	Balustrade Type 5 - External Glass Balustrade (Bldg M)
BAL5.2	Balustrade Type 5.2- External Glass Balustrade (Bridge)
BAL5.3	Balustrade Type 5.3- External Glass Balustrade (Bldg J)
BAL5.4	Balustrade Type 5.4- External Glass Balustrade (Stair 5)
BAL6	Balustrade Type 6 - External Glass Balustrade (Bldg M L2)
BAL7	Balustrade Type 7 - External Screen to Rooftop plant (Bldg M)
BAL7.1	Balustrade Type 7.1 - External Balustrade to Amphitheatre
BAL8	Balustrade Type 8 - External Palisade (Bldg H/J)
BAL9	Balustrade Type 9 - External Screen to Rooftop plant (Bldg M)
BAL10	Balustrade Type 10 - External Screen to Rooftop plant (Bldg M)
SN1	Stair Nosing Type 1 - Cast in to Concrete Stair
SN2	Stair Nosing Type 2 - Nosing to timber stair
SN3	Stair Nosing Type 3 - (Adhesive) Nosing to existing stair
HR1	Hand Rail Type 1 - Stainless Steel Rail wall mount
HR2	Hand Rail Type 2 - Stainless Steel Rail floor mount
HR3	Hand Rail Type 3 - Stainless Steel Rail (Bldg M rooftop)
HR4	Hand Rail Type 4 - Stainless Steel Rail (Bldg M rooftop)
TGS1	Tactile Indicator Type 1 - SS 316 Tactile Indicators

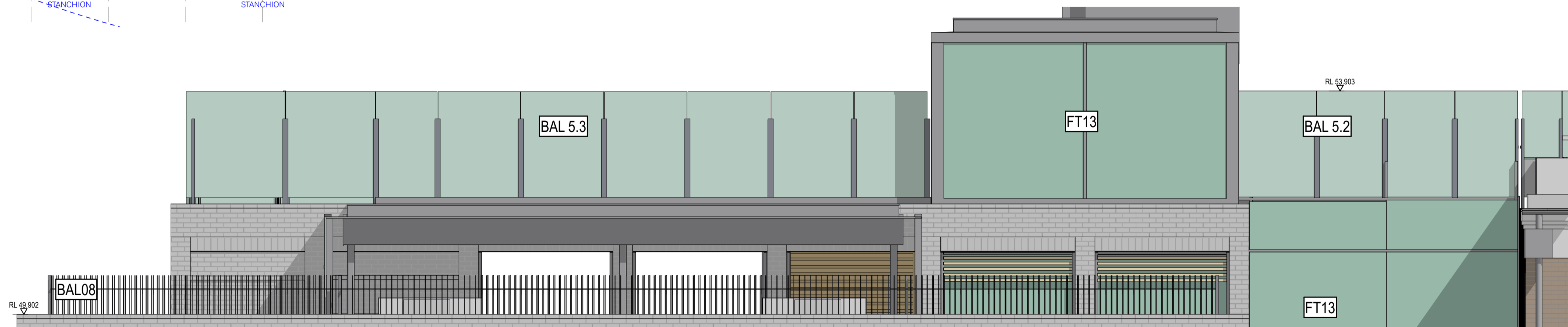
NOTE:
 - All metal dimensions to structural engineers detail and specification.
 - All glass dimensions to Facade Engineers specification.
 - All exposed edges to be honed smooth.
 - All existing dimensions are approximate only. To be checked on site.
 - All painted metal surfaces to have a continuous layer of paint to the underside of all elements checked on site before installation.



1 PLAN Roof 1:100



2 ELEVATION BAL05 - South Building J 1:50



3 ELEVATION BAL05 - East Building H 1:50



4 ELEVATION BAL05 - West Building J / H 1:50

rev	date	name	by	chk
B	28/2/22	For Construction	AWY	DB
A	14/2/22	Amendments to suit consent modification	FC	DB

Fort Street Public School
 Observatory Hill
 Sydney NSW 2000

Balustrade Details **Scale**
 BAL 5.2-5.4 Balustrade Type 5 1:50 @ A1
 Elevations 1:50

Project Code **First Issued**
 FSS 14/2/22

Sheet No. **Rev**
 AR_DRG_725005 B

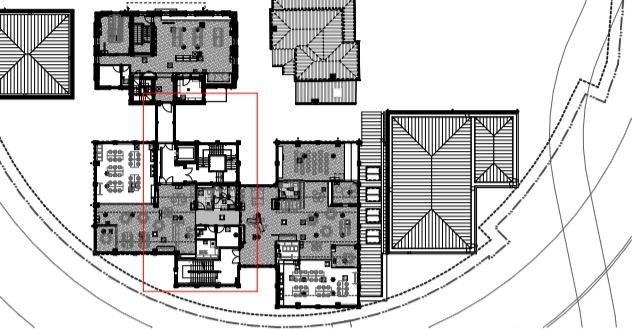
BAL 5 Balustrade Type 5	
element	description
Balustrade:	B1 Clear Glazing, Refer to AR-DRG-50002
Balustrade Frame:	MTL2 Metal Type 2 - Steel
Colour:	Interthane - Dark Grey TBC
Handrail:	HR3 Metal Type 1 - SS 316
Finish:	MTL1 Metal Type 1 - SS 316
Fittings:	GLF4 Glass fitting 4 - Child Lock GLF5 Glass fitting 5 - Key mechanism GLF6 Glass Fitting 7 - Glass to Wall Hinge
Finish:	MTL1 Metal Type 1 - SS 316

fjmtstudio

0 0.05 0.10 0.20m

General notes
 All dimensions and existing conditions shall be checked on site before construction.
 Do not use Australian Height Datum.
 Use finished dimensions only.

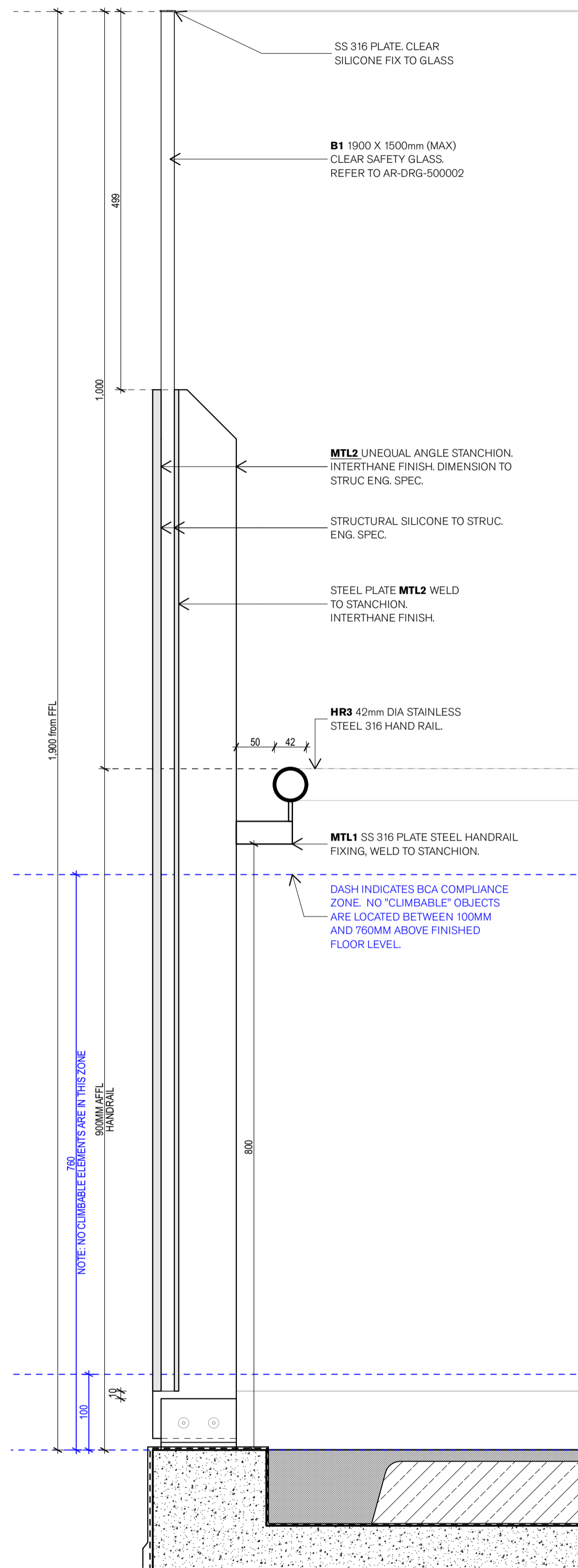
Legend



Stairs + Balustrades Legend

code	description
BAL1	Balustrade Type 1 - Metal Mesh
BAL2	Balustrade Type 2 - Metal Screen
BAL3	Balustrade Type 3 - Metal Palisade
BAL4	Balustrade Type 4 - Infill to Existing Balustrade Stair 2
BAL5	Balustrade Type 5 - External Glass Balustrade (Bldg M)
BAL5.2	Balustrade Type 5.2- External Glass Balustrade (Bridge)
BAL5.3	Balustrade Type 5.3- External Glass Balustrade (Bldg J)
BAL5.4	Balustrade Type 5.4- External Glass Balustrade (Stair 5)
BAL6	Balustrade Type 6 - External Glass Balustrade (Bldg M L2)
BAL7	Balustrade Type 7 - External Screen to Rooftop plant (Bldg M)
BAL7.1	Balustrade Type 7.1 - External Balustrade to Amphitheatre
BAL8	Balustrade Type 8 - External Palisade (Bldg H/J)
BAL9	Balustrade Type 9 - External Screen to Rooftop plant (Bldg M)
BAL10	Balustrade Type 10 - External Screen to Rooftop plant (Bldg M)
SN1	Stair Nosing Type 1 - Cast in to Concrete Stair
SN2	Stair Nosing Type 2 - Nosing to timber stair
SN3	Stair Nosing Type 3 - (Adhesive) Nosing to existing stair
HR1	Hand Rail Type 1 - Stainless Steel Rail wall mount
HR2	Hand Rail Type 2 - Stainless Steel Rail floor mount
HR3	Hand Rail Type 3 - Stainless Steel Rail (Bldg M rooftop)
HR4	Hand Rail Type 4 - Stainless Steel Rail (Bldg M rooftop)
TGS1	Tactile Indicator Type 1 - SS 316 Tactile Indicators

NOTE:
 - All metal dimensions to structural engineers detail and specification.
 - All glass dimensions to Facade Engineers specification.
 - All exposed edges to be honed smooth.
 - All existing dimensions are approximate only. To be checked on site.
 - All painted metal surfaces to have a continuous layer of paint to the underside of all elements checked on site before installation.



1 PLAN Balustrade System 5
1:5

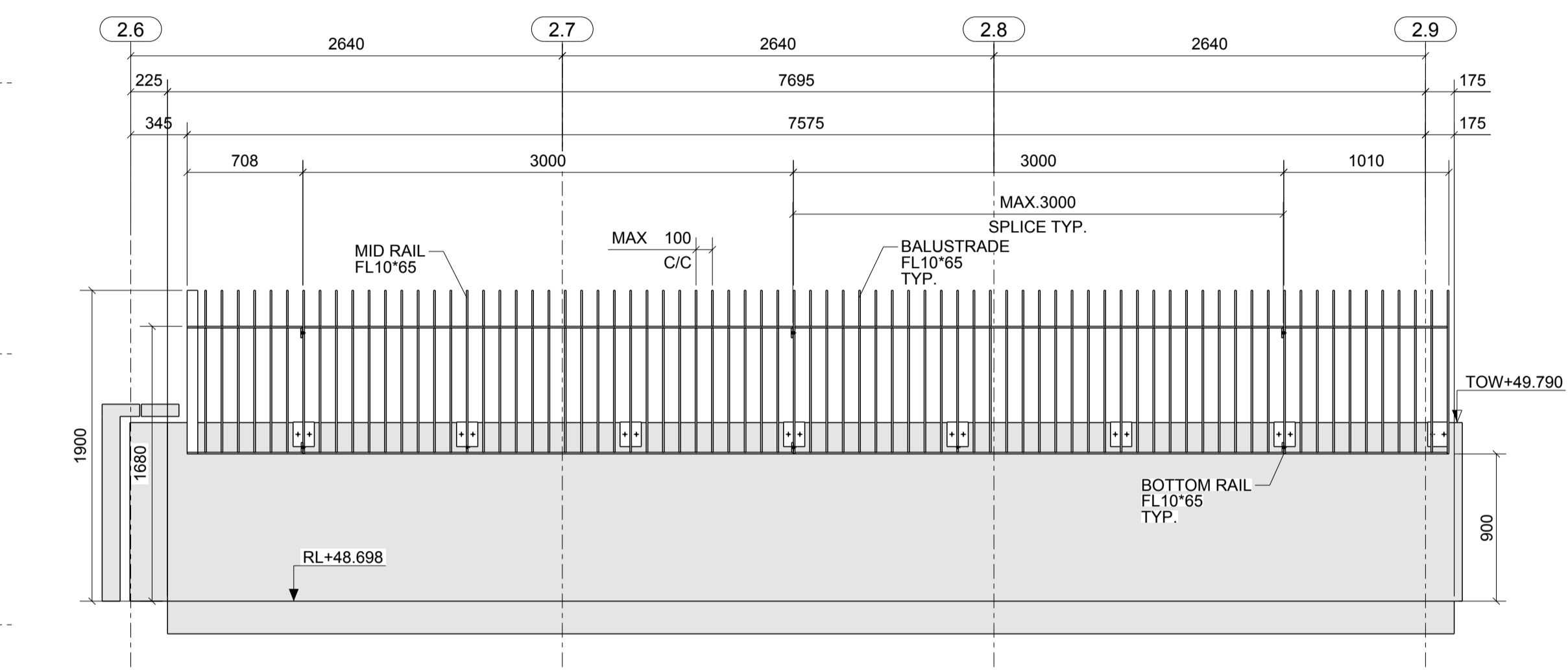
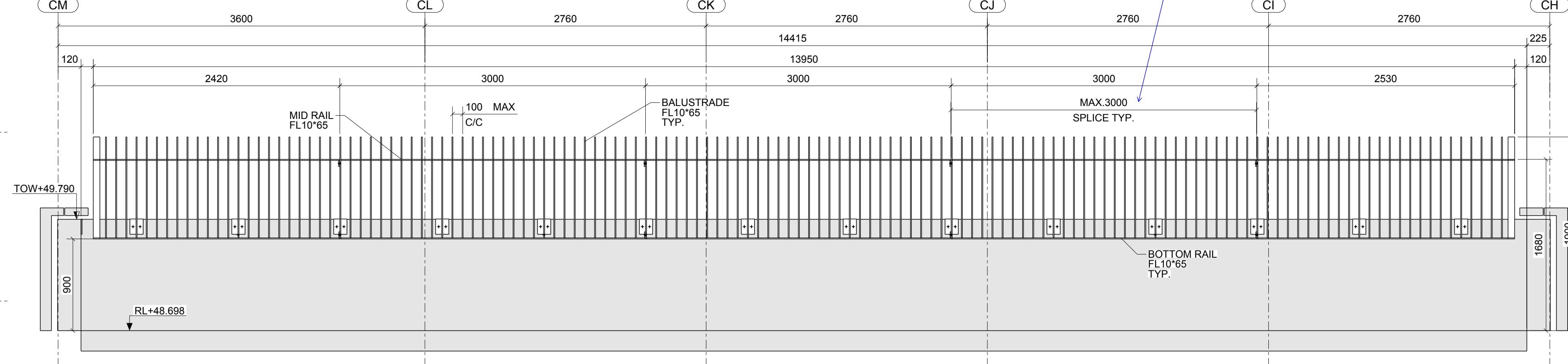
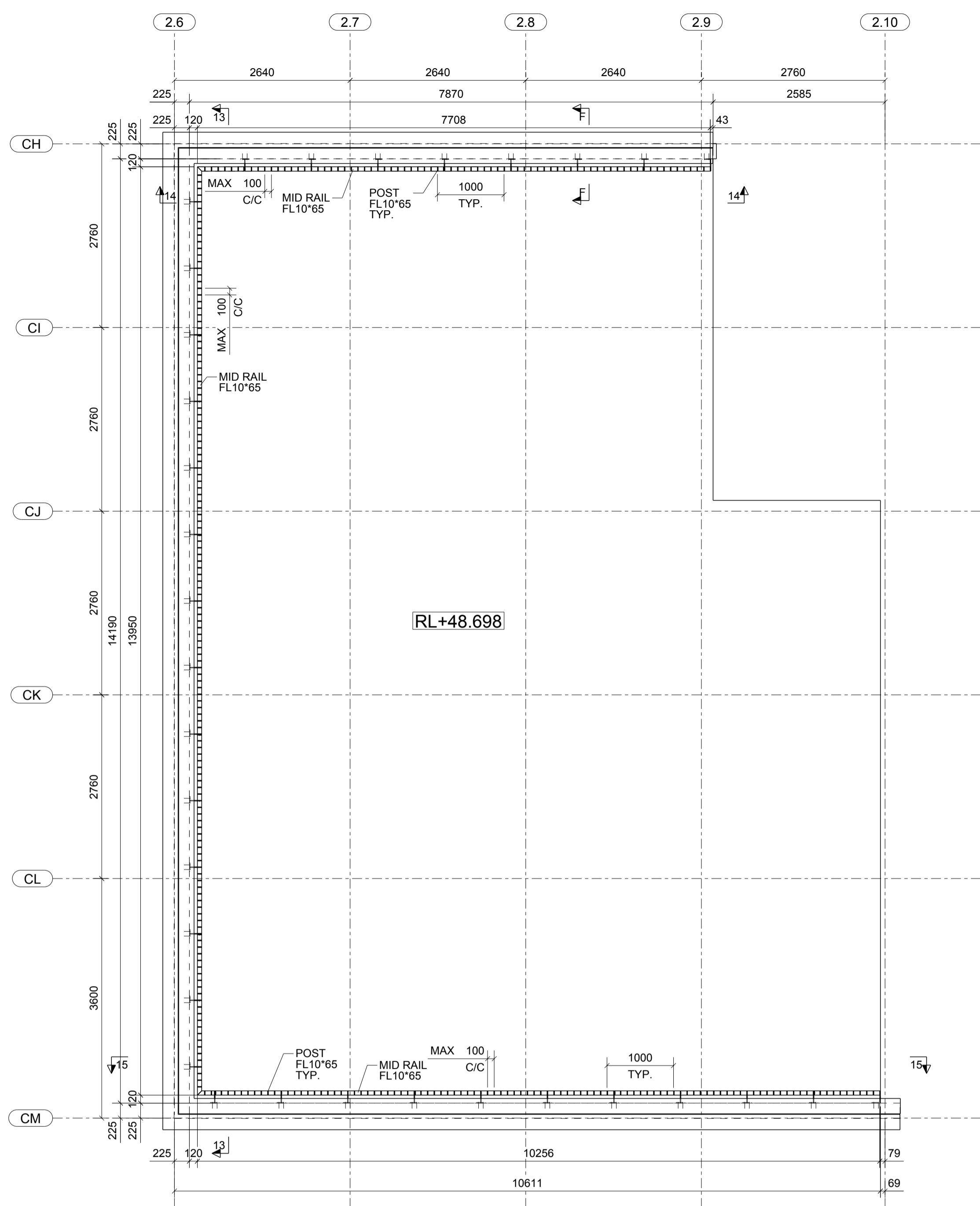
rev	date	name	by	chk
A	28/2/22	For Construction		JWY DB

Fort Street Public School
 Observatory Hill
 Sydney NSW 2000

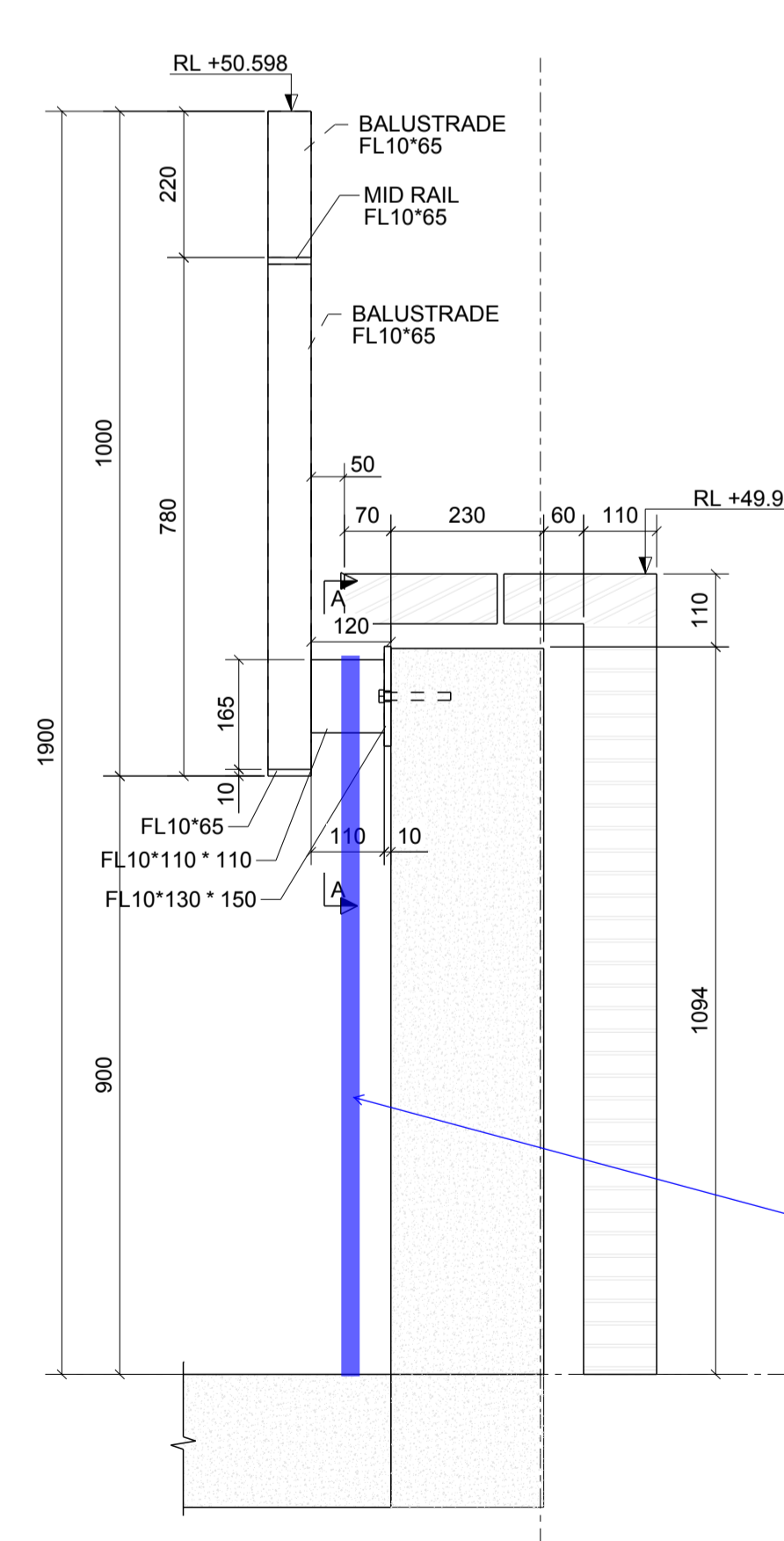
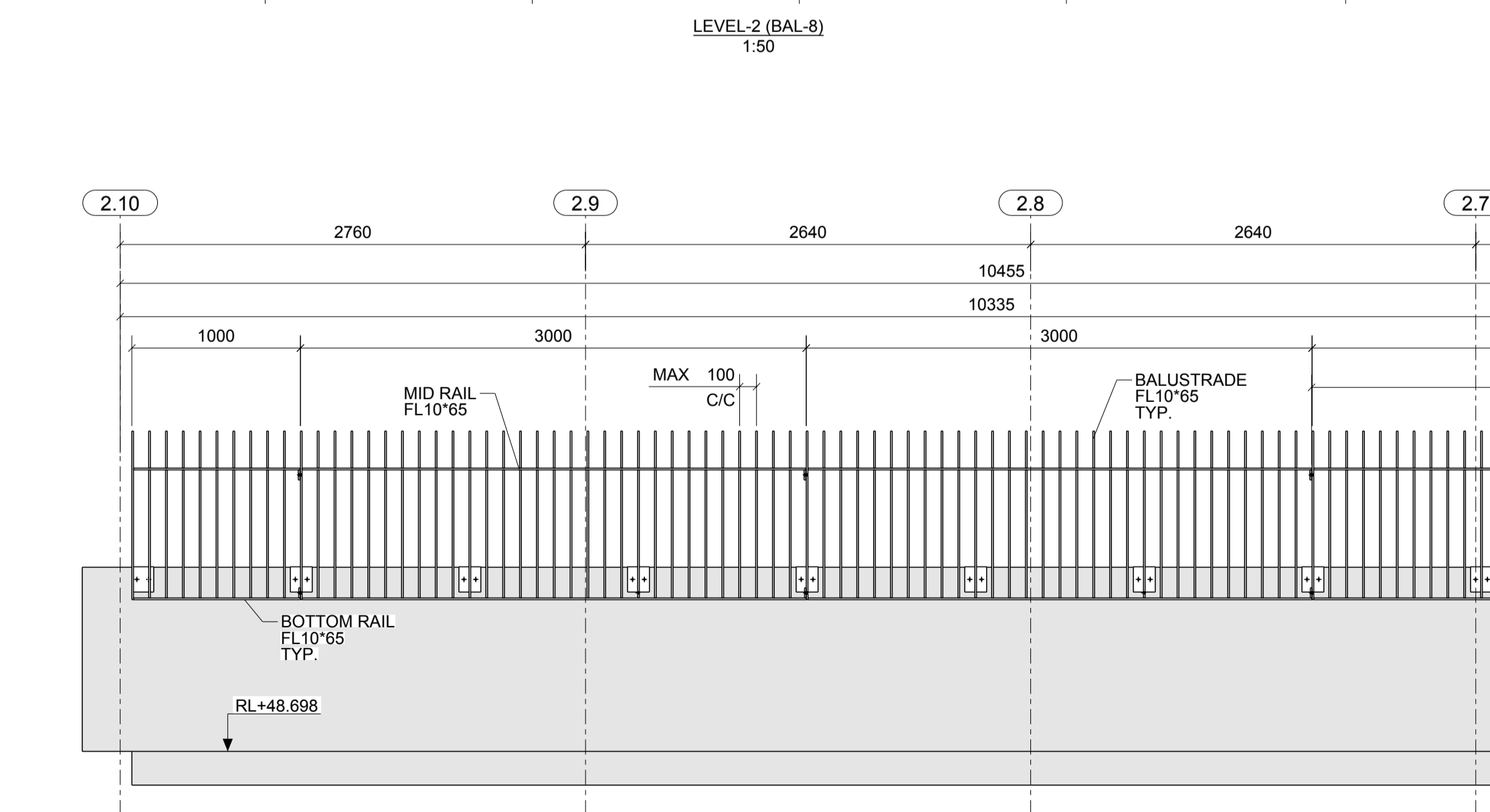
Balustrade Details Scale
 BAL5 Balustrade Type 5.2-5.3 - 1:5 @ A1
 Section Details 1:5

Project Code First Issued
 FSS 28/2/22

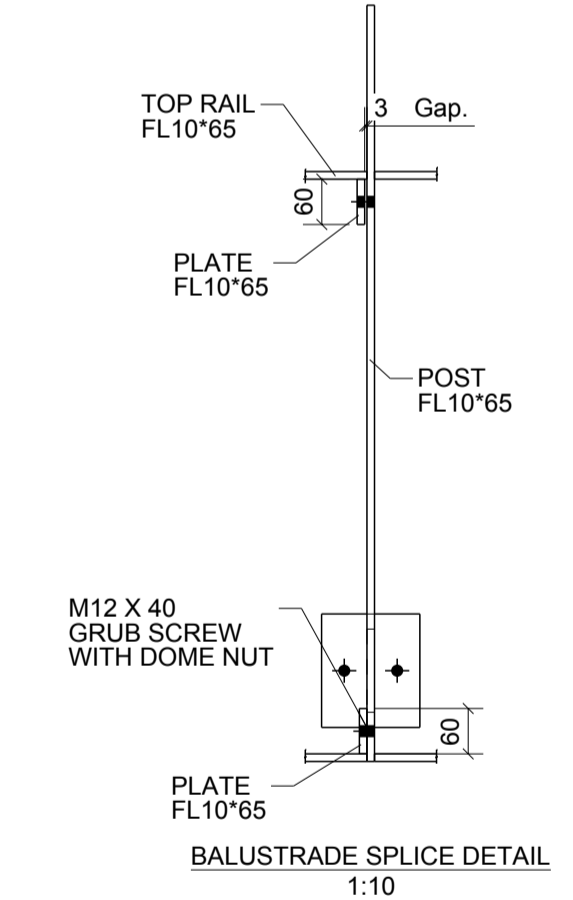
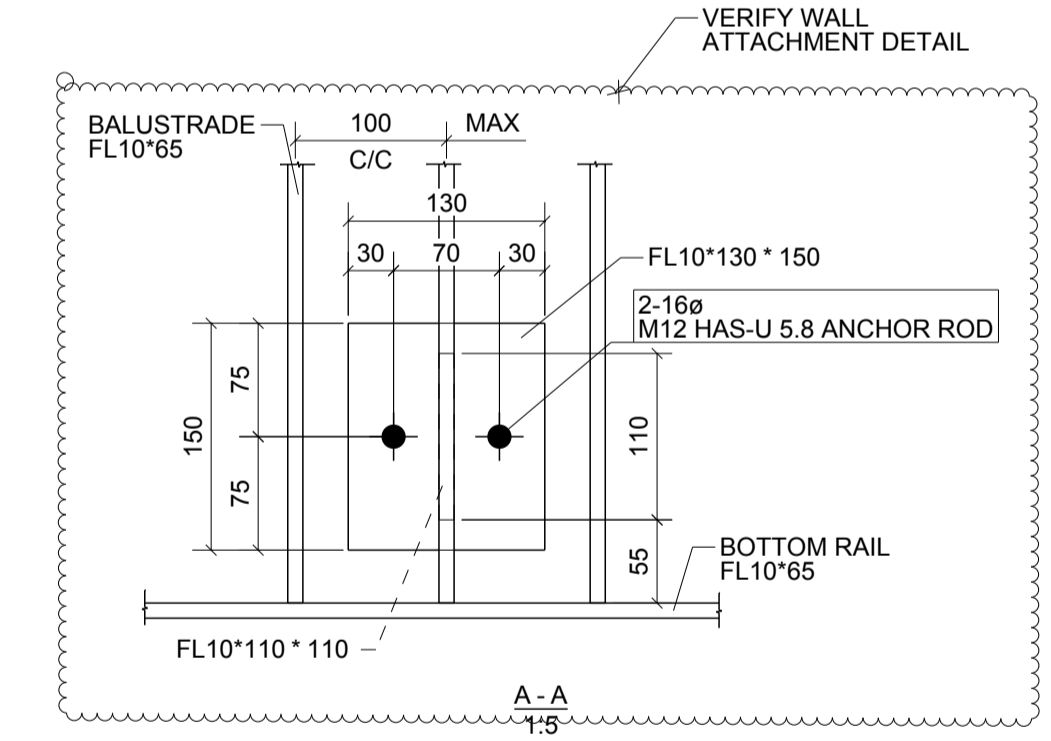
Sheet No. Rev
 AR_DRG_725006 A



INTERTHANE PAINTED THROUGHOUT. NO BARE FIXINGS



FC SHEET HERE. LENDLEASE TO CO-ORDINATE SEQUENCE OF WORK



VERIFY & CONFIRM ALL DIMENSION & PROFILE DETAILS

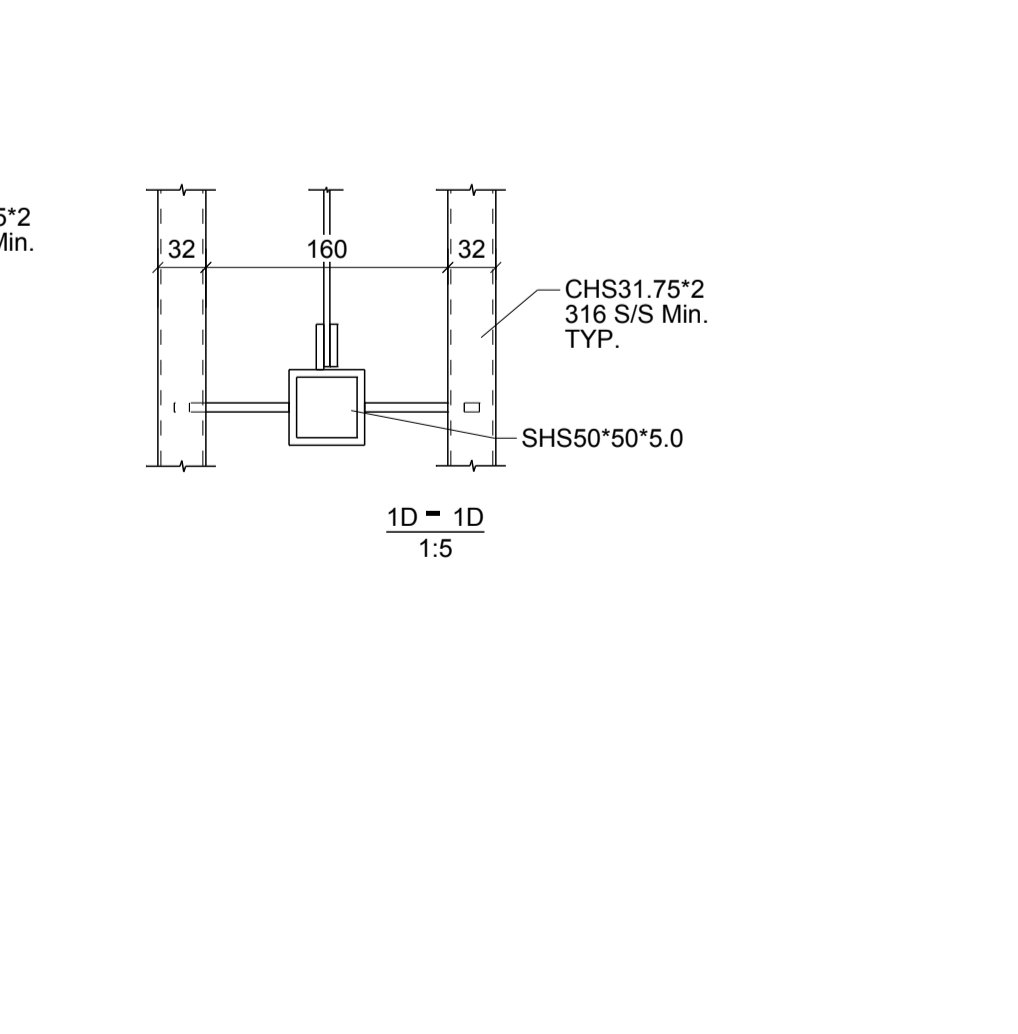
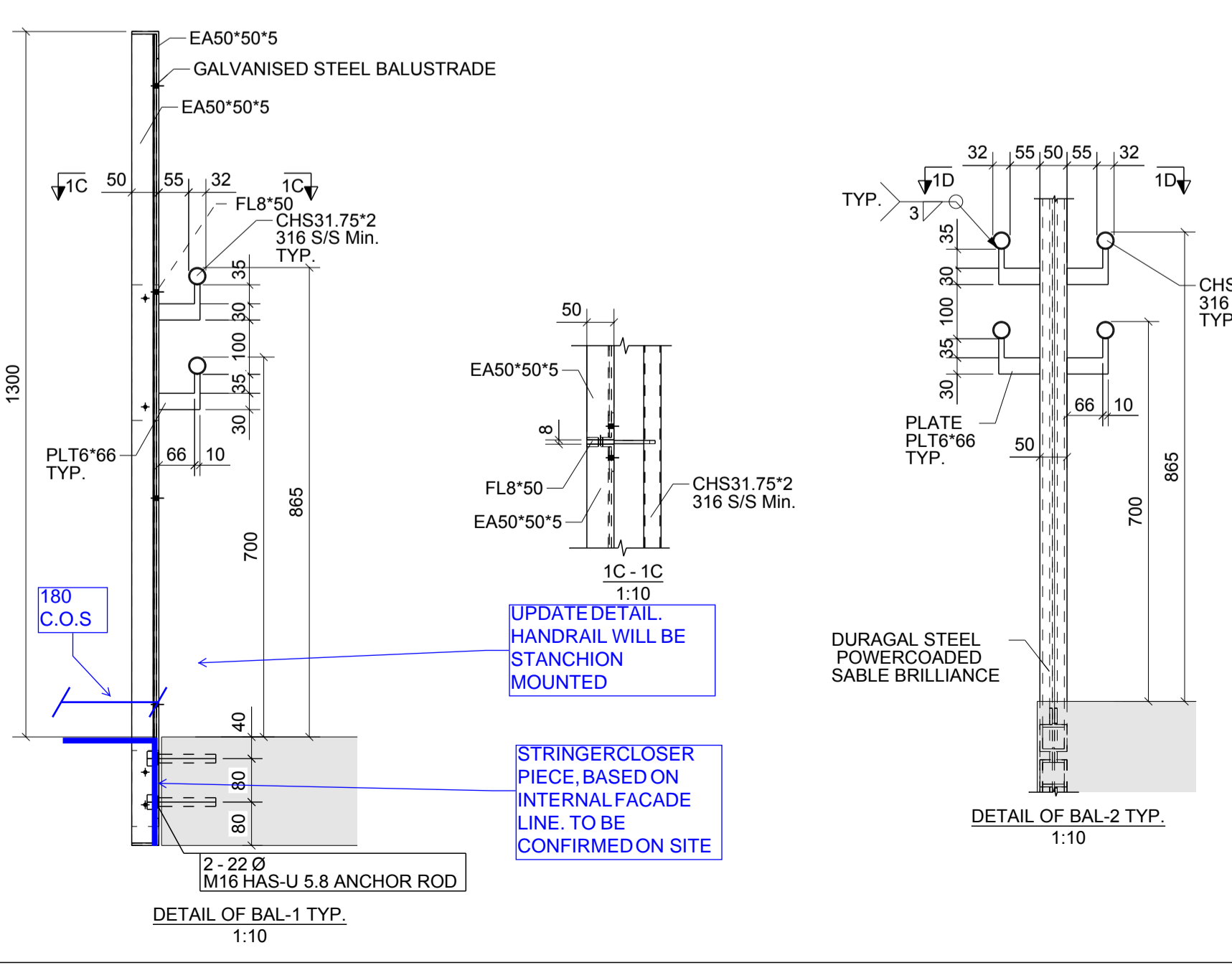
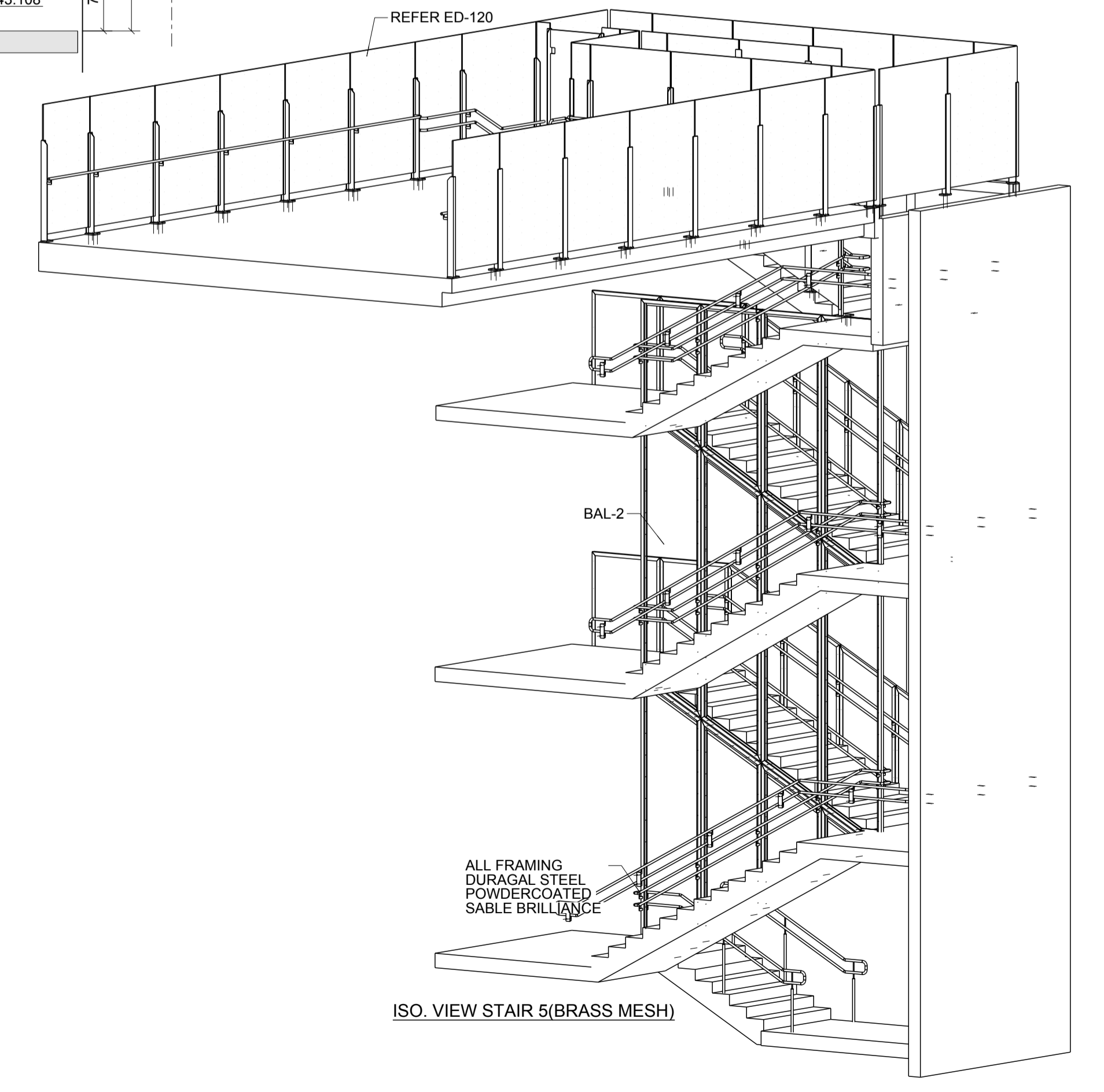
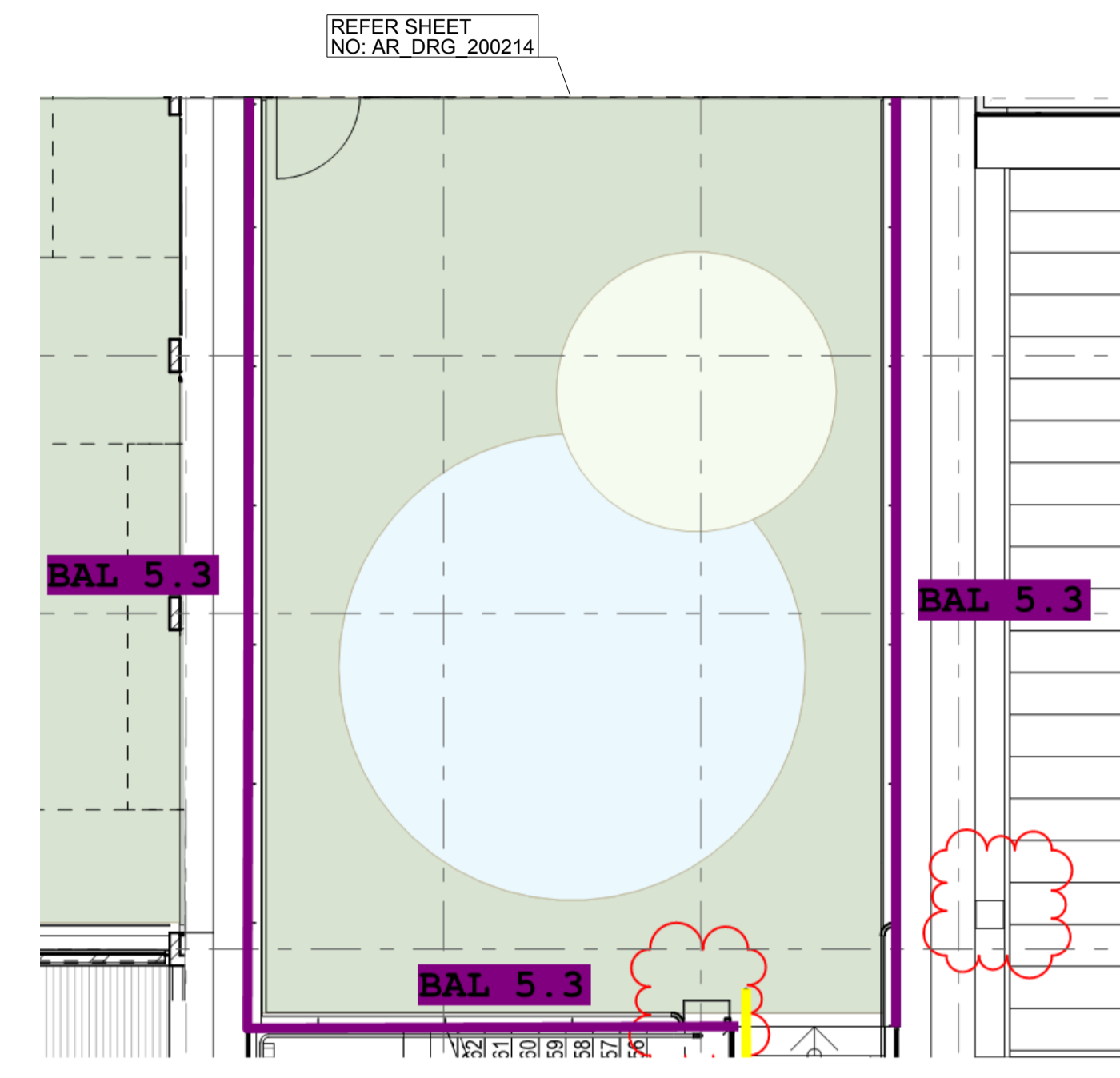
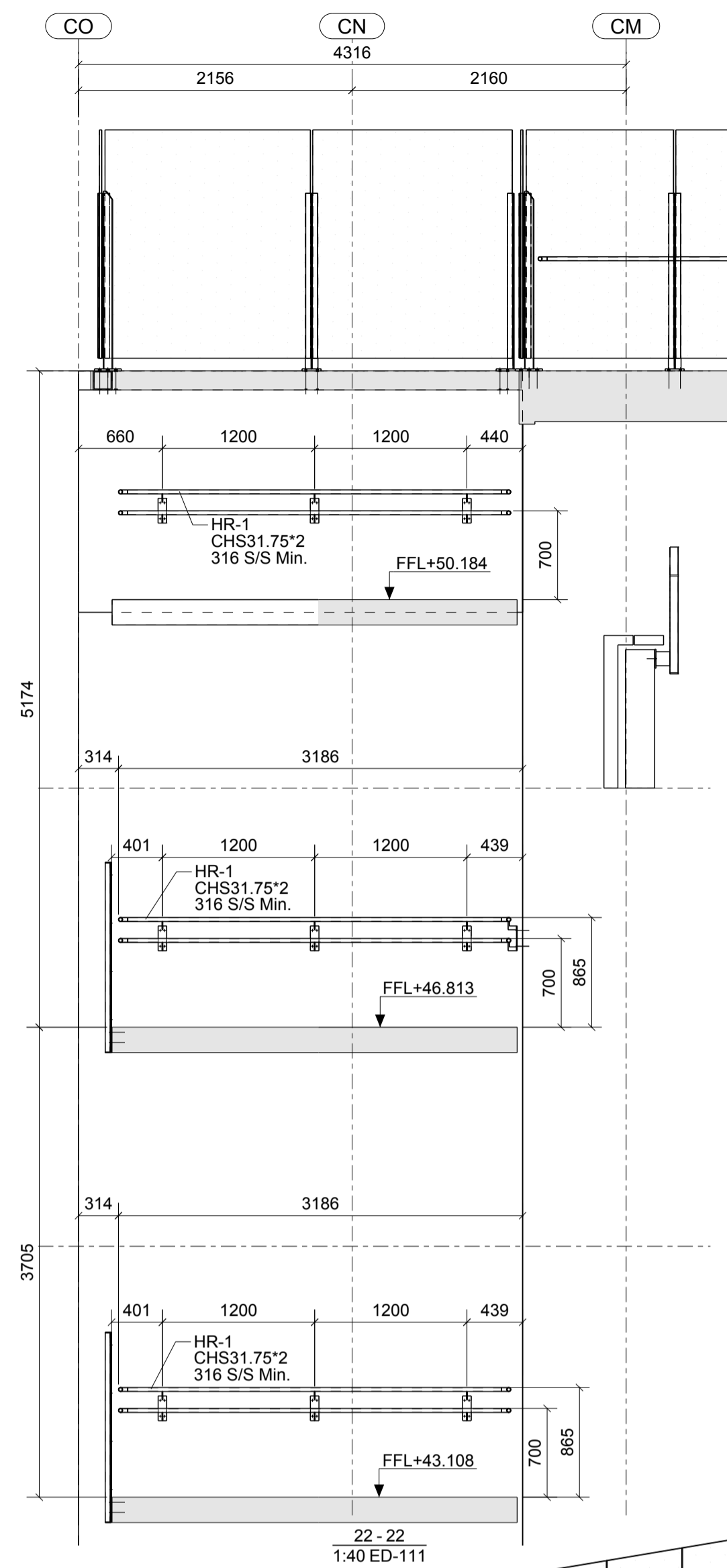
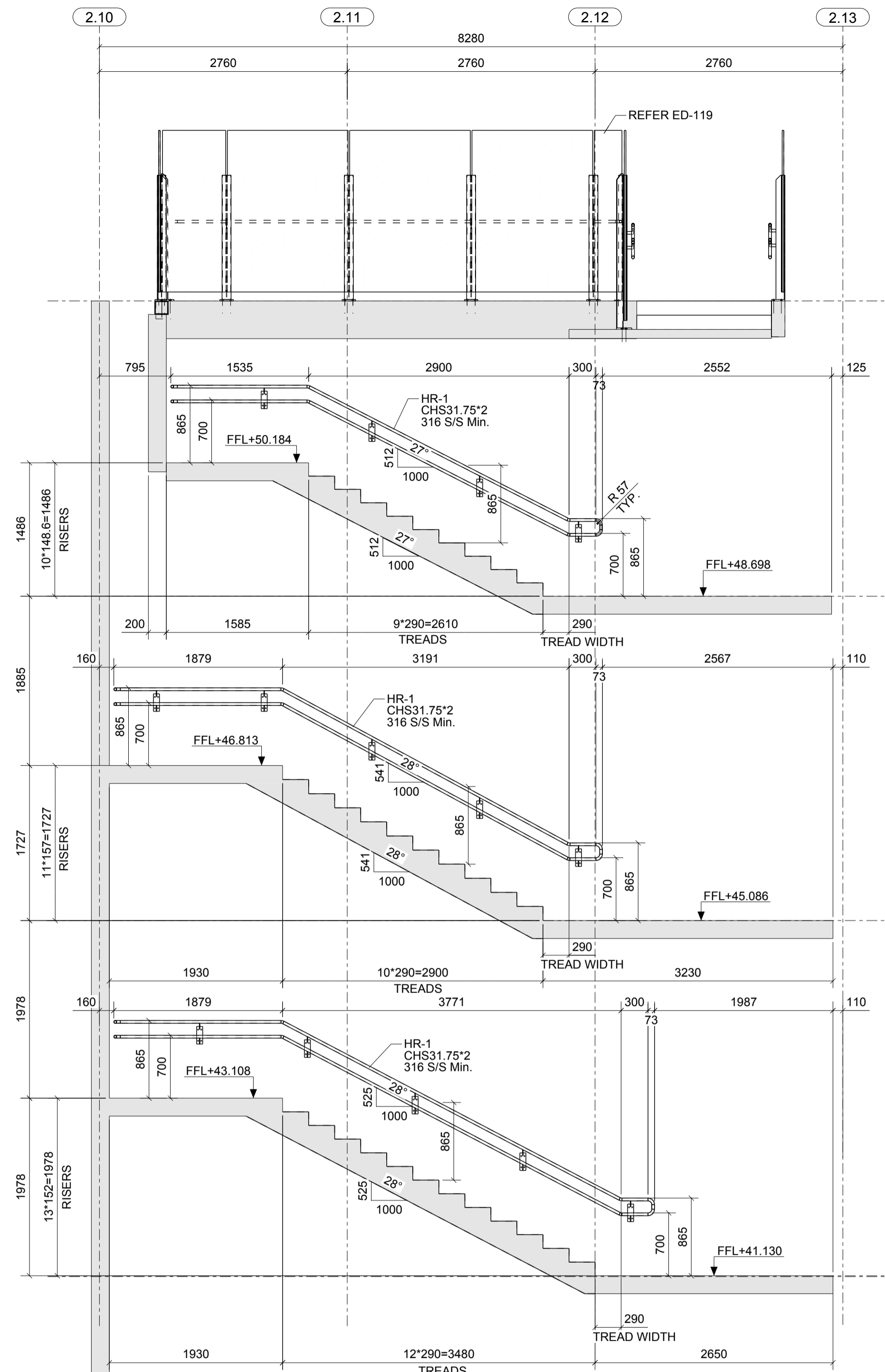
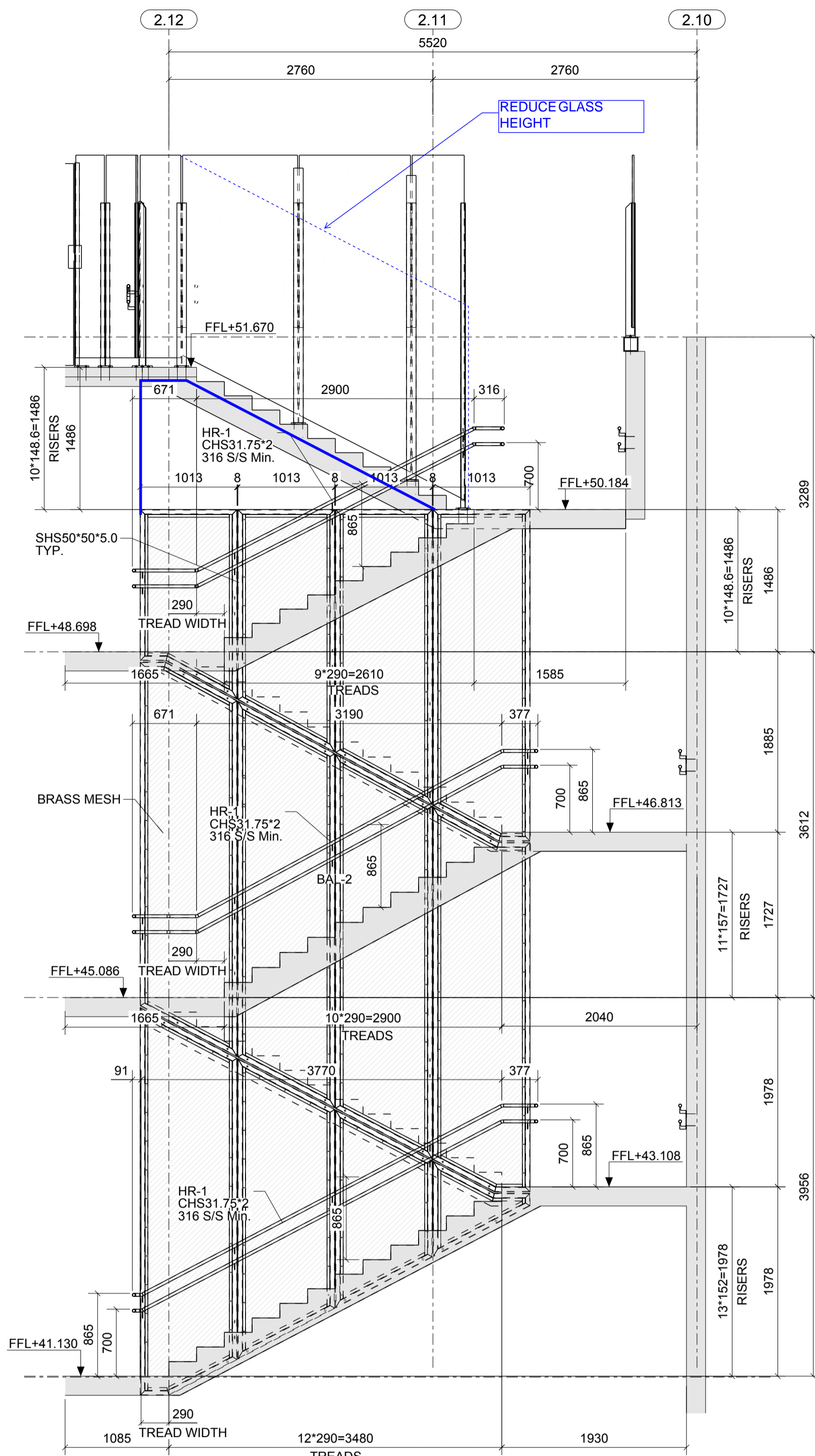
LEGEND:
TOW - TOP OF WALL

NOTE:
1. ALL HANDRAILS - 316 SS MINIMUM REQUIRED.

Erection Notes				Stainform Pty Ltd	
F	RRS	10/02/23	RE-ISSUED FOR APPROVAL	10 Redbank Place, Picton NSW 2571	
E	RRS	28/01/23	RE-ISSUED FOR APPROVAL	Fort Street Public School	
D	RRS	20/12/22	RE-ISSUED FOR APPROVAL		
C	RRS	28/11/22	RE-ISSUED FOR APPROVAL		
B	RRS	12/11/22	RE-ISSUED FOR APPROVAL		
A	RRS	01/10/22	ISSUED FOR APPROVAL		

REV	NAME	DATE	DESCRIPTION	ISSUE DATE	APPROVAL DATE
F	RRS	10/02/23	RE-ISSUED FOR APPROVAL	10/02/2023	10/02/2023
E	RRS	28/01/23	RE-ISSUED FOR APPROVAL	28/01/2023	28/01/2023
D	RRS	20/12/22	RE-ISSUED FOR APPROVAL	20/12/2022	20/12/2022
C	RRS	28/11/22	RE-ISSUED FOR APPROVAL	28/11/2022	28/11/2022
B	RRS	12/11/22	RE-ISSUED FOR APPROVAL	12/11/2022	12/11/2022
A	RRS	01/10/22	ISSUED FOR APPROVAL	01/10/2022	01/10/2022

Scale	1:5	Project No.	SF220053	Drawn No.	ED-114	Rev	F
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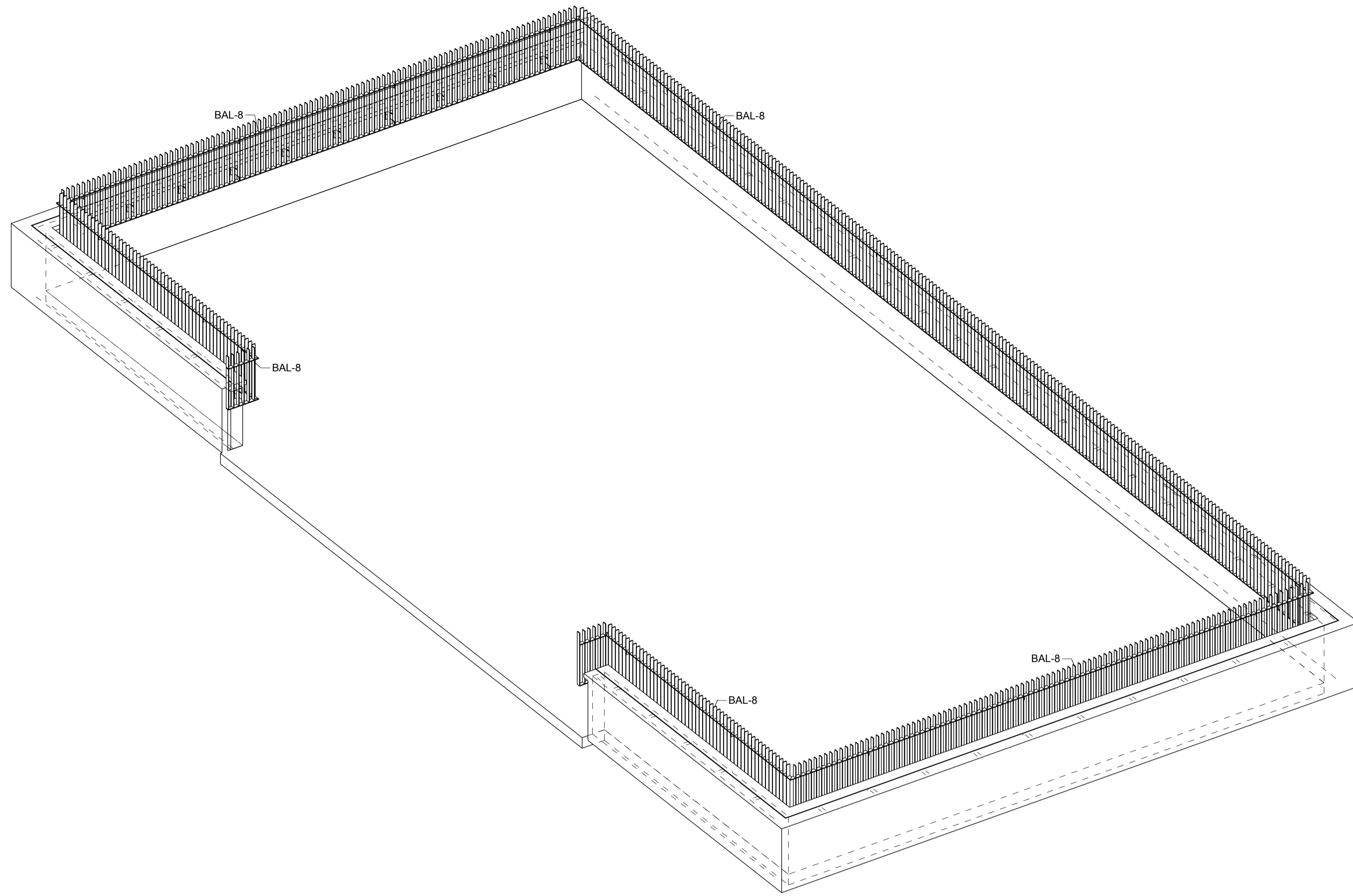
fpmstudio
 Francis-Jones Morehen Thorp Pty Ltd ABN 28 101 197 219
 NSW nominated architects: Richard Francis-Jones Reg. No. 8301, Elizabeth Carpenter Reg. No. 8141, VIC registered architects: Richard Francis-Jones Reg. No. 19005.
 Exception taken as noted, revised and resubmit!
 Reviewed by: Prachi Chauhan Date: 16/02/23

- NOTE:**
 1. BAL 2-FULL HEIGHT METAL FRAME+BRASS MESH
 2. BAL 1-METAL FRAME +BRASS MESH
 BALUSTRADE AND MESH FRAME- POWERCOATED TO MATCH INTERTHANE MID METAL LUSTRE
 3. HR-1-WALL MOUNTED HANDRAIL -SS IN SATIN FINISH
 4. HR-2-POST MOUNTED HANDRAIL -SS IN SATIN FINISH
 POST TO BE POWDER COATED TO MATCH INTERTHANE MID METAL LUSTRE
 5. NO BARE FINISHES WILL BE ACCEPTED INCLUDING SCREWS, FIXINGS ETC

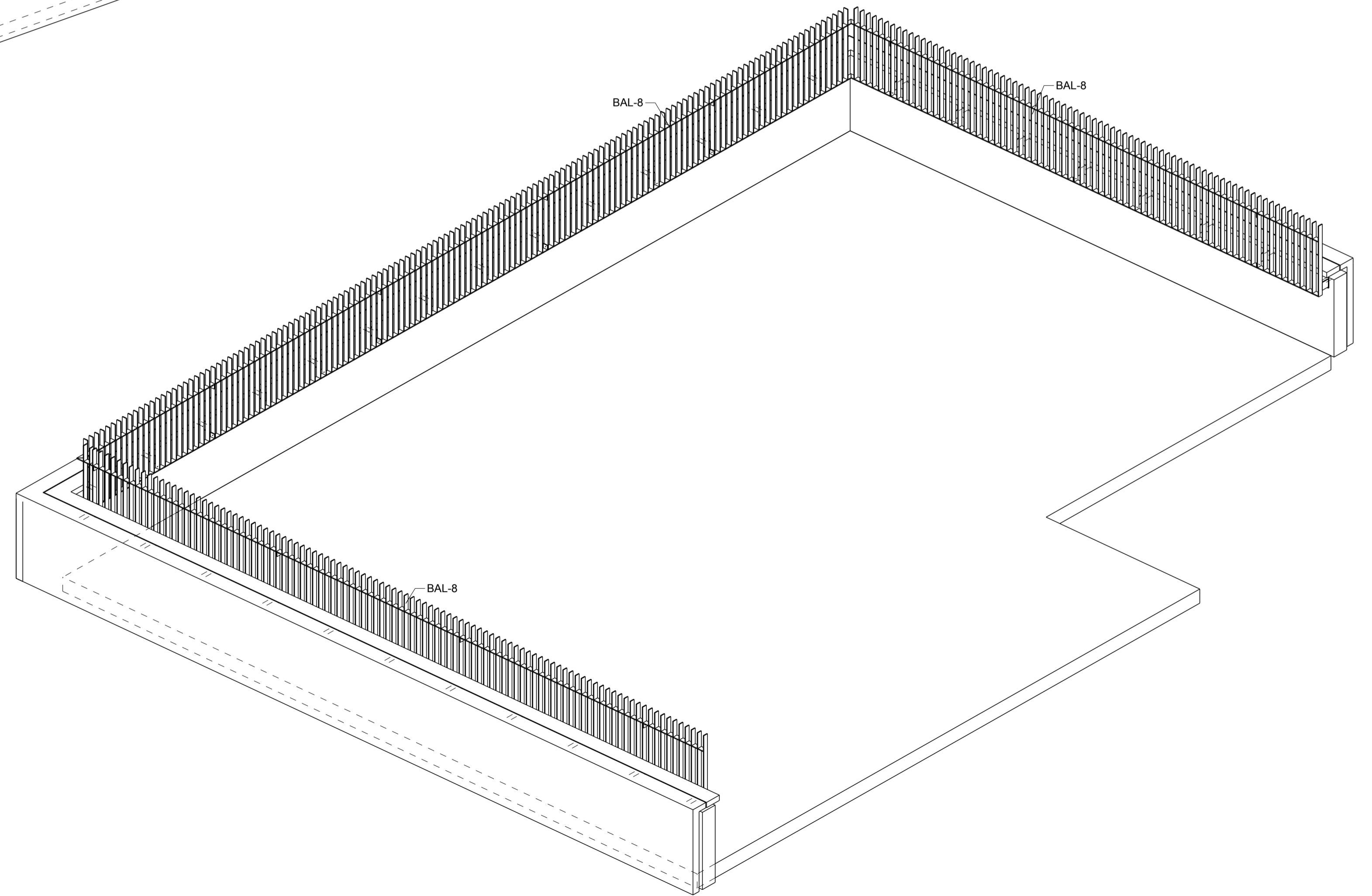
NOTE:
 1. ALL HANDRAILS - 316 SS MINIMUM REQUIRED.

Erection Notes			REV	NAME	DATE	DESCRIPTION
F	RRS	10/02/23	RE-ISSUED FOR APPROVAL			
E	RRS	28/01/23	RE-ISSUED FOR APPROVAL			
D	RRS	20/12/22	RE-ISSUED FOR APPROVAL			
C	RRS	28/11/22	RE-ISSUED FOR APPROVAL			
B	RRS	12/11/22	RE-ISSUED FOR APPROVAL			
A	RRS	07/11/22	ISSUED FOR APPROVAL			

Stainform Pty Ltd
 10 Redbank Place, Picton NSW 2571
 Fort Street Public School
 DRAWING TITLE: STAIR 5 ELEVATIONS
 CONTRACT: Fort Street Public School
 ISSUED BY: CR 03/05/22
 CHECKED BY: DA
 SCALE: 1:10
 PROJECT NO: SF220053
 DRAWING NO: ED-112
 ISSUE DATE: 10/02/2023
 APPROVAL DATE: 10/02/2023
 APPROVED BY: [Signature]



ISO.VIEW OF LEVEL-02



ISO.VIEW OF LEVEL-02

NOTE:
1. ALL HANDRAILS - 316 SS
MINIMUM REQUIRED.

NOTE:
1. SITE MEASURE REQUIRED BEFORE
FABRICATION.

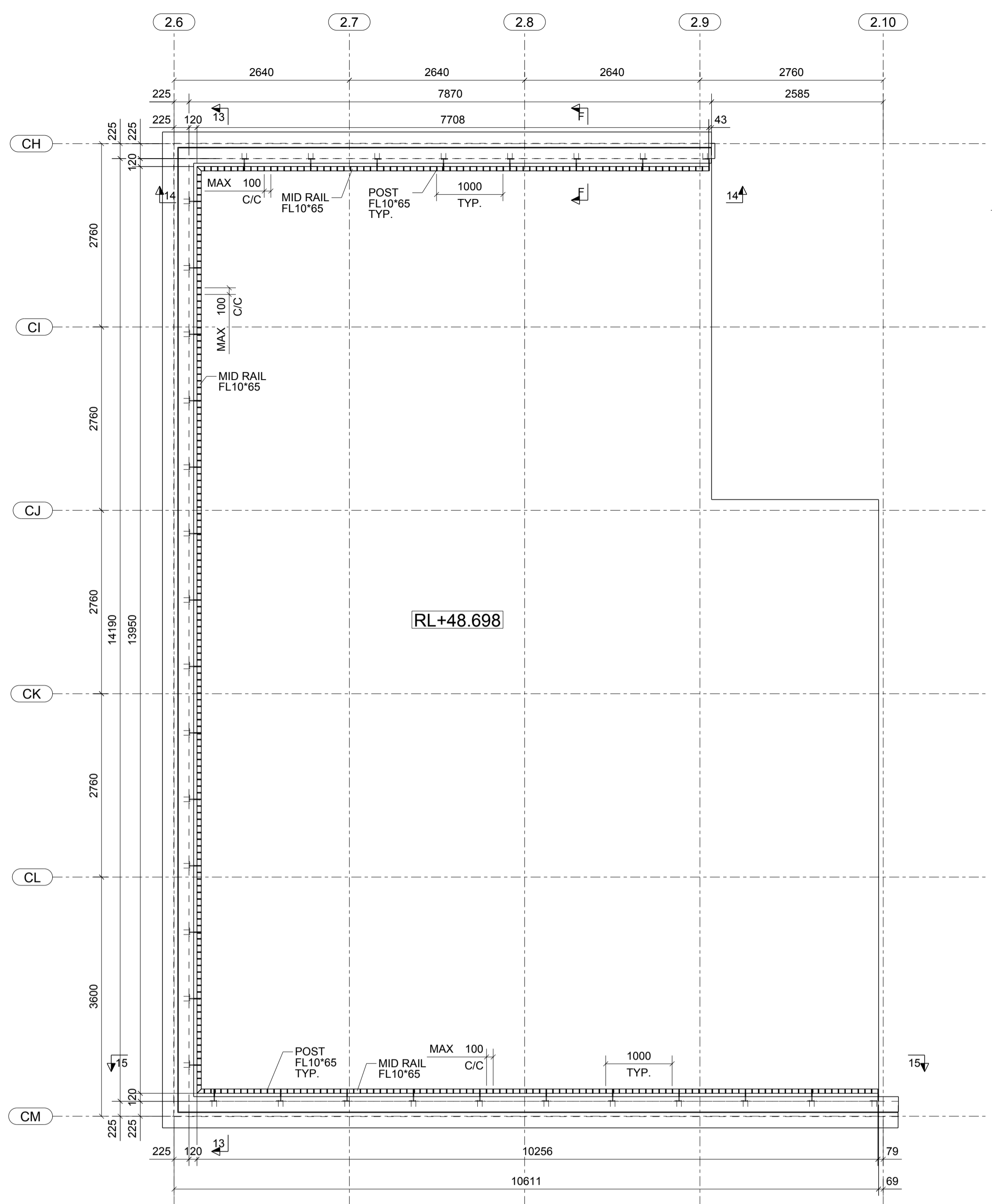
Erection Notes

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E	RRS	28/01/23	RE-ISSUED FOR APPROVAL
D	RRS	20/12/22	RE-ISSUED FOR APPROVAL
C	RRS	28/11/22	RE-ISSUED FOR APPROVAL
B	RRS	12/11/22	RE-ISSUED FOR APPROVAL
A	RRS	01/10/22	ISSUED FOR APPROVAL

Stainform Pty Ltd
10 Redbank Place, Picton NSW 2571
Fort Street Public School

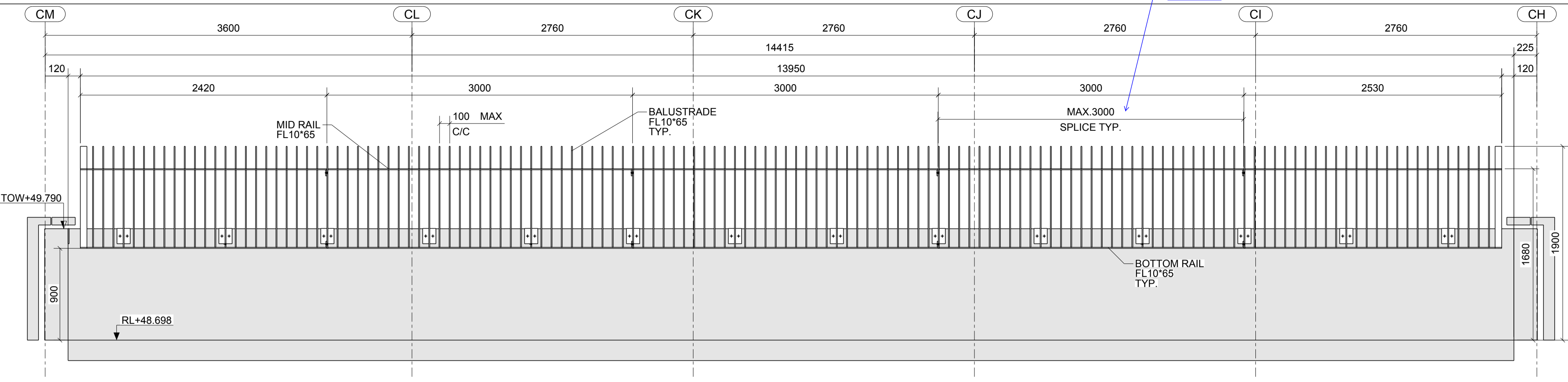


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CONTRACT: Fort Street Public School	CHECKED DATE: 28/01/2023	APPROVAL DATE: 28/01/2023
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SCALE: 1:40	PROJECT NO: SF220053	DRAWING NO: ED-113

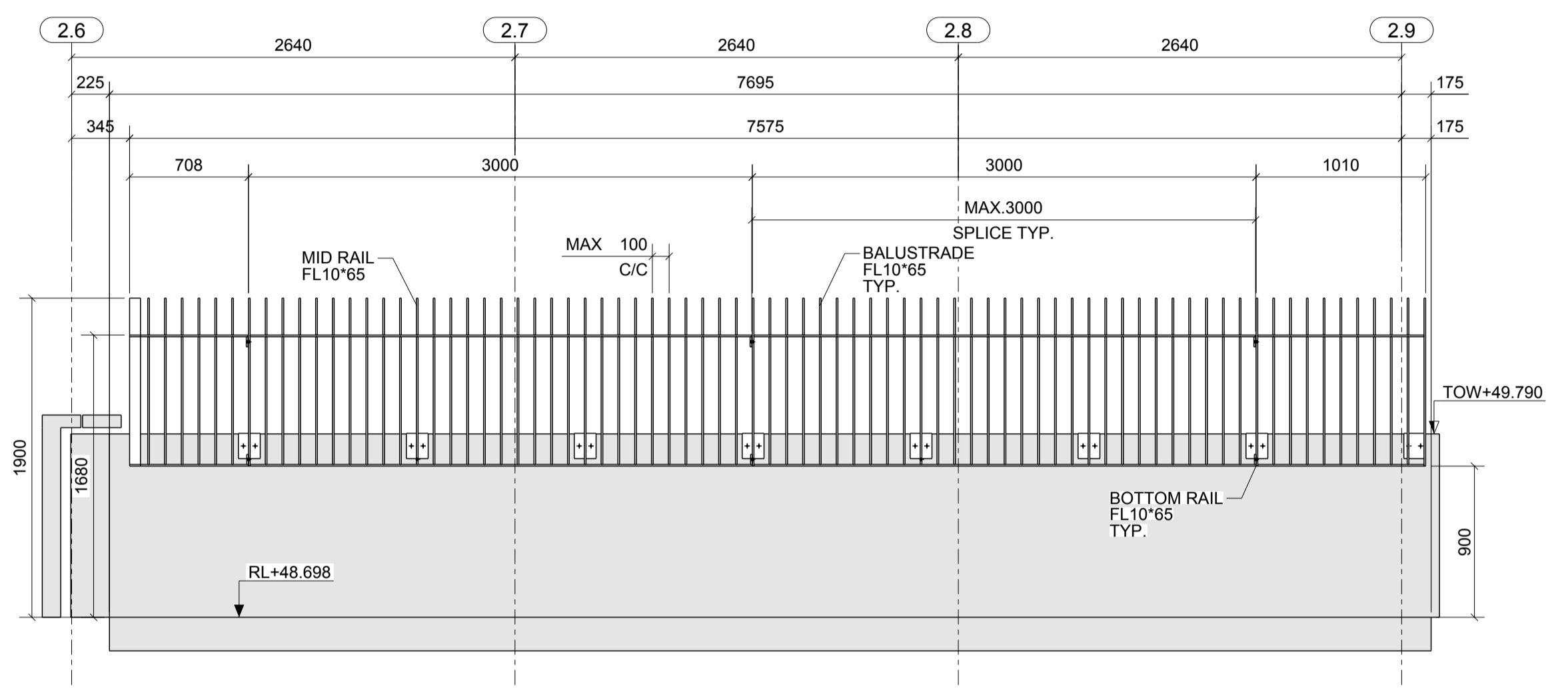


RL+48.698

LEVEL-2 (BAL-8)
1:50

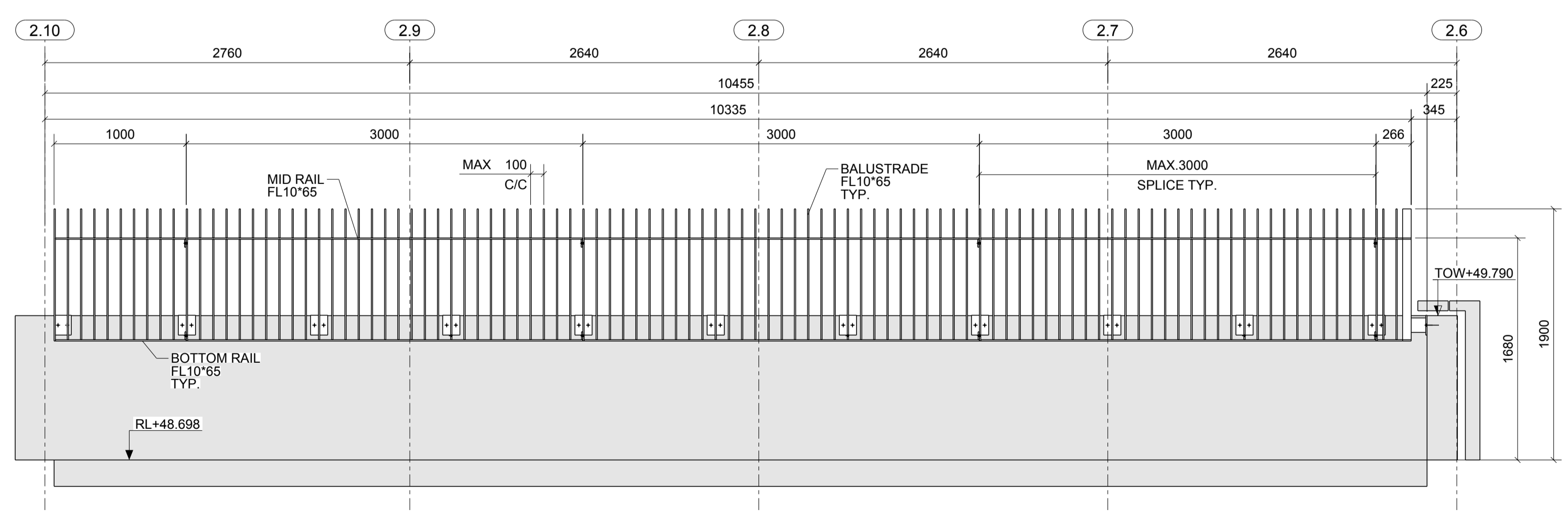


13-13
1:30

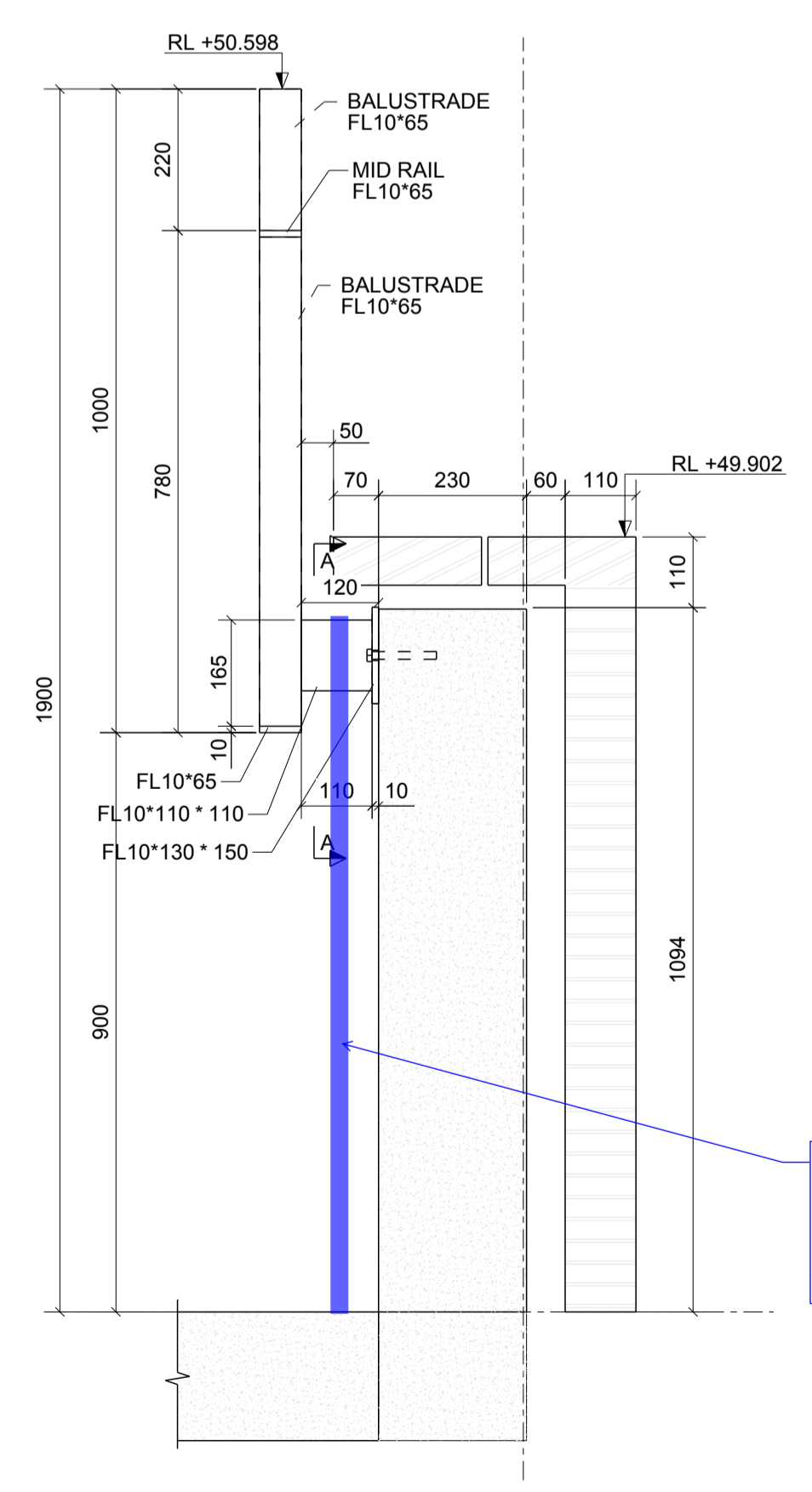


14-14
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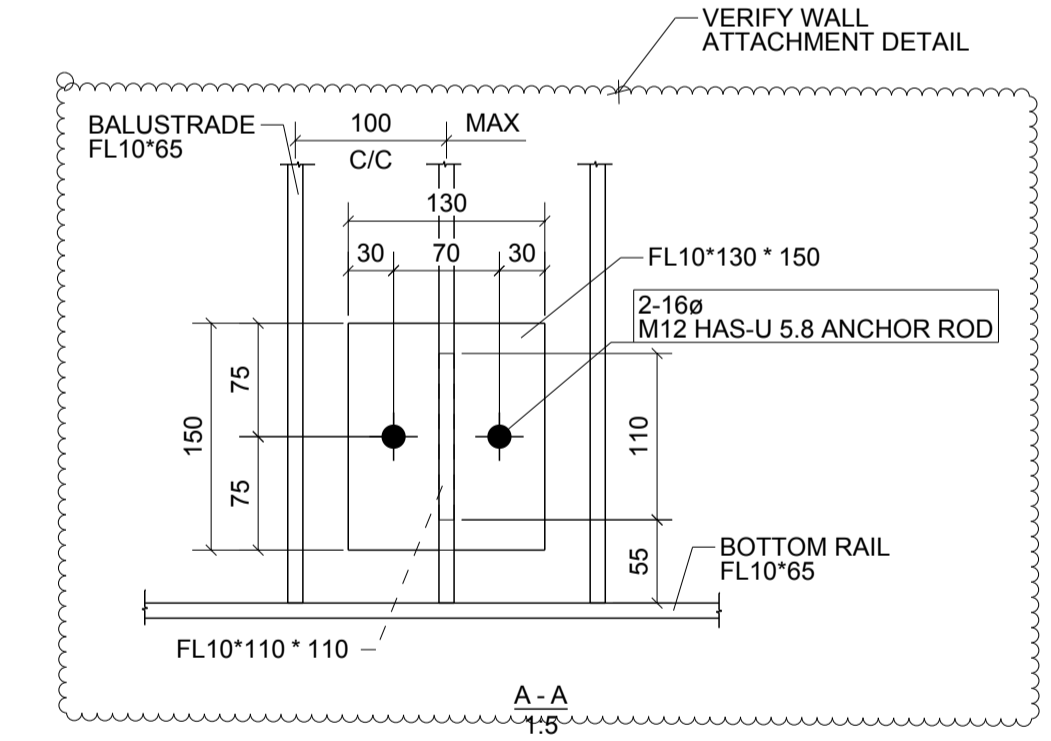
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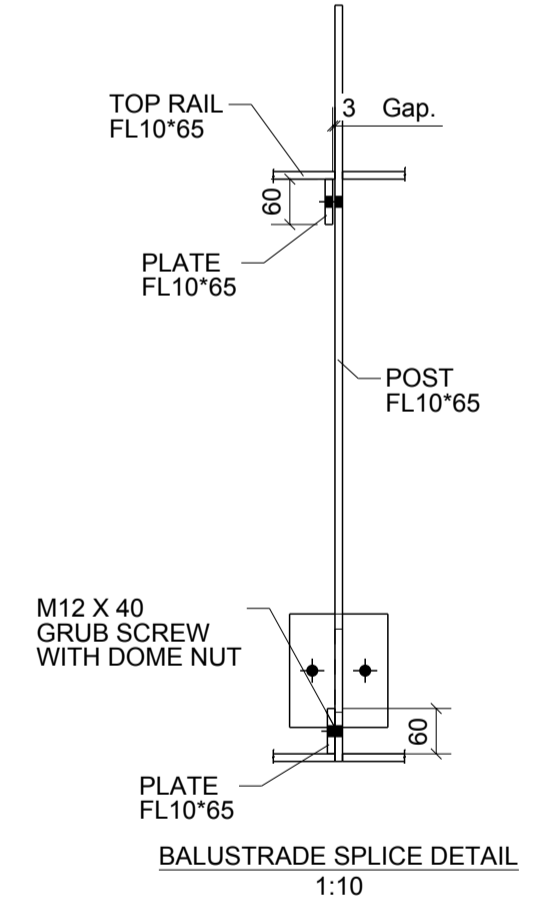
15-15
1:30



DETAIL OF BAL-08 TYP.
1:10



A-A
1:5



BALUSTRADE SPLICE DETAIL
1:10

FC SHEET HERE. LENDLEASE TO CO-ORDINATE SEQUENCE OF WORK

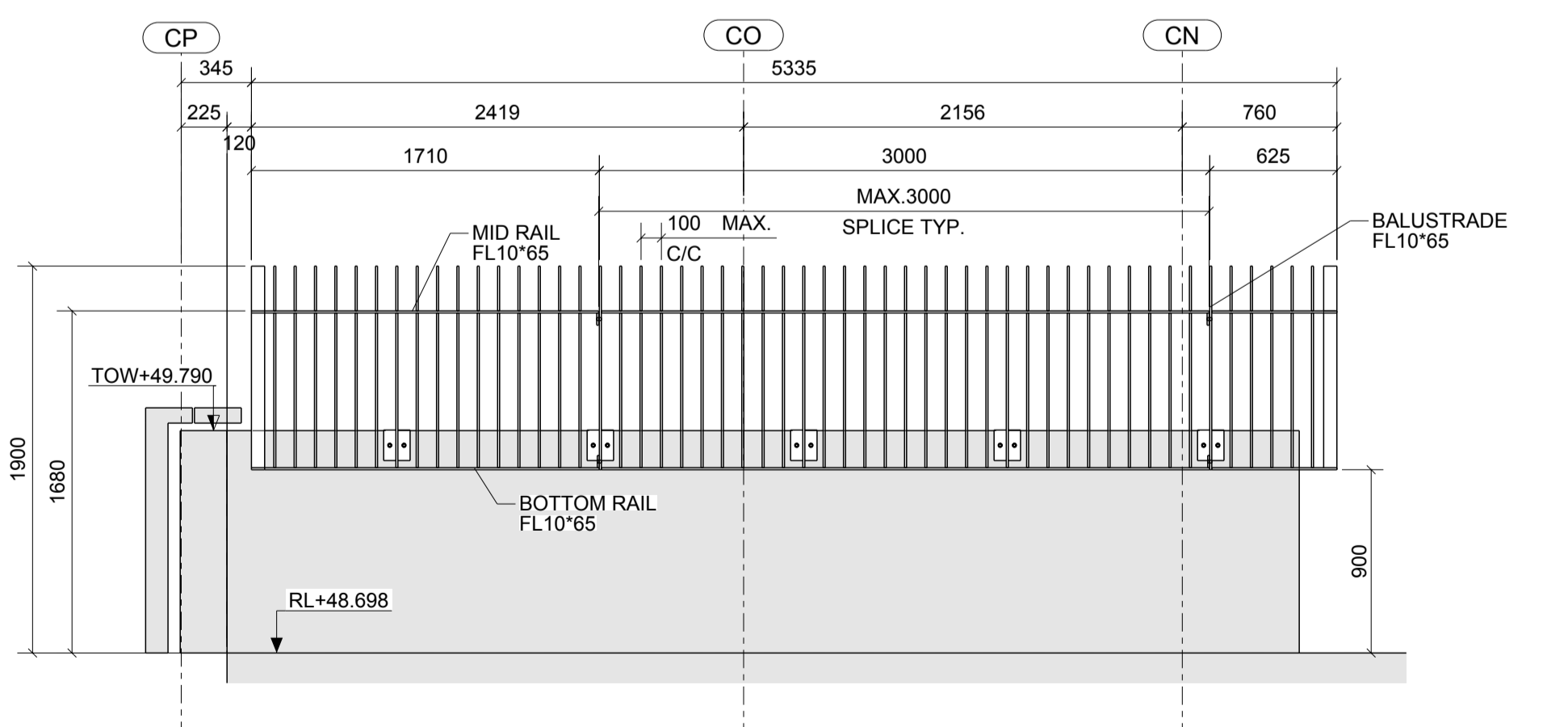
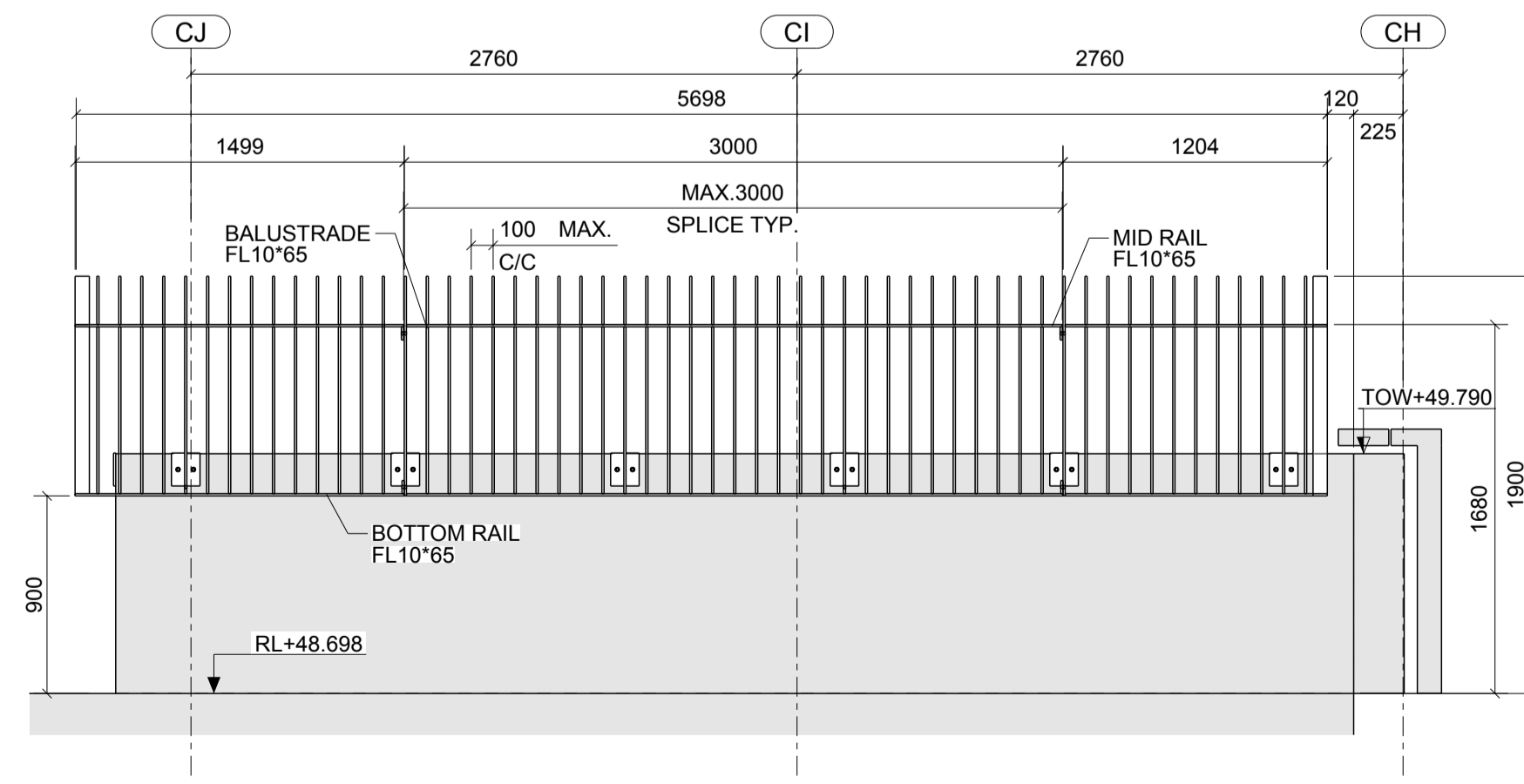
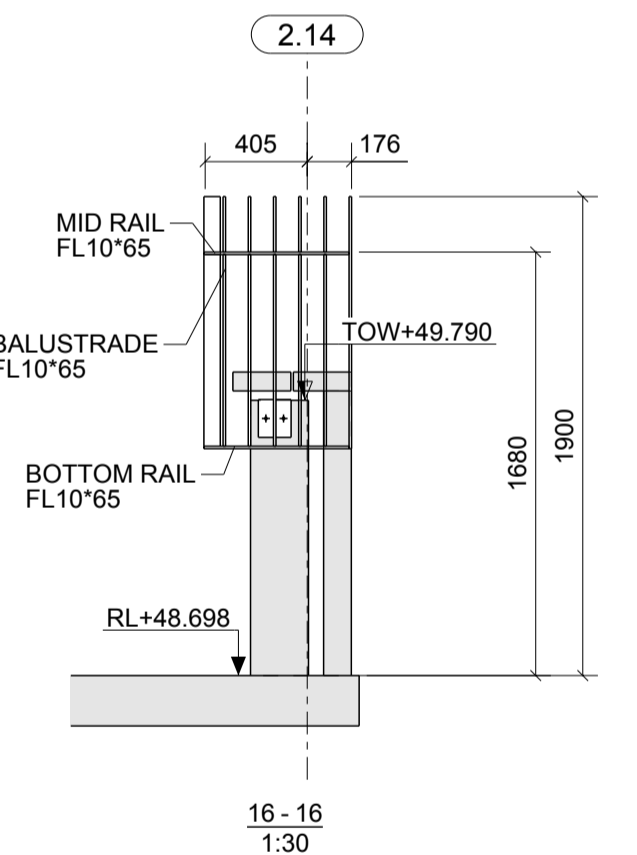
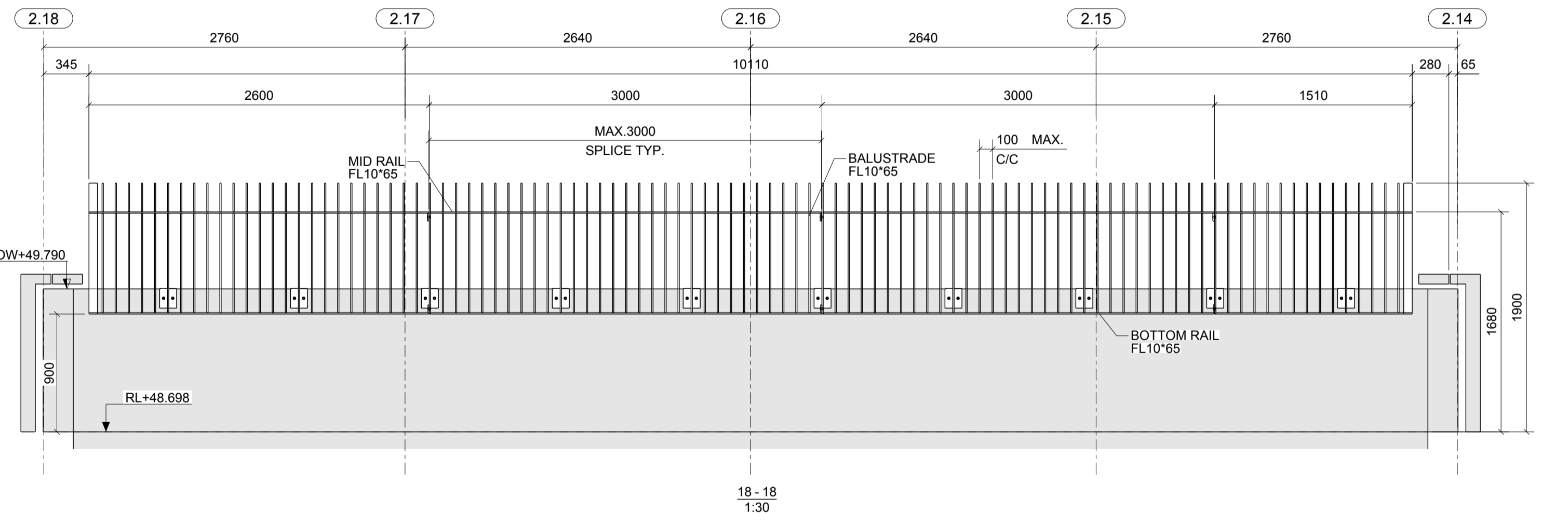
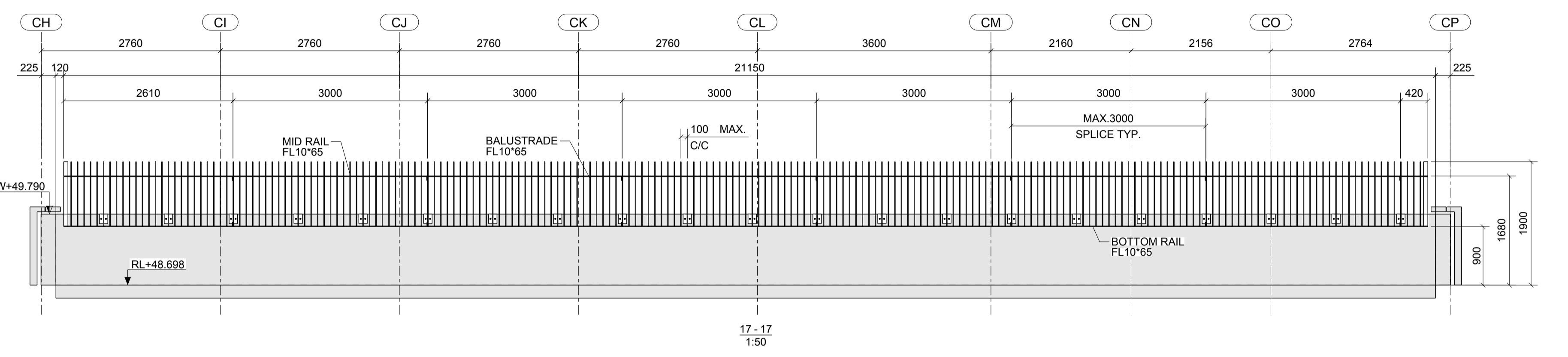
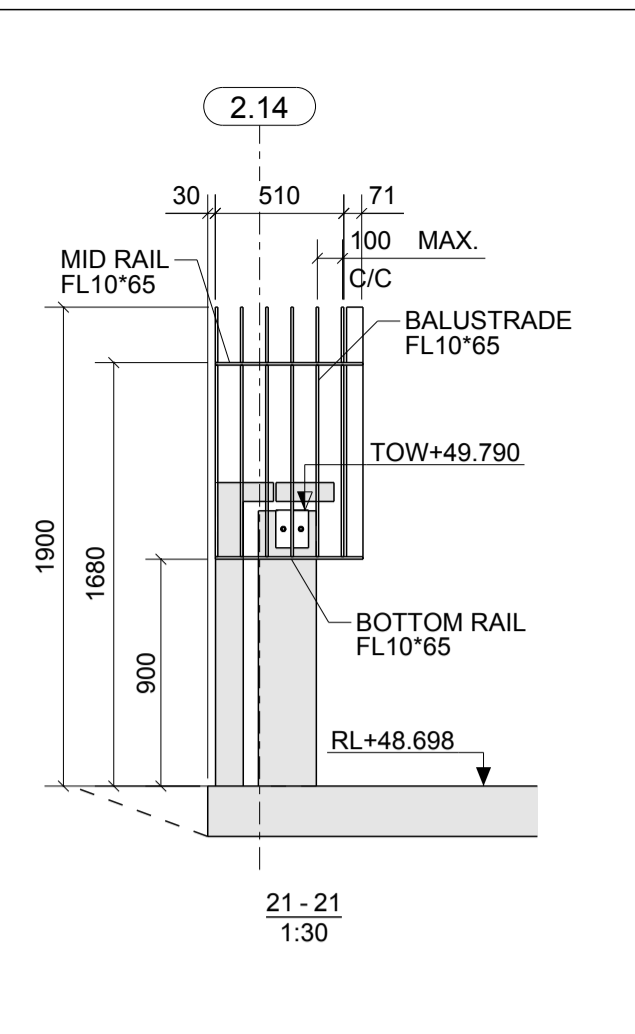
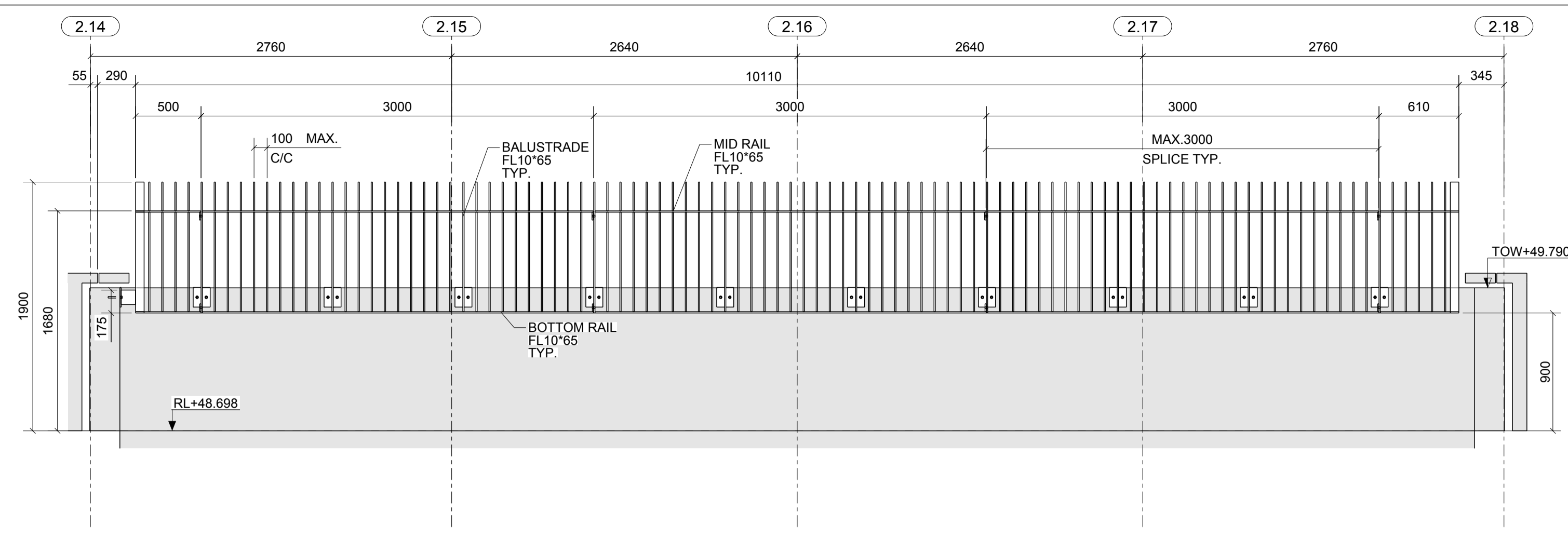
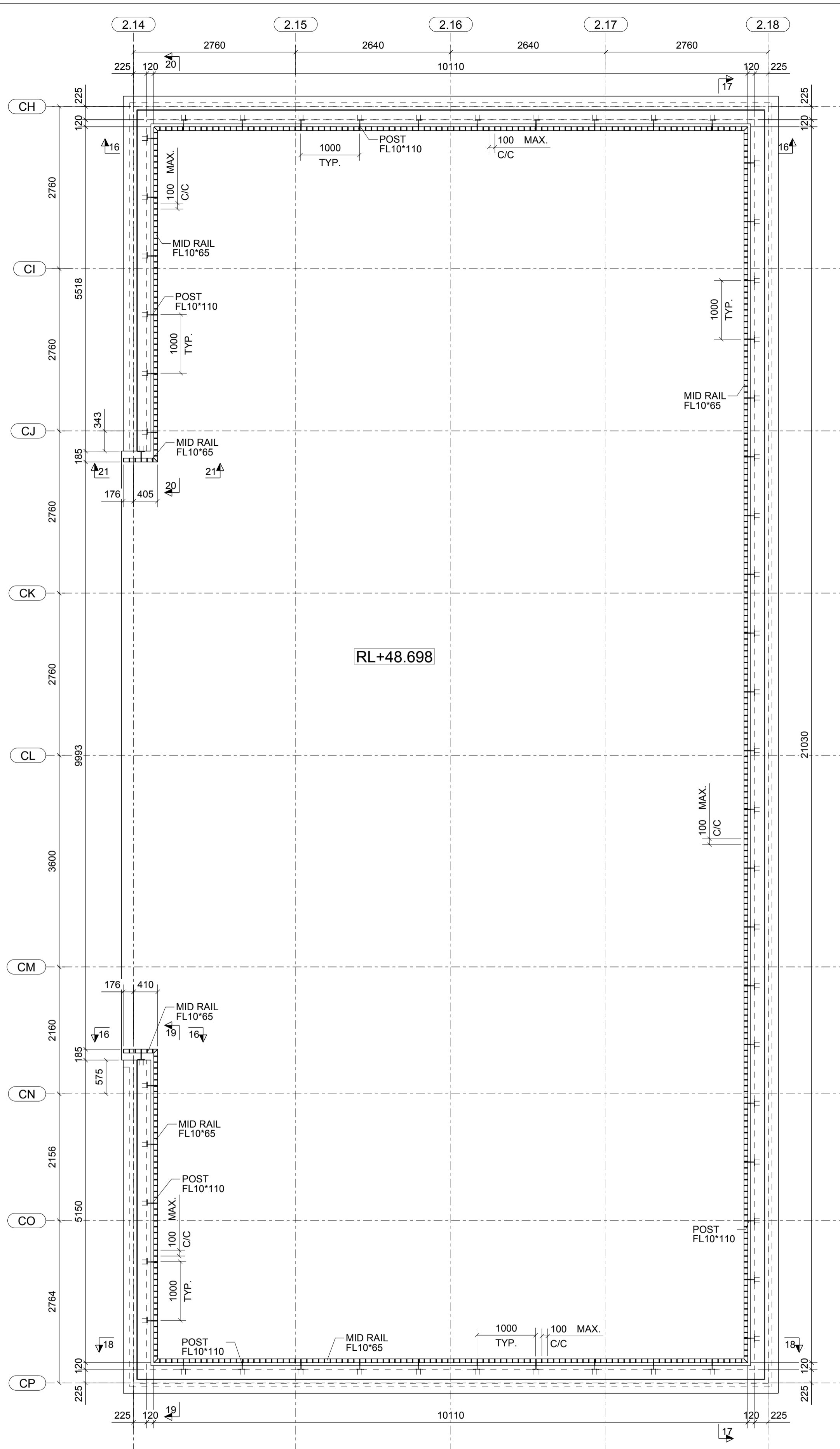
VERIFY & CONFIRM ALL DIMENSION & PROFILE DETAILS

LEGEND:
TOW - TOP OF WALL

NOTE:
1. ALL HANDRAILS - 316 SS MINIMUM REQUIRED.

Erection Notes			Stainform Pty Ltd		
REV	NAME	DATE	DESCRIPTION	10 Redbank Place, Picton NSW 2571	
F	RRS	10/02/23	RE-ISSUED FOR APPROVAL	Fort Street Public School	
E	RRS	28/01/23	RE-ISSUED FOR APPROVAL		
D	RRS	20/12/22	RE-ISSUED FOR APPROVAL		
C	RRS	28/11/22	RE-ISSUED FOR APPROVAL		
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A	RRS	01/10/22	ISSUED FOR APPROVAL		

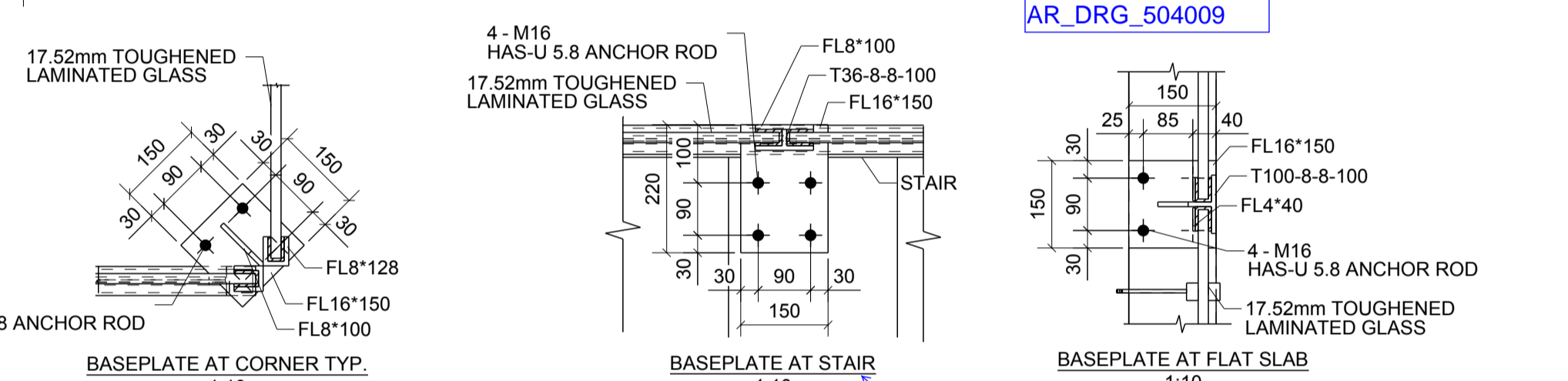
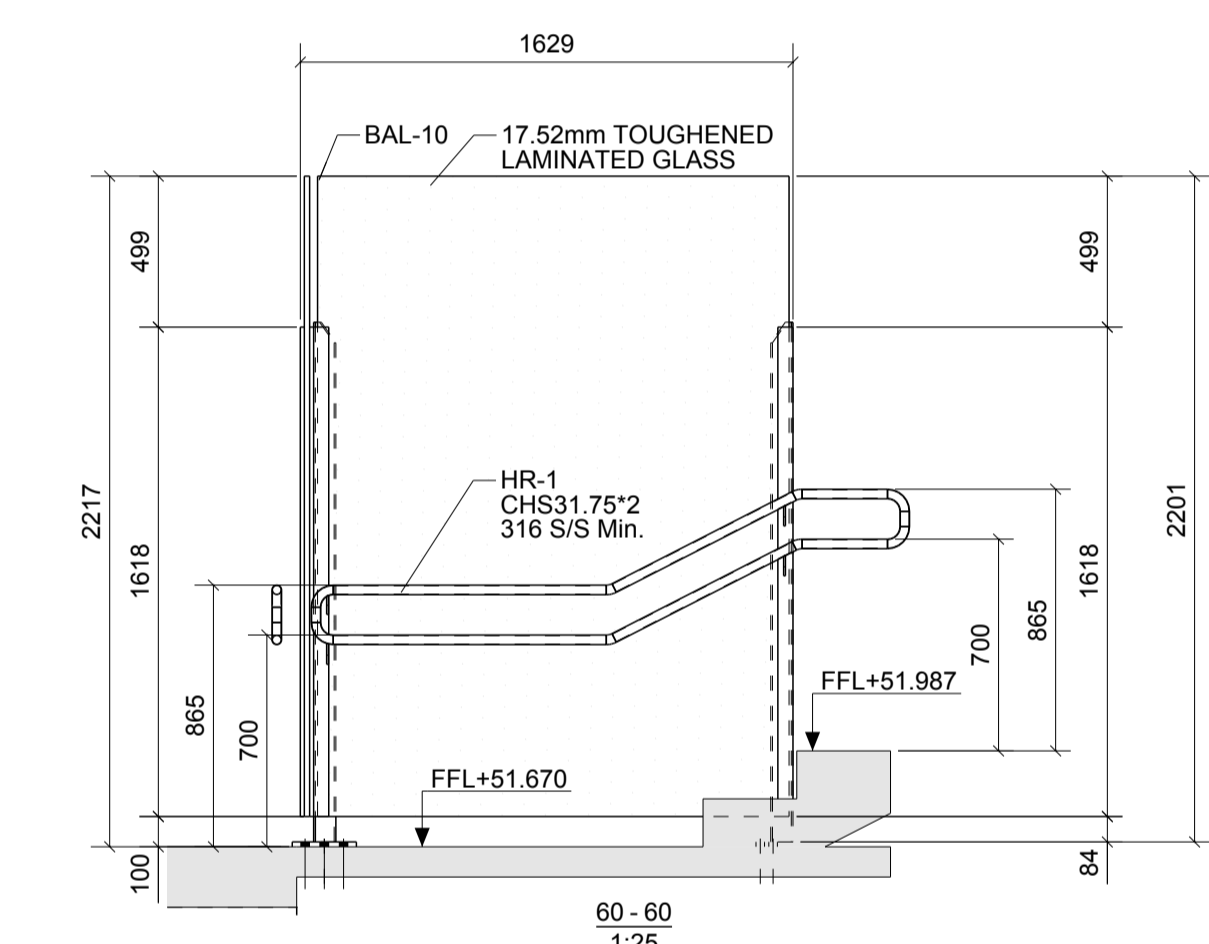
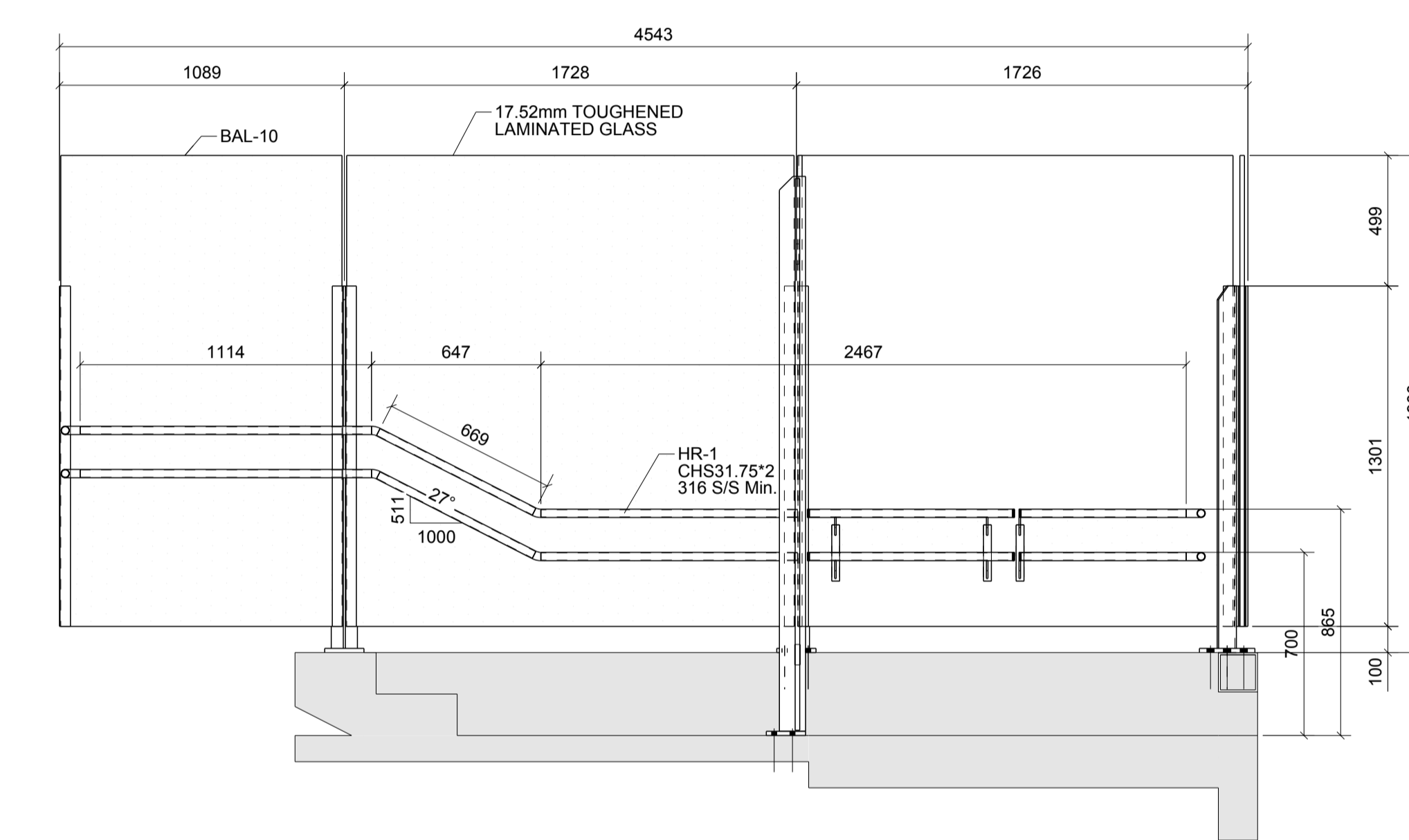
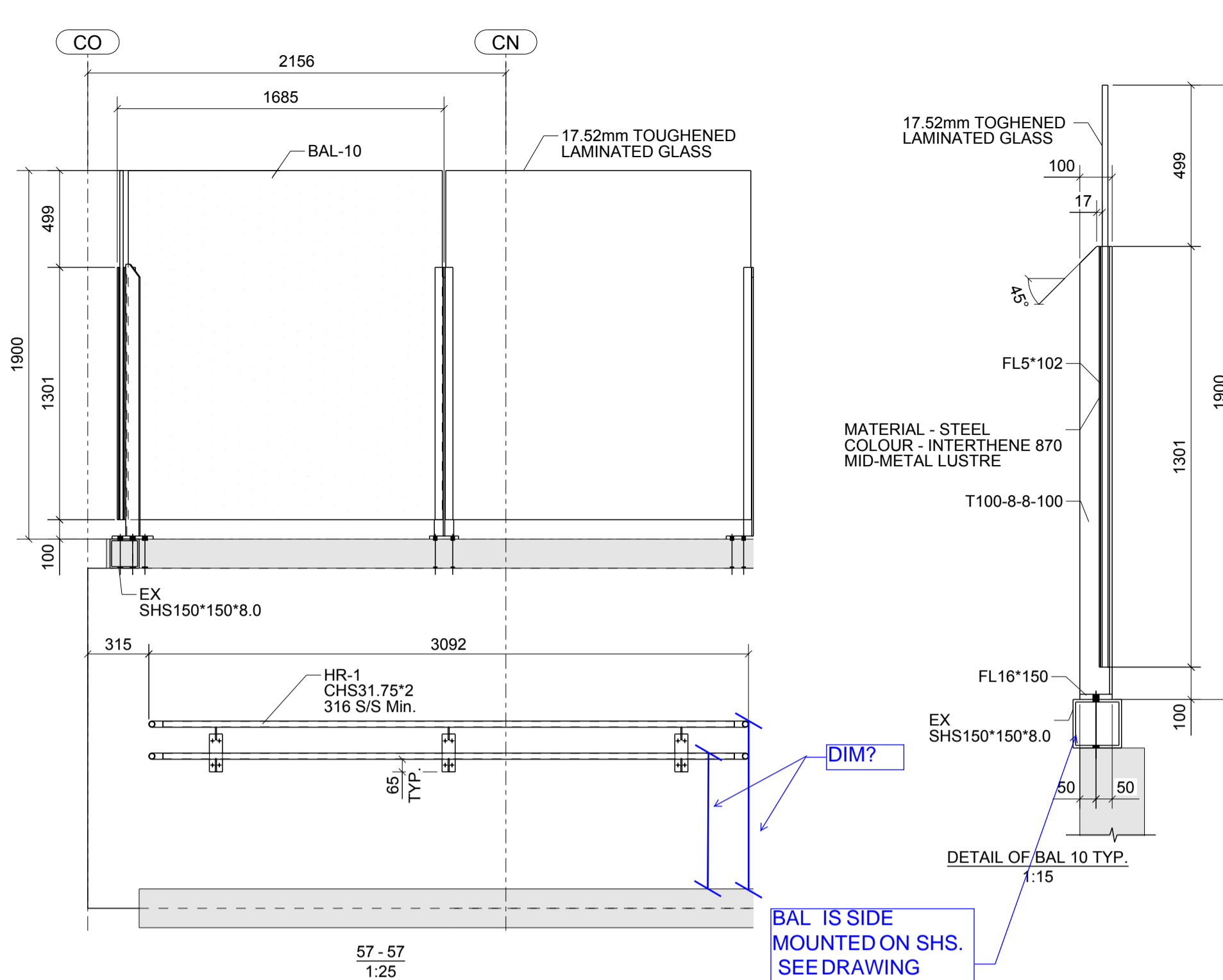
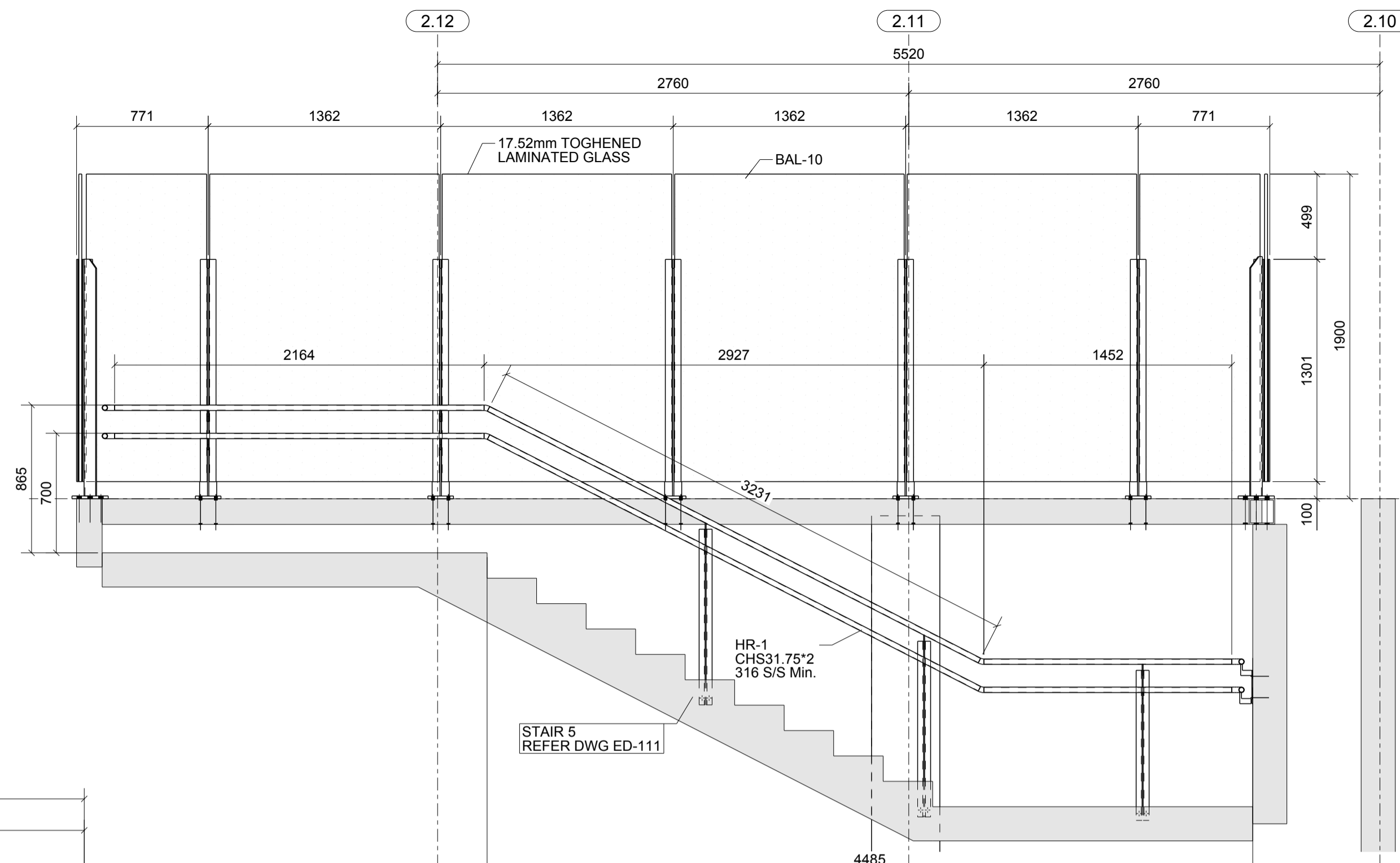
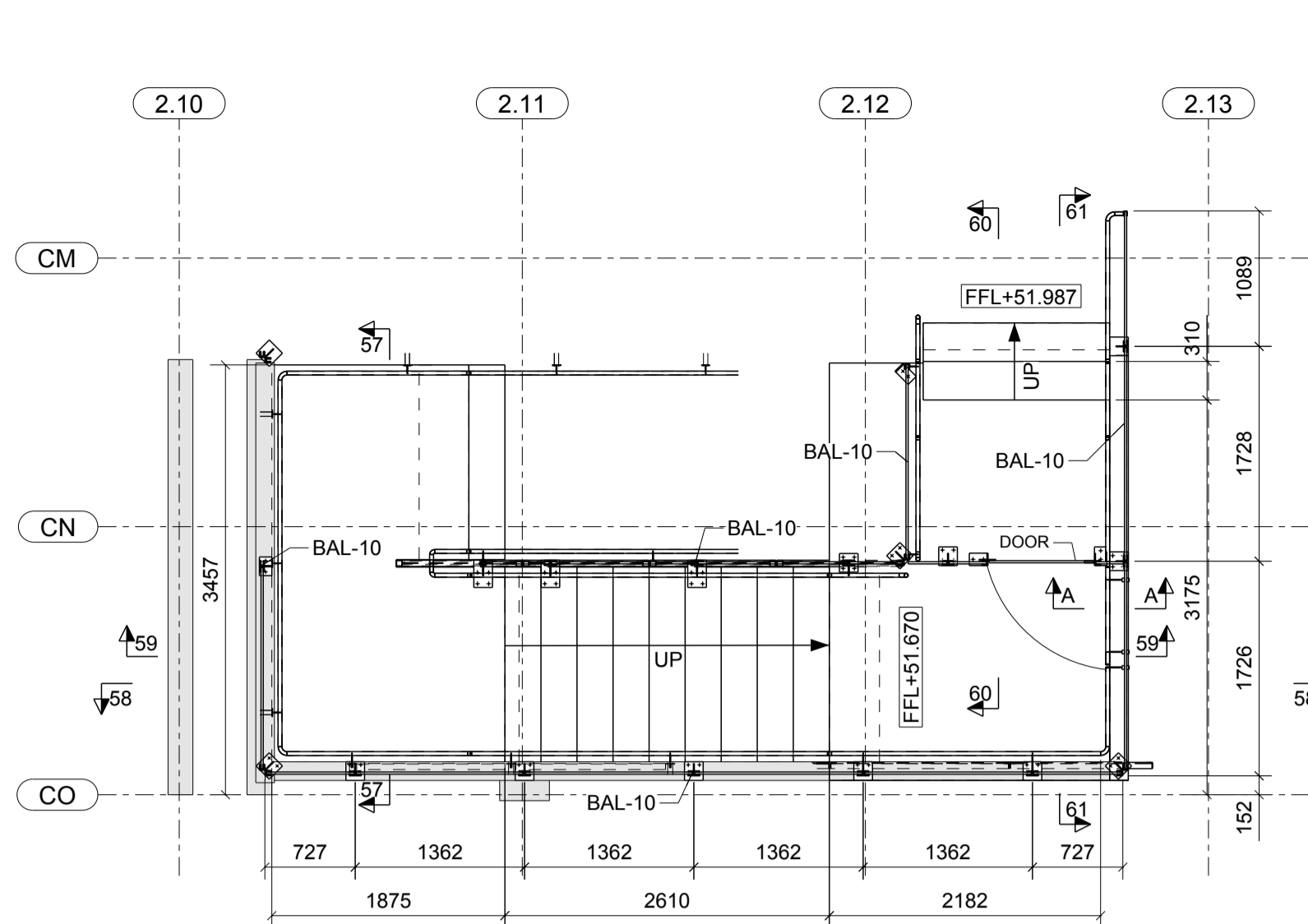
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CHECKED DATE: 10/02/2023	APPROVAL DATE: 10/02/2023
DRAWING TITLE: LEVEL 2 BAL-08 (2.6 TO 2.10)	DRAWING NO: ED-114
CONTRACT: Fort Street Public School	PROJECT NO: SF220053
SCALE: 1:5	REV: F



VERIFY & CONFIRM ALL
DIMENSION & PROFILE DETAILS

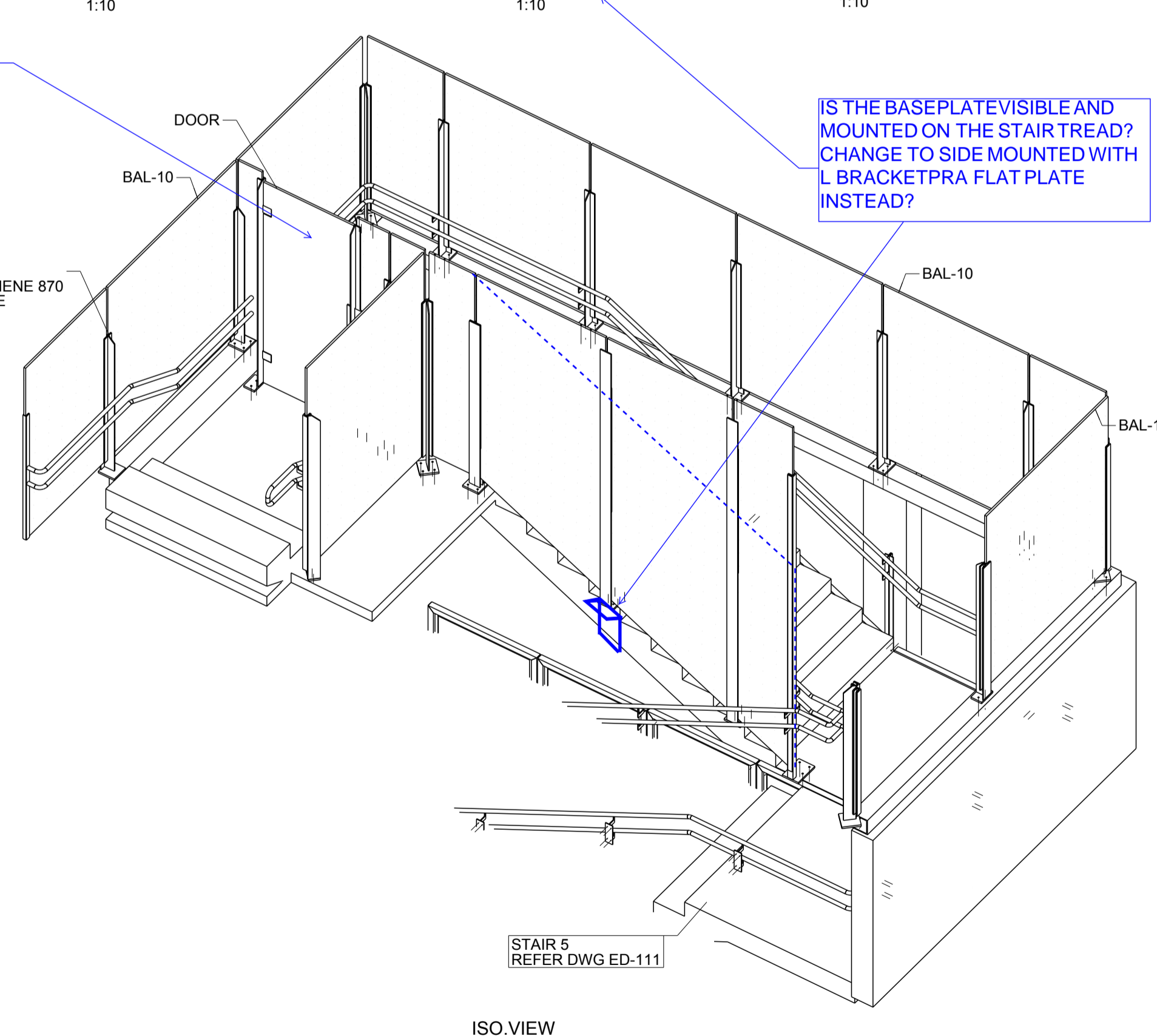
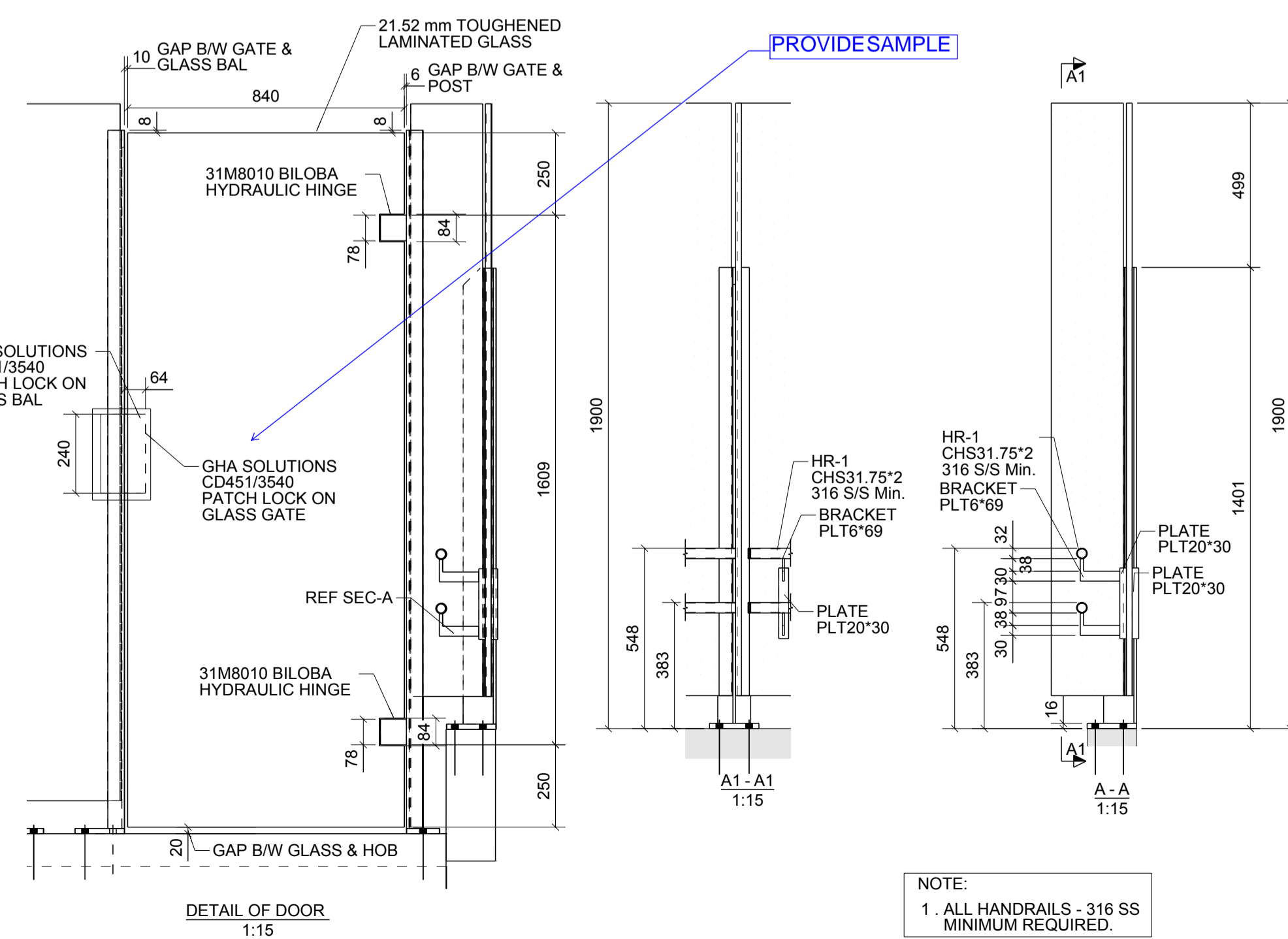
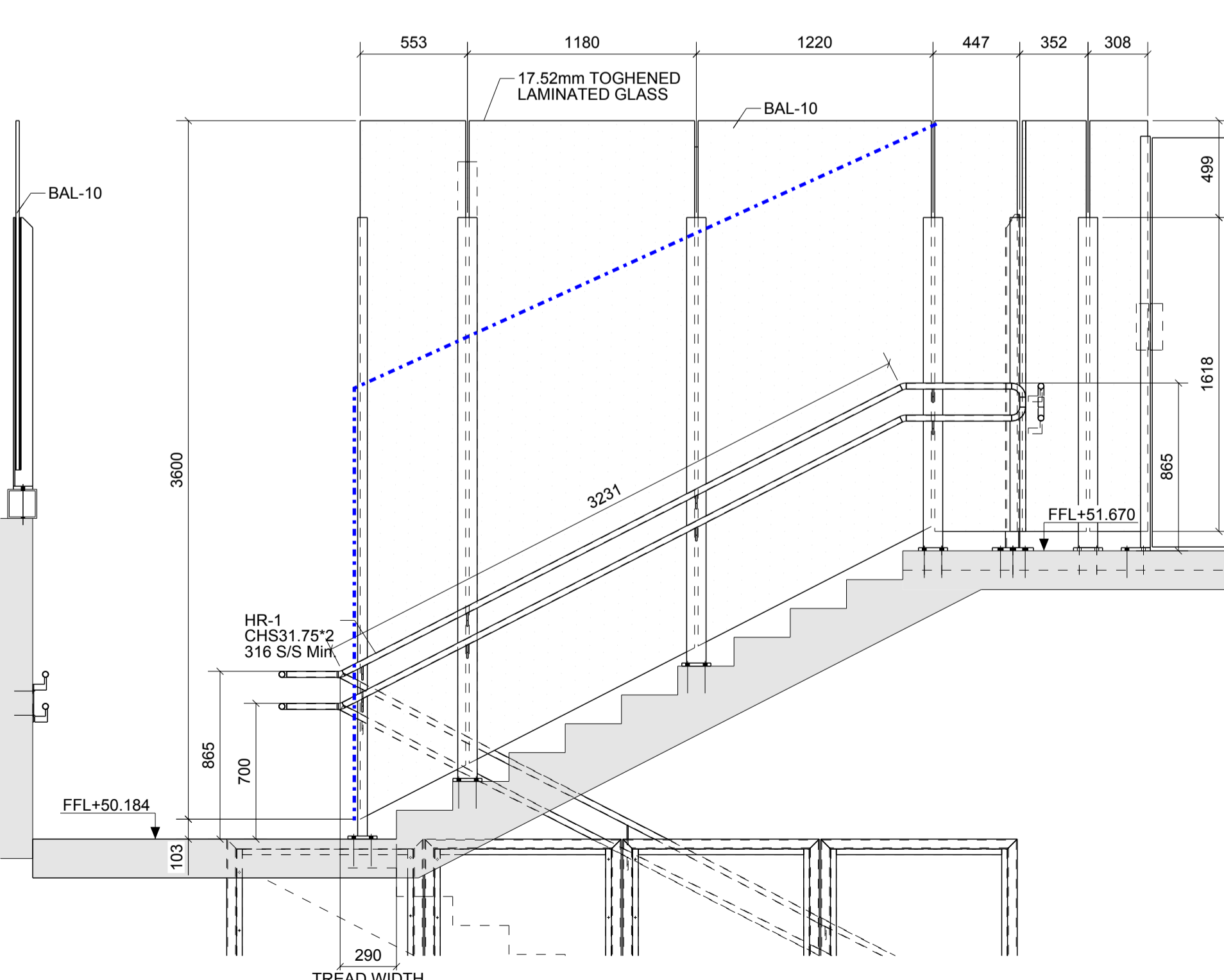
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D	RRS	20/12/22				RE-ISSUED FOR APPROVAL
C	RRS	28/11/22				RE-ISSUED FOR APPROVAL
B	RRS	12/11/22				RE-ISSUED FOR APPROVAL
A	RRS	01/10/22				ISSUED FOR APPROVAL

Stainform Pty Ltd		10 Redbank Place, Picton NSW 2571			
Fort Street Public School		DRAWING TITLE: LEVEL 2 BAL-8 (BAL-8) CH/CP CONTRACT: Fort Street Public School DESIGNED BY: CSM SCALE: 1:30		ISSUE DATE: 10/02/2023 CHECKED DATE: 10/02/2023 APPROVED BY: [Signature] APPROVAL DATE: 10/02/2023 CHECKED BY: [Signature] APPROVED BY: [Signature]	
PROJECT NO: SF220053		DRAWING NO: ED-115		REV: F	



GATE WITH CARD ACCESS. LEAD TO CO-ORDINATED

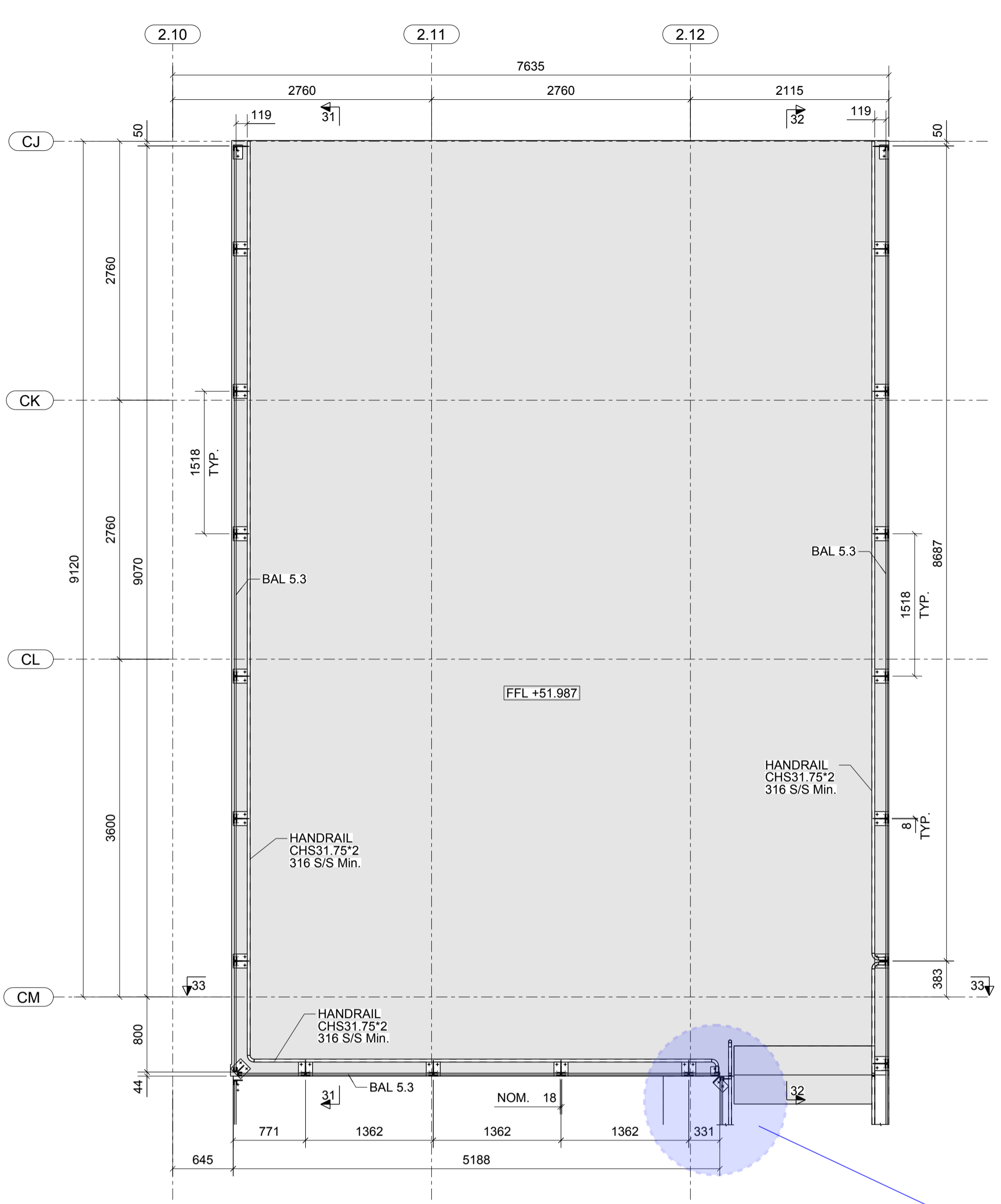
IS THE BASEPLATE VISIBLE AND MOUNTED ON THE STAIR TREAD? CHANGE TO SIDE MOUNTED WITH L BRACKET PRA FLAT PLATE INSTEAD?



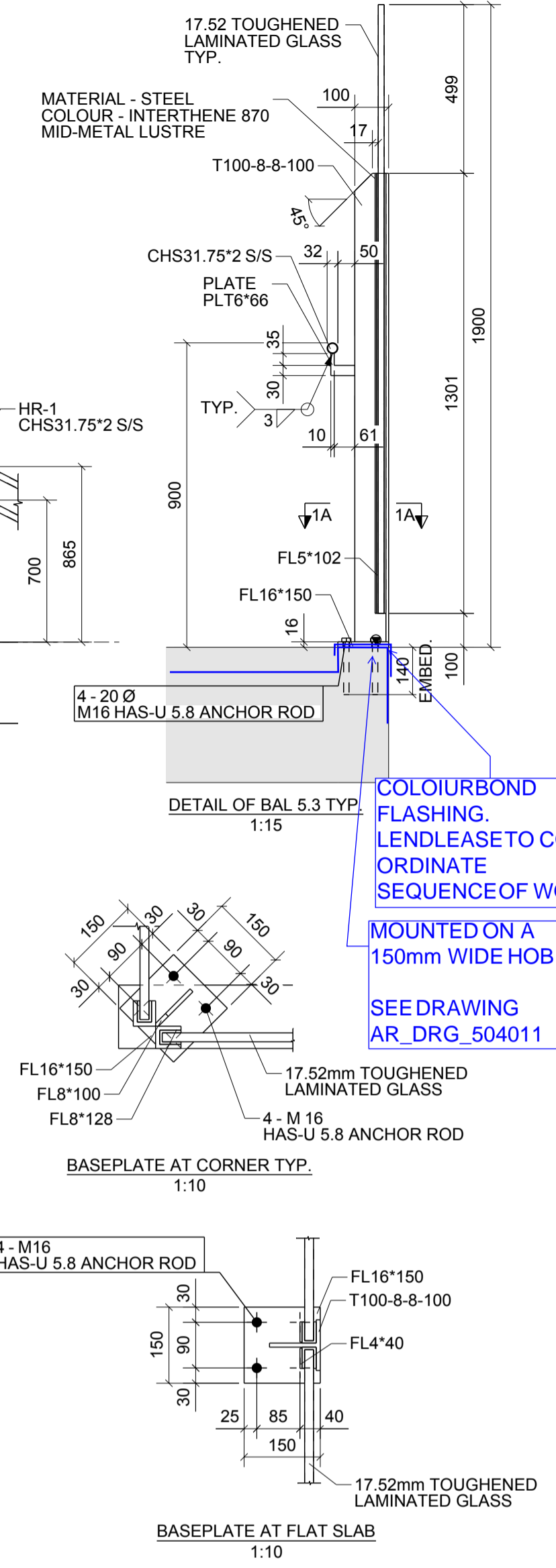
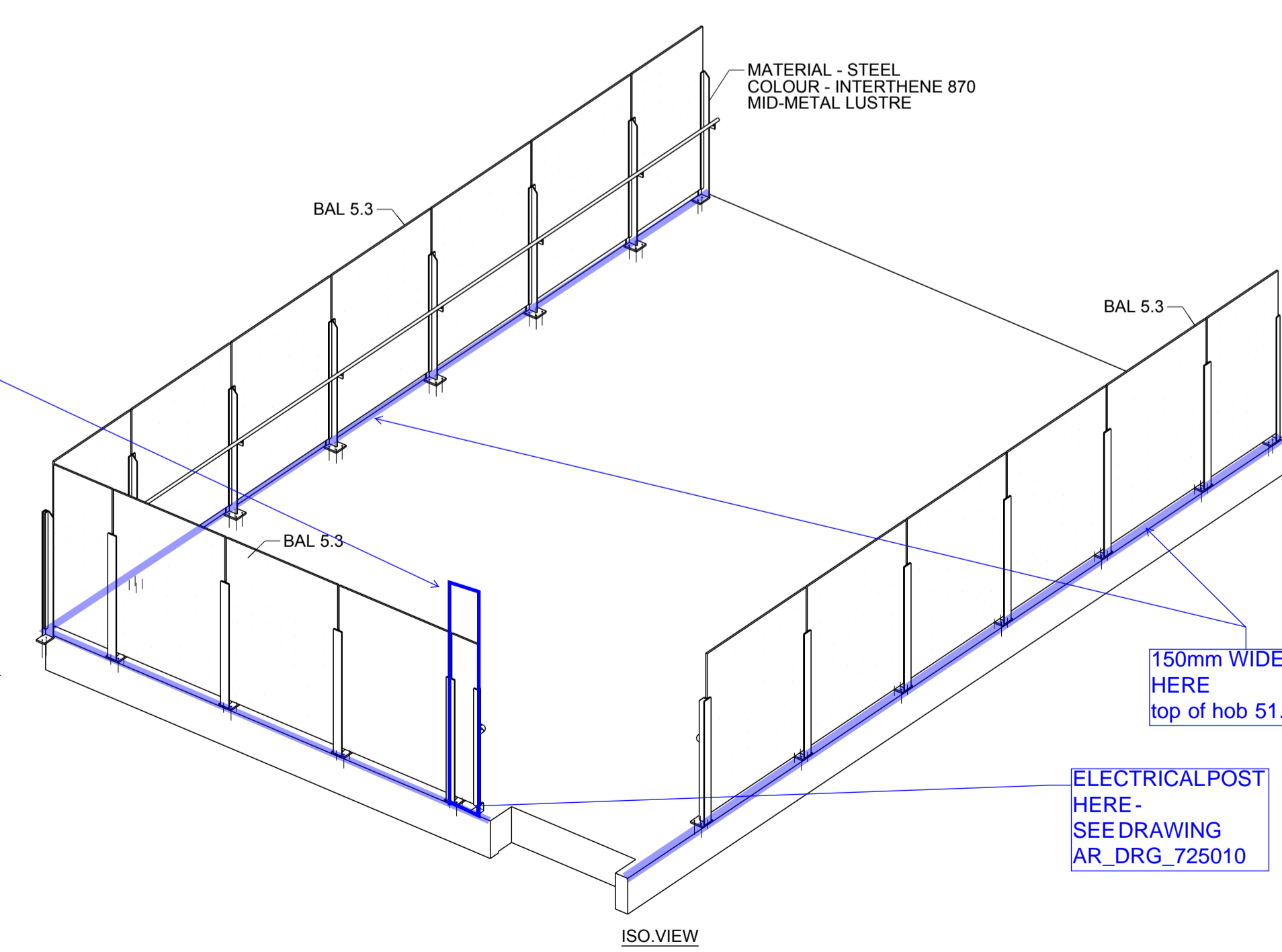
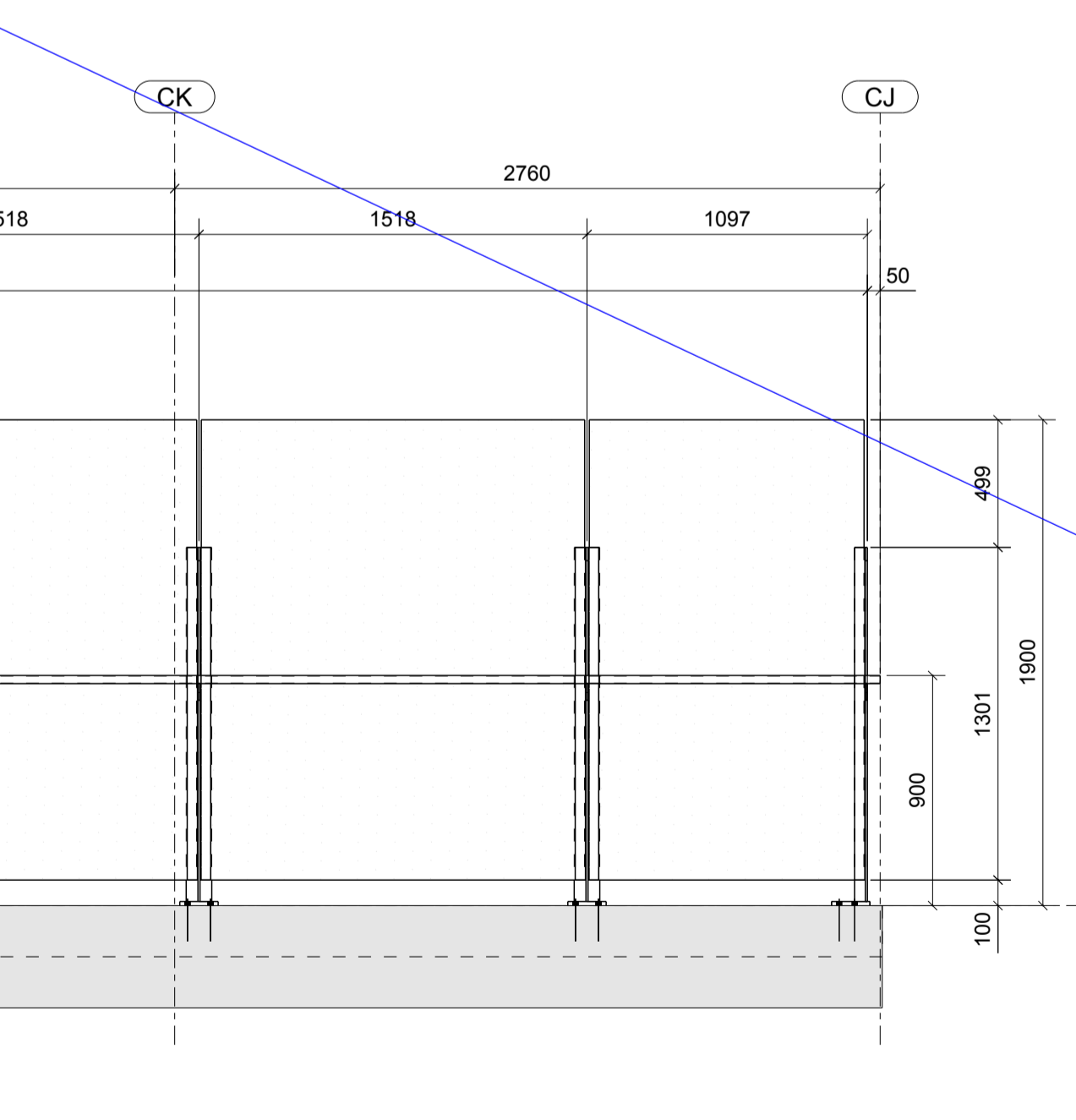
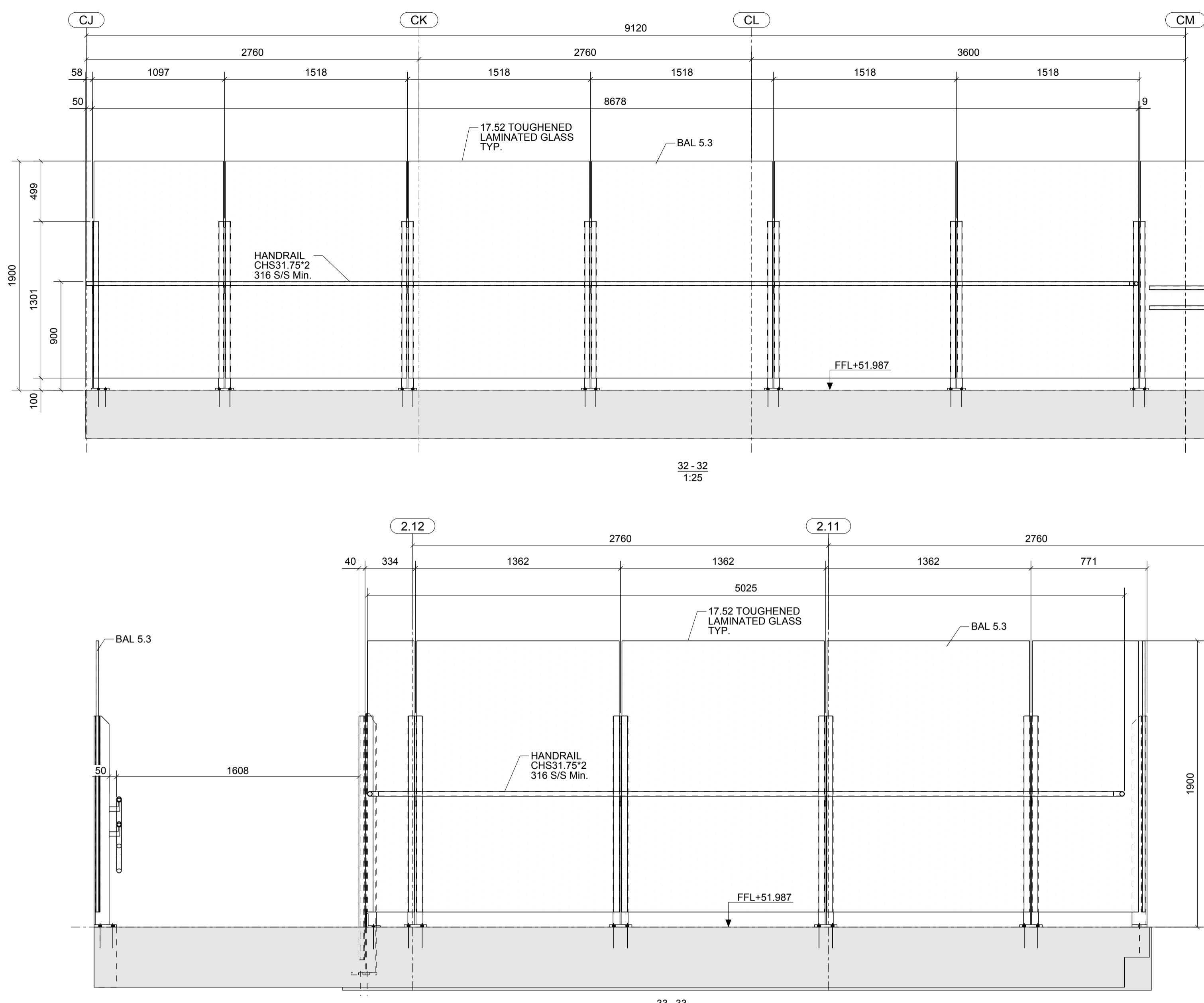
NOTE:
1. ALL HANDRAILS - 316 SS MINIMUM REQUIRED.
VERIFY AND CONFIRM ALL DIMENSIONS

Erection Notes				Stairform Pty Ltd	
REV	NAME	DATE	DESCRIPTION	10 Redbank Place, Picton NSW 2571	
E	RRS	28/01/23	RE-ISSUED FOR APPROVAL	Fort Street Public School	
D	RRS	20/12/22	RE-ISSUED FOR APPROVAL		
C	RRS	28/11/22	RE-ISSUED FOR APPROVAL		
B	RRS	12/11/22	RE-ISSUED FOR APPROVAL		
A	RRS	07/11/22	ISSUED FOR APPROVAL		





ROOF SOUTH PLAN
1:40

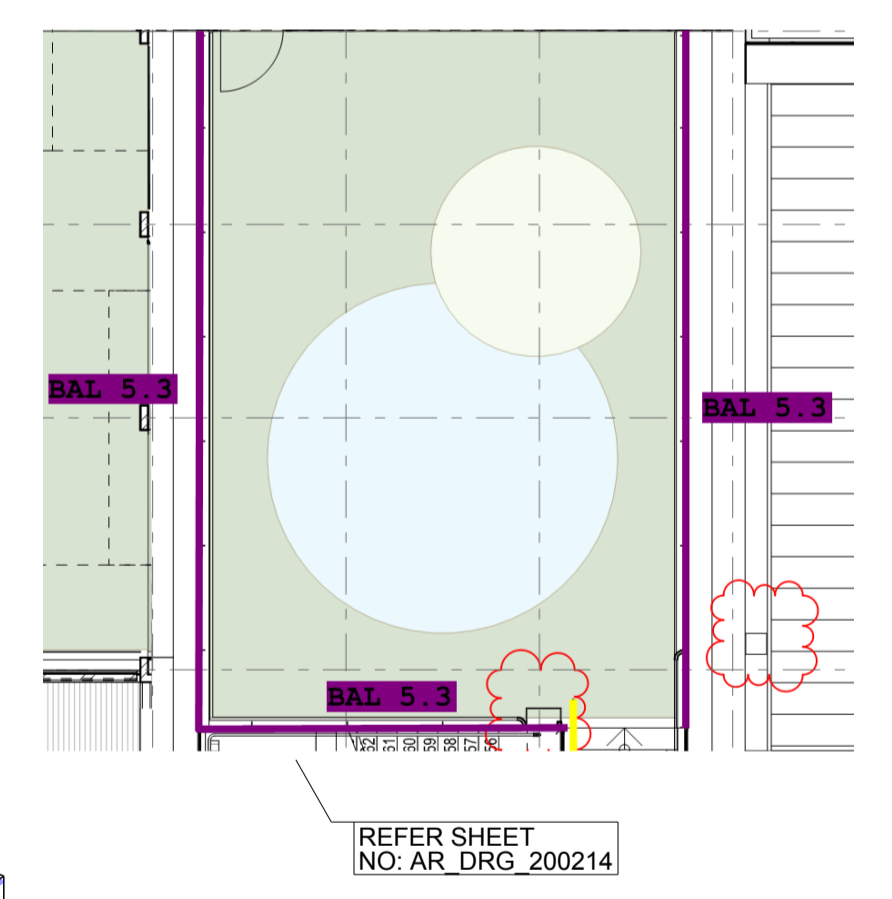


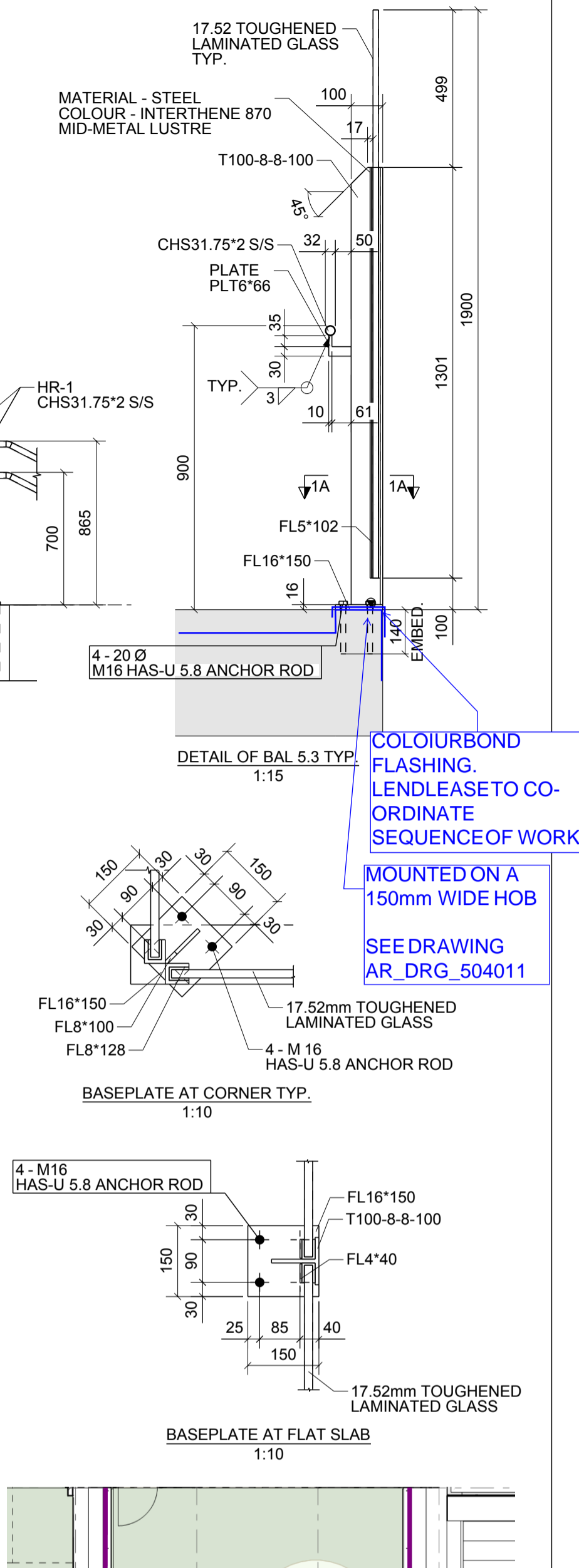
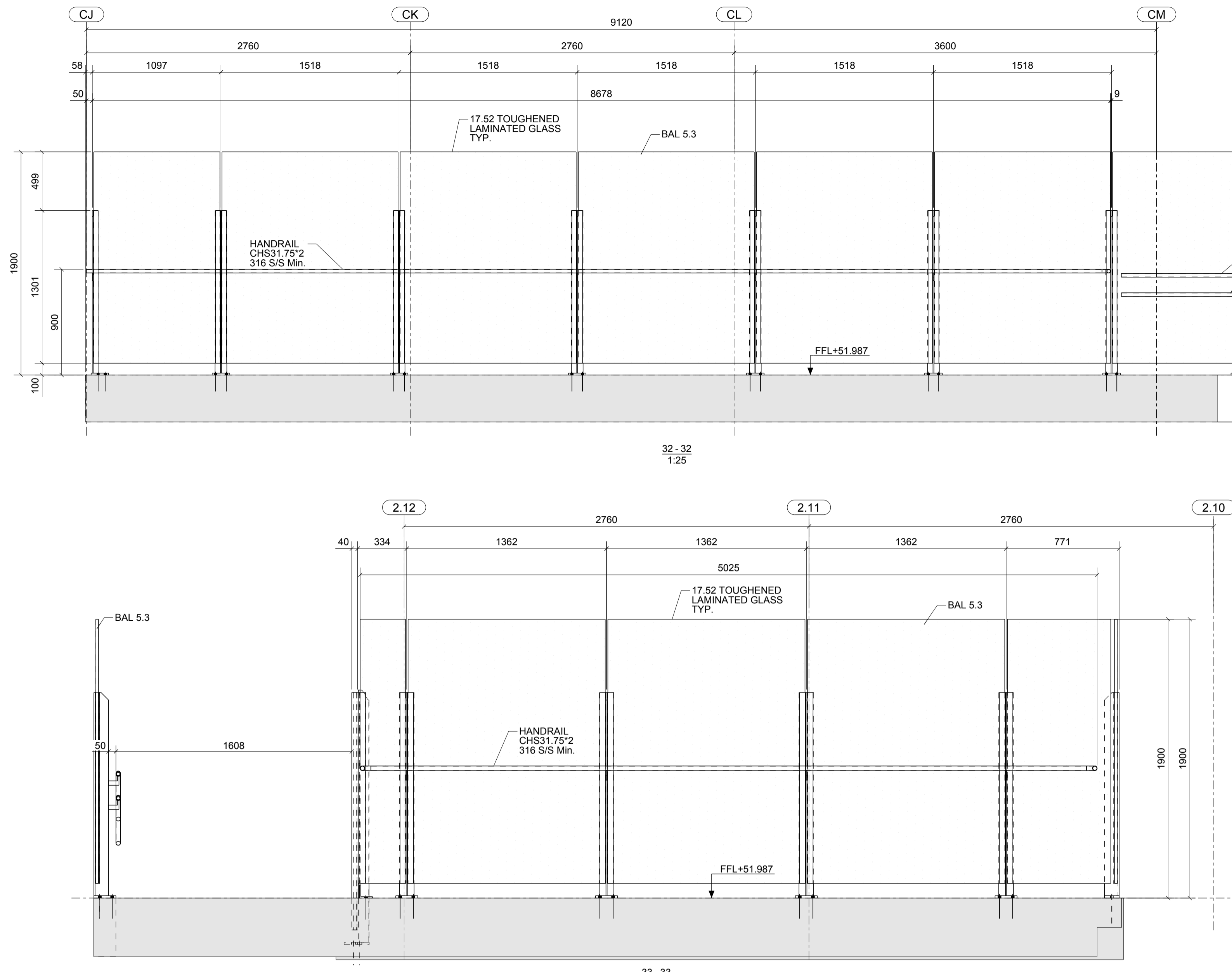
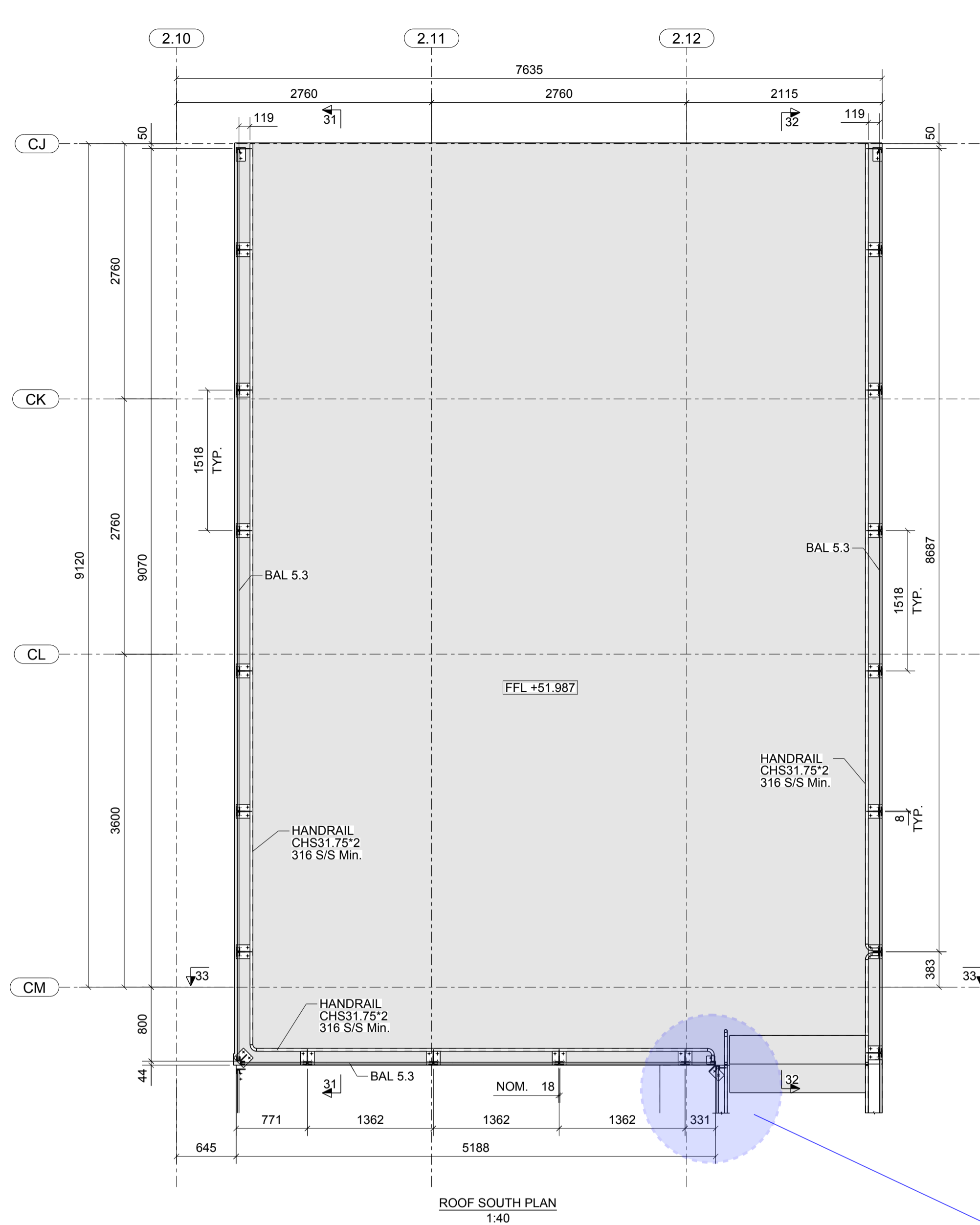
NOTE:
1. ALL HANDRAILS - 316 SS
MINIMUM REQUIRED.
VERIFY AND CONFIRM ALL DIMENSIONS

REV	NAME	DATE	DESCRIPTION
E	RRS	28/01/23	RE-ISSUED FOR APPROVAL
D	RRS	20/12/22	RE-ISSUED FOR APPROVAL
C	RRS	28/11/22	RE-ISSUED FOR APPROVAL
B	RRS	12/11/22	RE-ISSUED FOR APPROVAL
A	RRS	07/11/22	ISSUED FOR APPROVAL

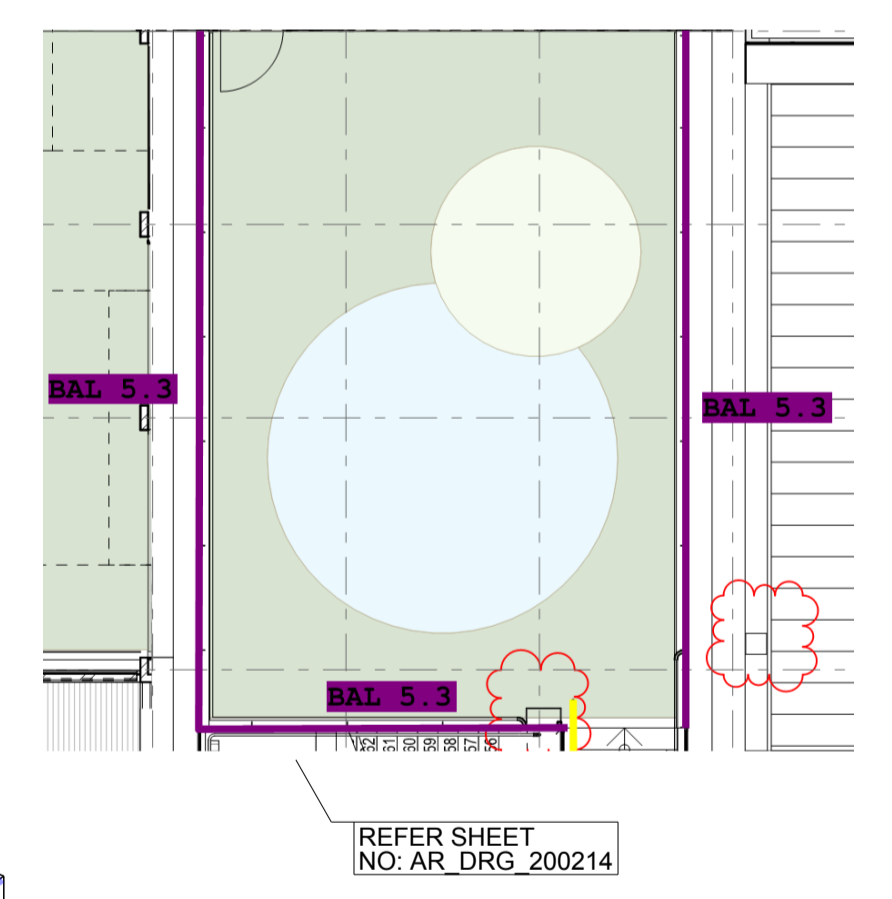
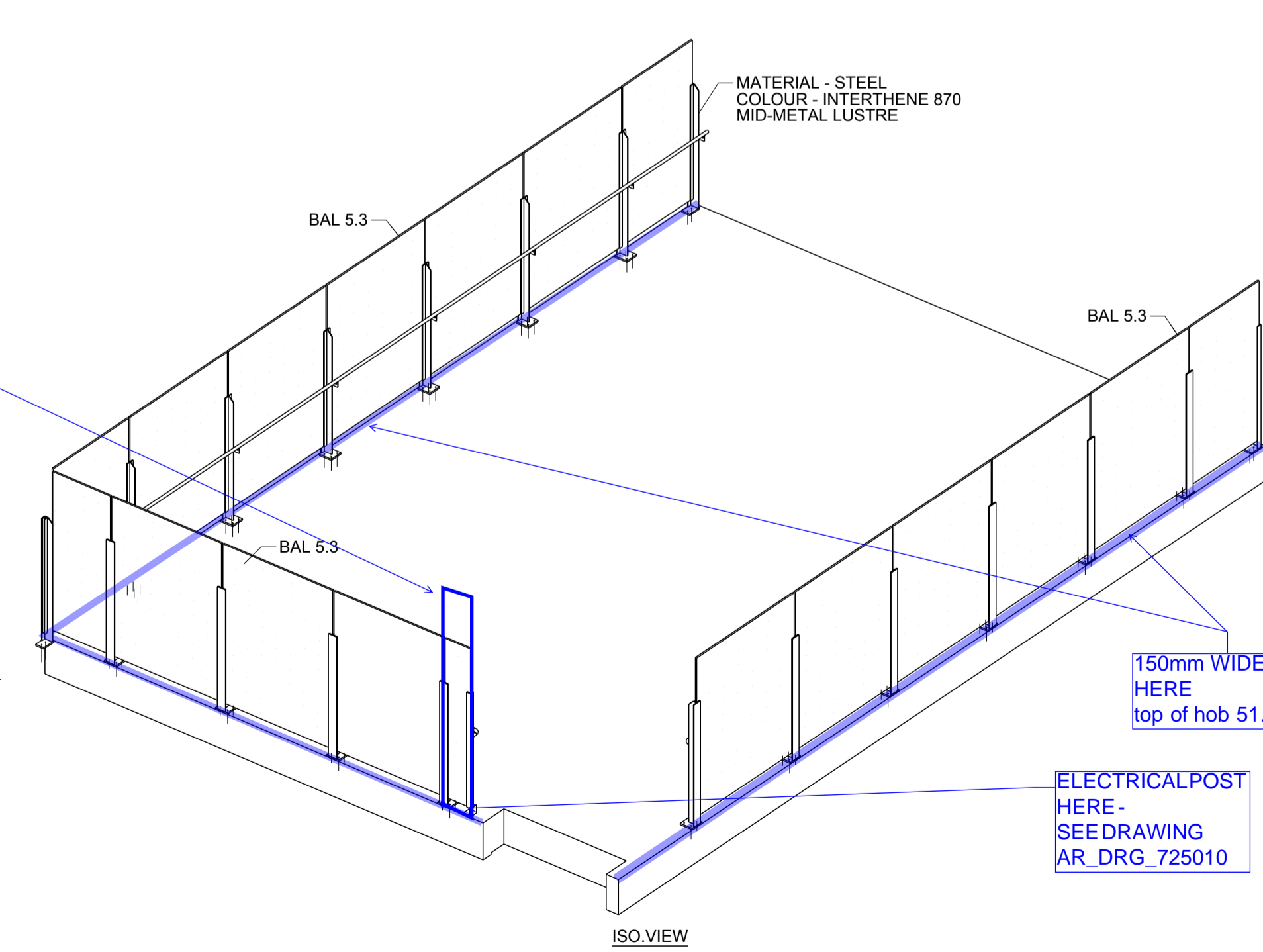
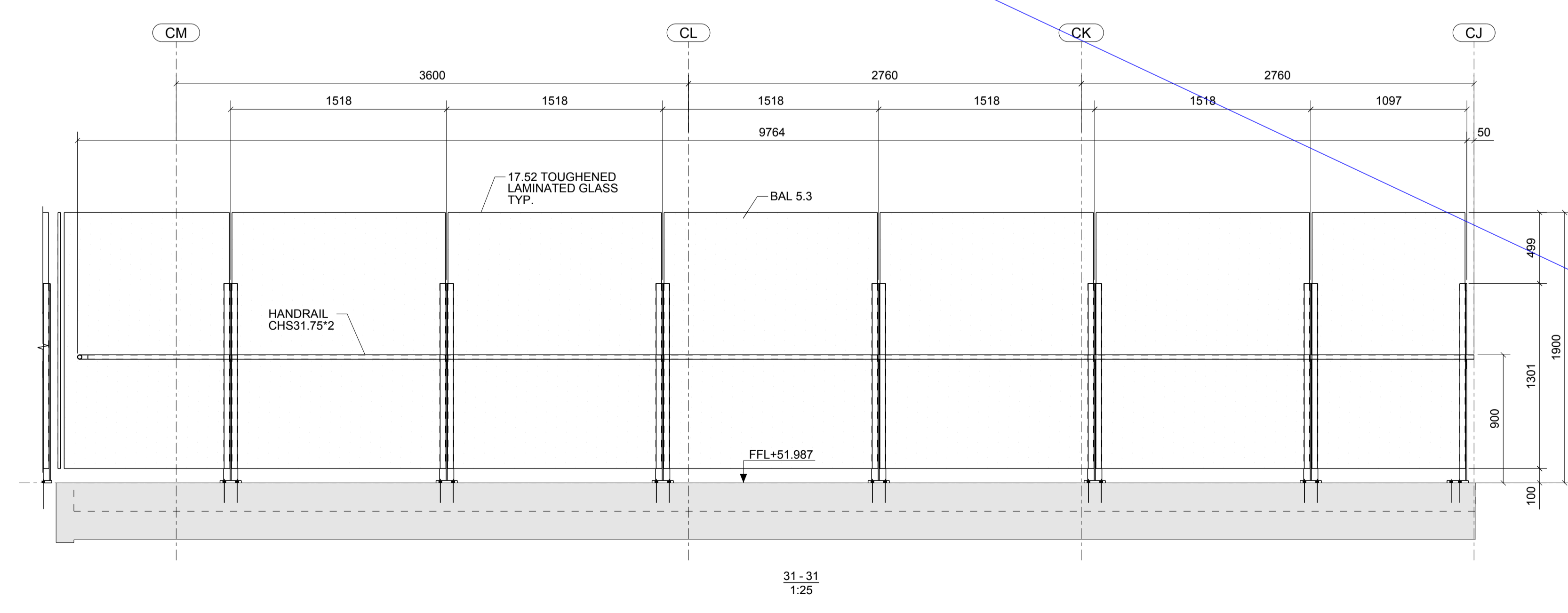
Erection Notes	

Stainform Pty Ltd 10 Redbank Place, Picton NSW 2571 Fort Street Public School	
DRAWING TITLE: ROOF SOUTH PLAN 5.3 CONTRACT: Fort Street Public School DRAWN BY: G.M. SCALE: 1:10	ISSUE DATE: 15/02/2023 CHECKED DATE: 28/01/2023 PROJECT NO: SF220053 DRAWING NO: ED-121





COLOURBOND FLASHING. LENDLEASE TO COORDINATE SEQUENCE OF WORK
MOUNTED ON A 150mm WIDE HOB
SEE DRAWING AR_DRG_504011



REFER SHEET NO: AR_DRG_200214

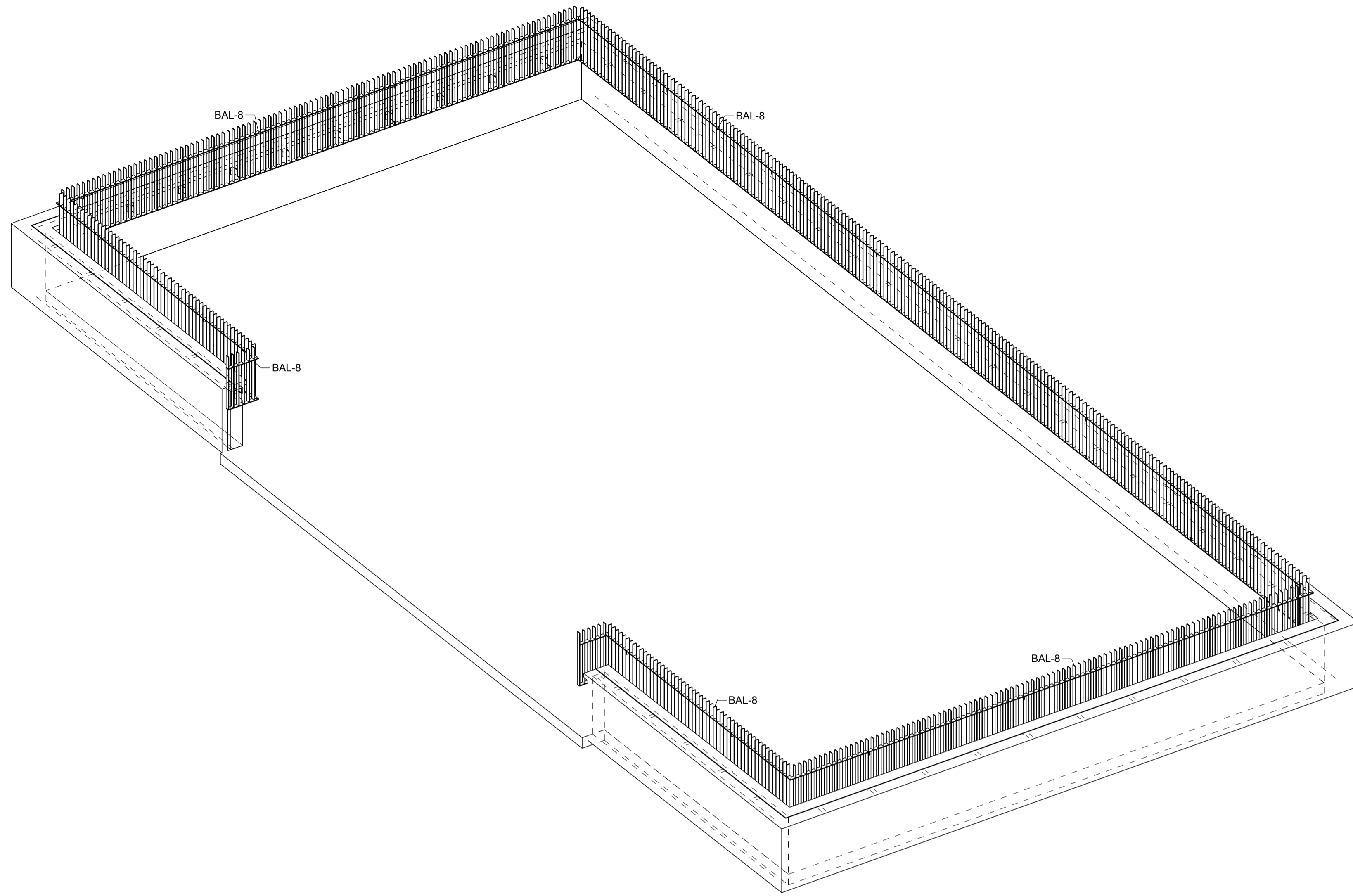
NOTE:
1. ALL HANDRAILS - 316 SS MINIMUM REQUIRED.
VERIFY AND CONFIRM ALL DIMENSIONS

REV	NAME	DATE	DESCRIPTION
E	RRS	28/01/23	RE-ISSUED FOR APPROVAL
D	RRS	20/12/22	RE-ISSUED FOR APPROVAL
C	RRS	28/11/22	RE-ISSUED FOR APPROVAL
B	RRS	12/11/22	RE-ISSUED FOR APPROVAL
A	RRS	07/11/22	ISSUED FOR APPROVAL

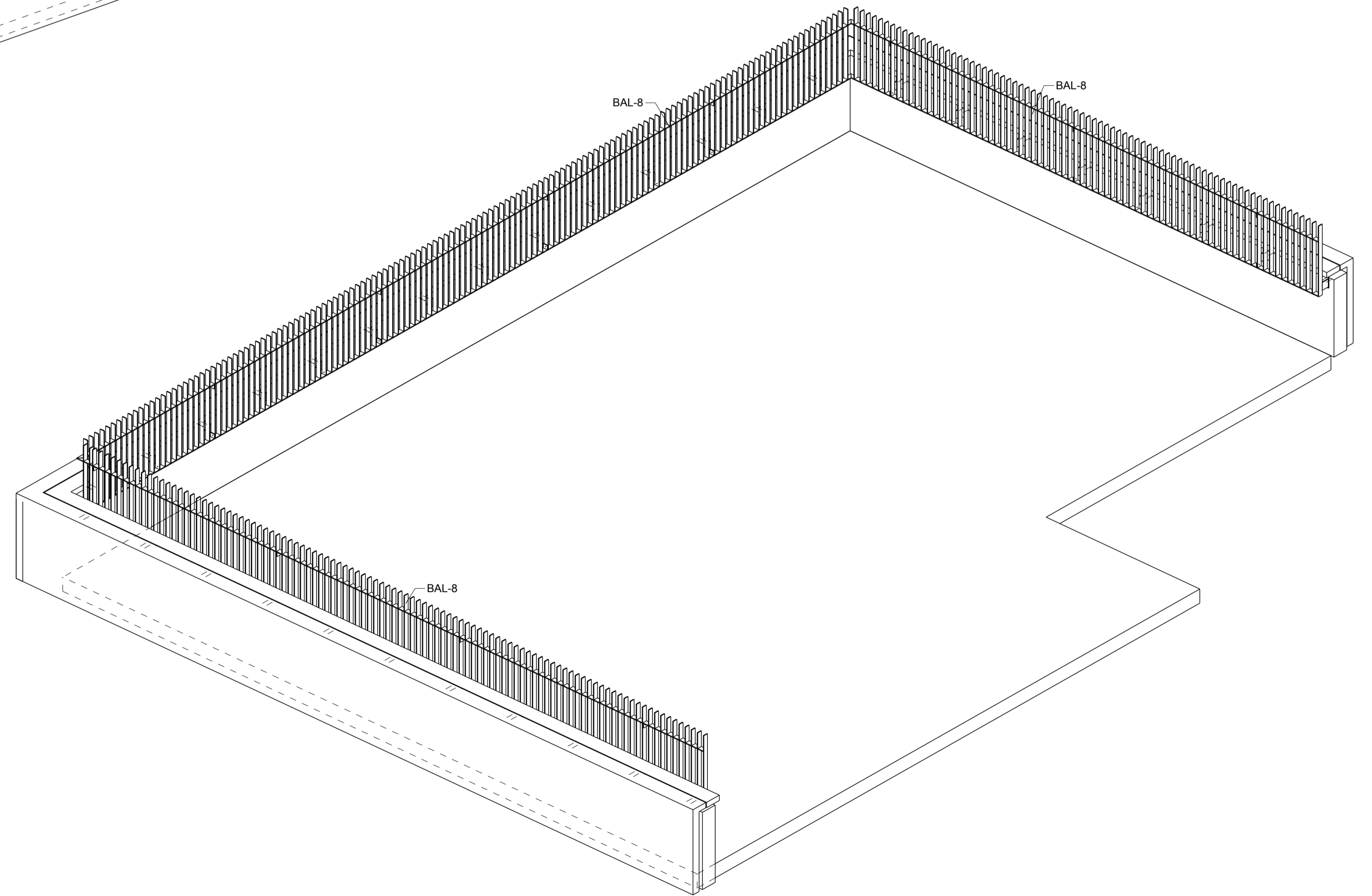
Erection Notes

Stainform Pty Ltd 10 Redbank Place, Picton NSW 2571 Fort Street Public School	ISSUE DATE: 15/02/2023 CHECKED DATE: 28/01/2023 APPROVAL DATE: 28/01/2023
---	---

DRIVING TITLE: ROOF SOUTH PLAN 1:40
CONTRACT: Fort Street Public School
DRAWN BY: CM
CHECKED BY: SA
PROJECT NO: SF220053
SCALE: 1:10
DRAWING NO: ED-121



ISO.VIEW OF LEVEL-02



ISO.VIEW OF LEVEL-02

NOTE:
1. ALL HANDRAILS - 316 SS
MINIMUM REQUIRED.

NOTE:
1. SITE MEASURE REQUIRED BEFORE
FABRICATION.

Erection Notes

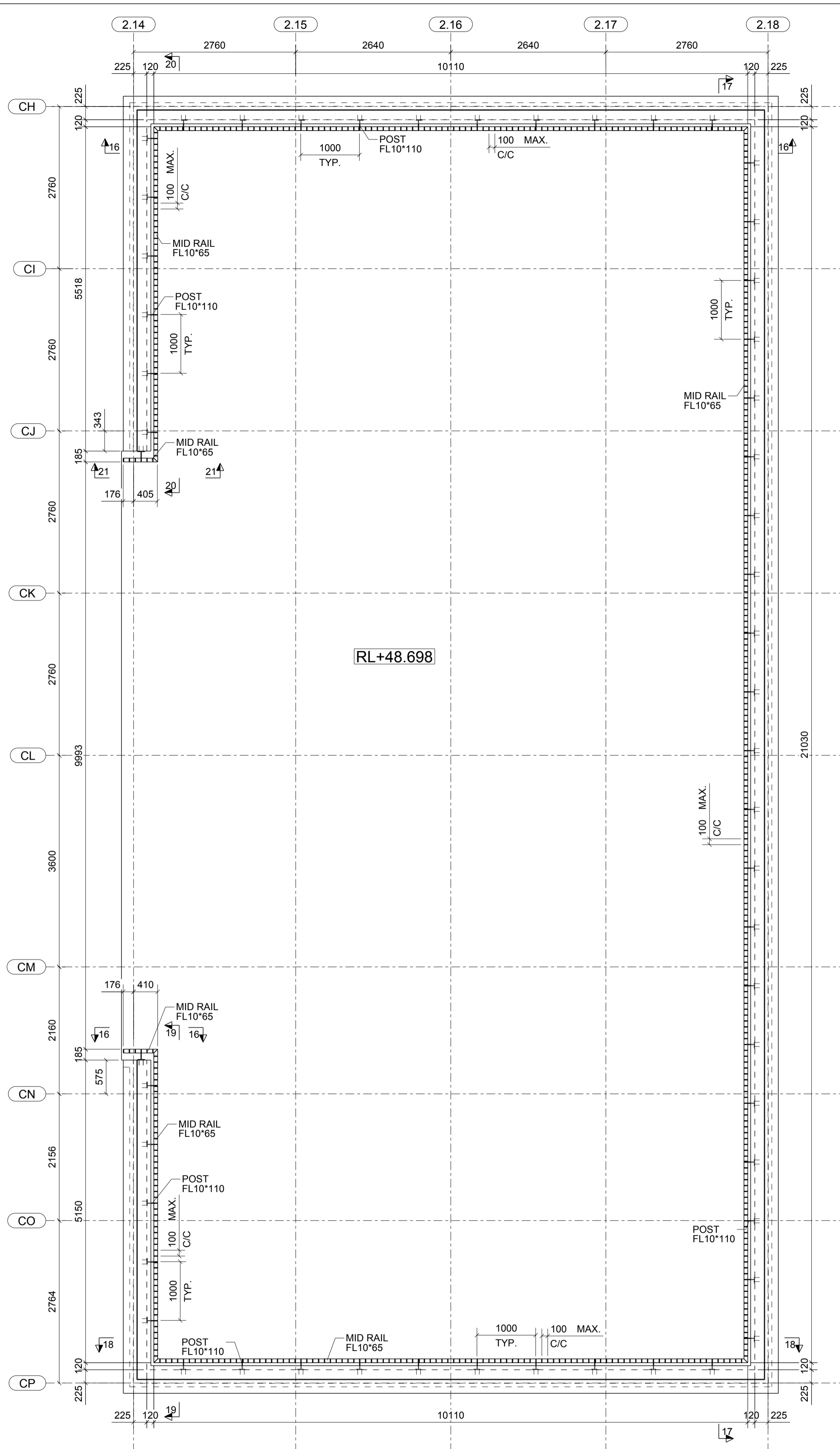
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D	RRS	20/12/22	RE-ISSUED FOR APPROVAL
C	RRS	28/11/22	RE-ISSUED FOR APPROVAL
B	RRS	12/11/22	RE-ISSUED FOR APPROVAL
A	RRS	01/10/22	ISSUED FOR APPROVAL

Stainform Pty Ltd
10 Redbank Place, Picton NSW 2571
Fort Street Public School

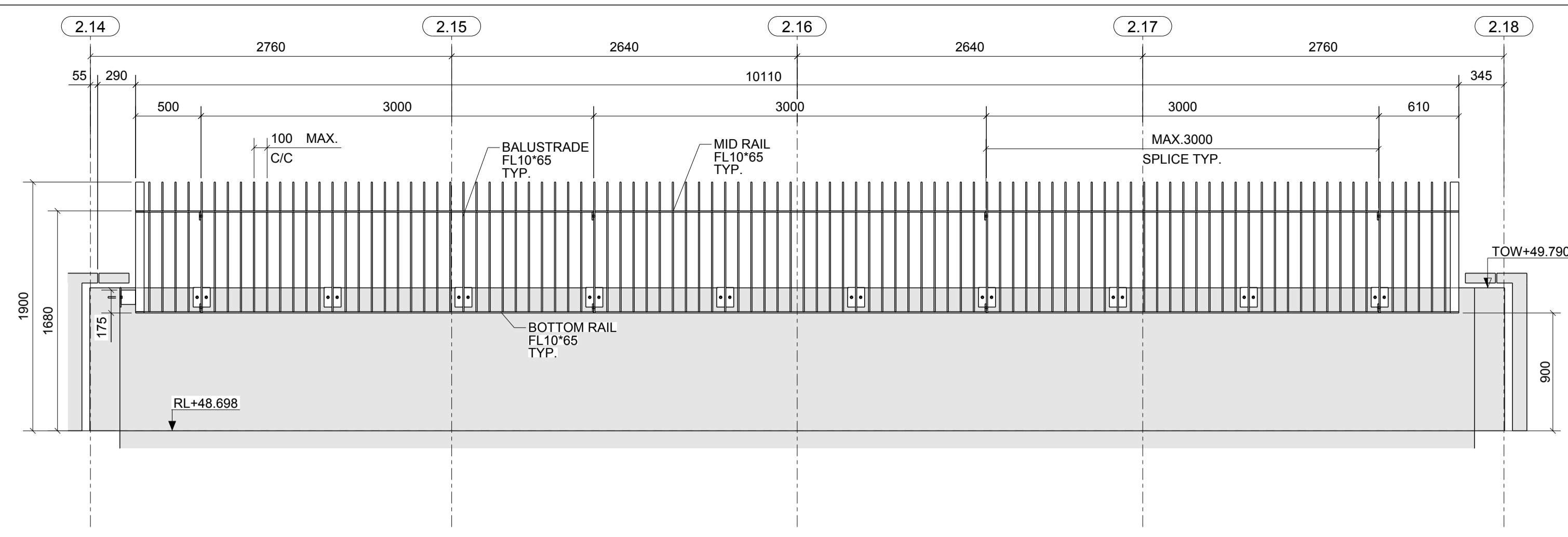


DRAWING TITLE: ISO VIEW OF LEVEL-02	ISSUE DATE: 15/02/2023	APPROVAL SIGN: 28/01/2023
CONTRACT: Fort Street Public School	CHECKED DATE: 28/01/2023	APPROVAL DATE: 28/01/2023
DRAWN BY: CSM	PROJECT NO: SF220053	DESIGNED BY: CSM
SCALE: 1:40	PROJECT NO: SF220053	DRAWING NO: ED-113

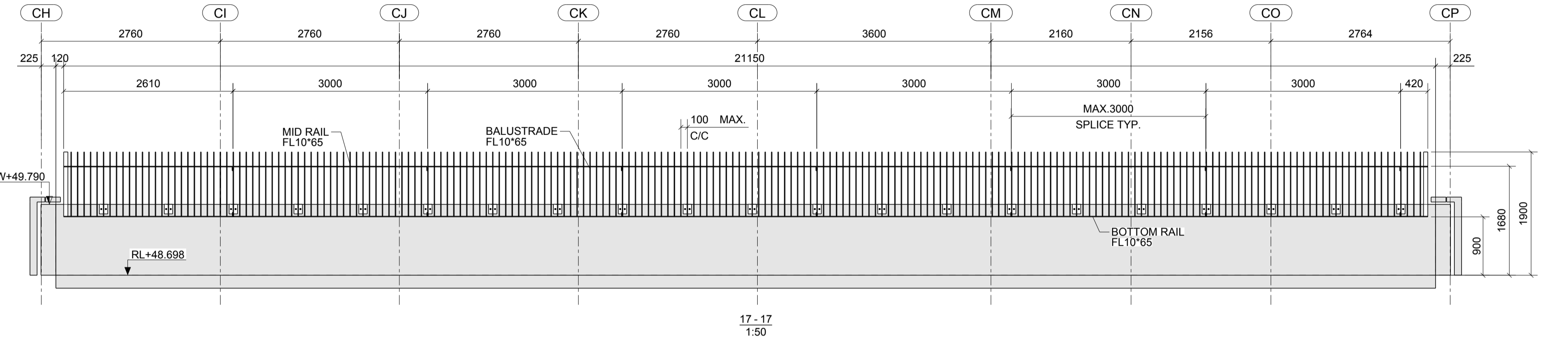
REV



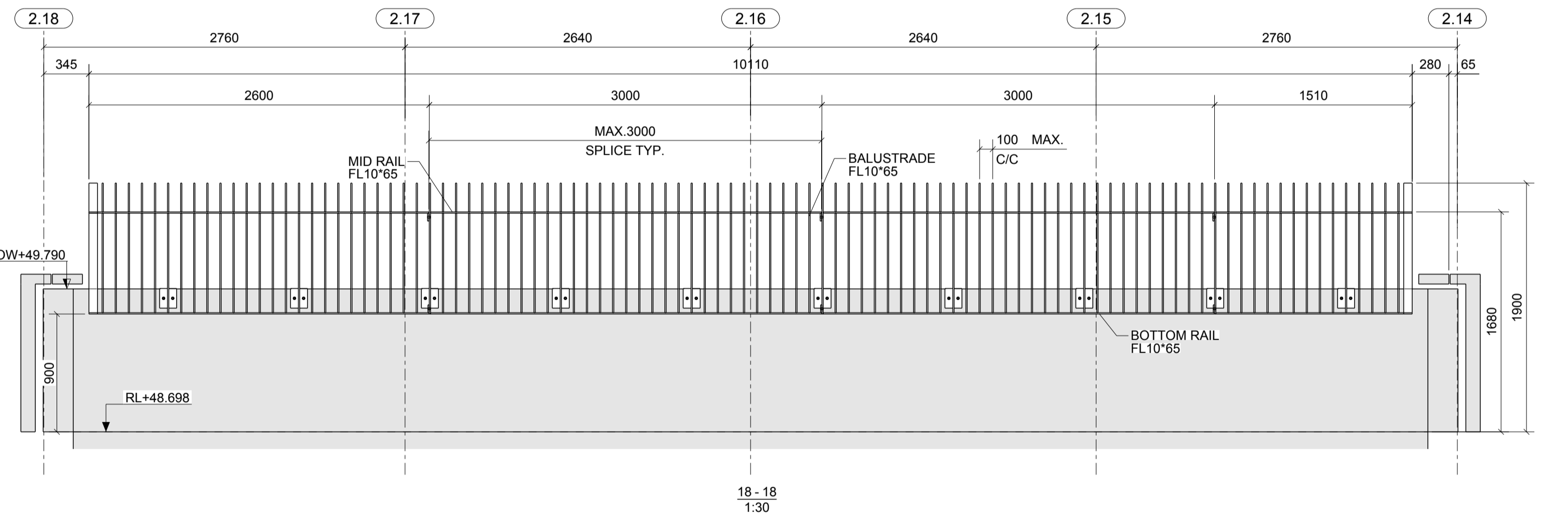
LEVEL-2(BAL-8)
1:50



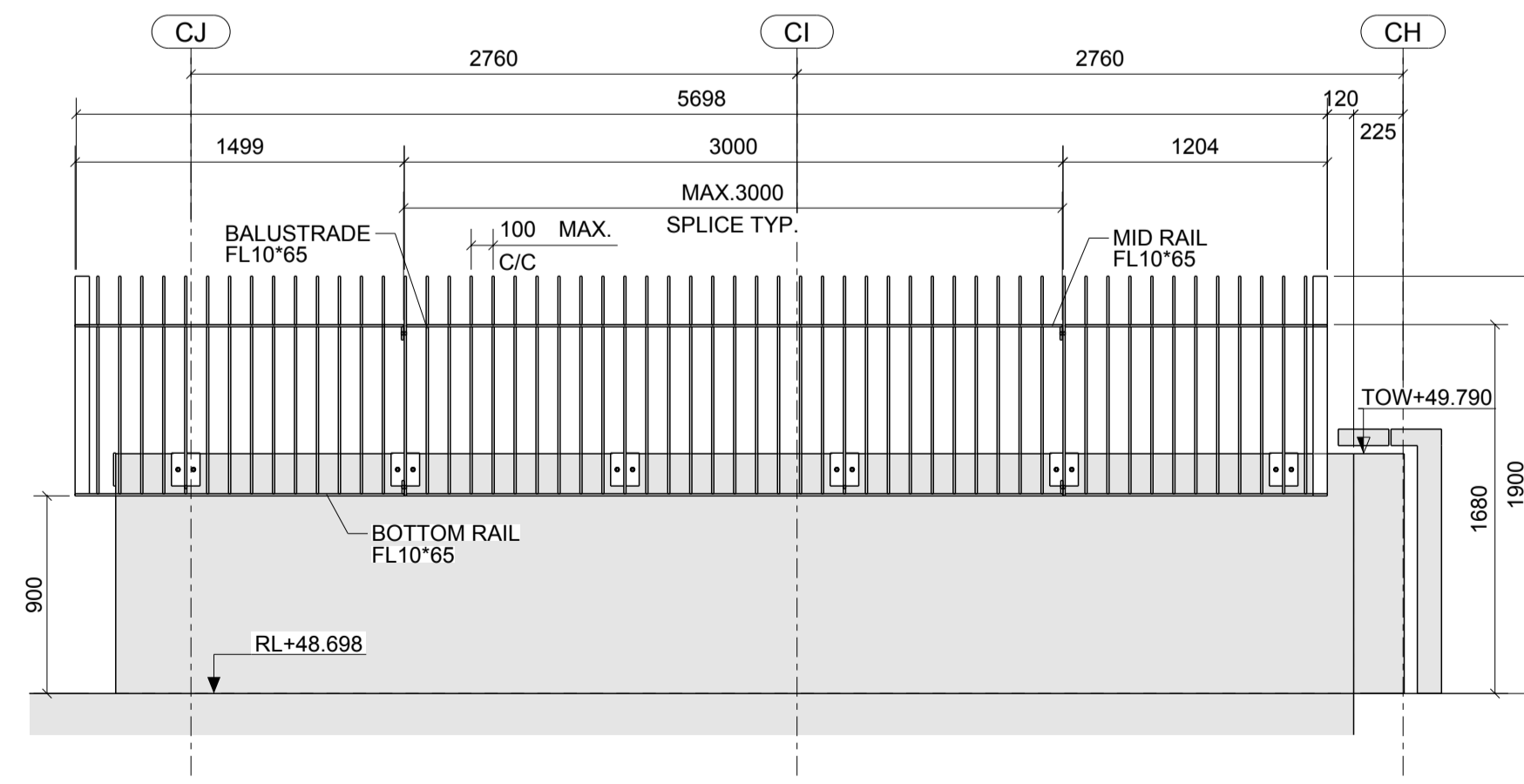
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1:30



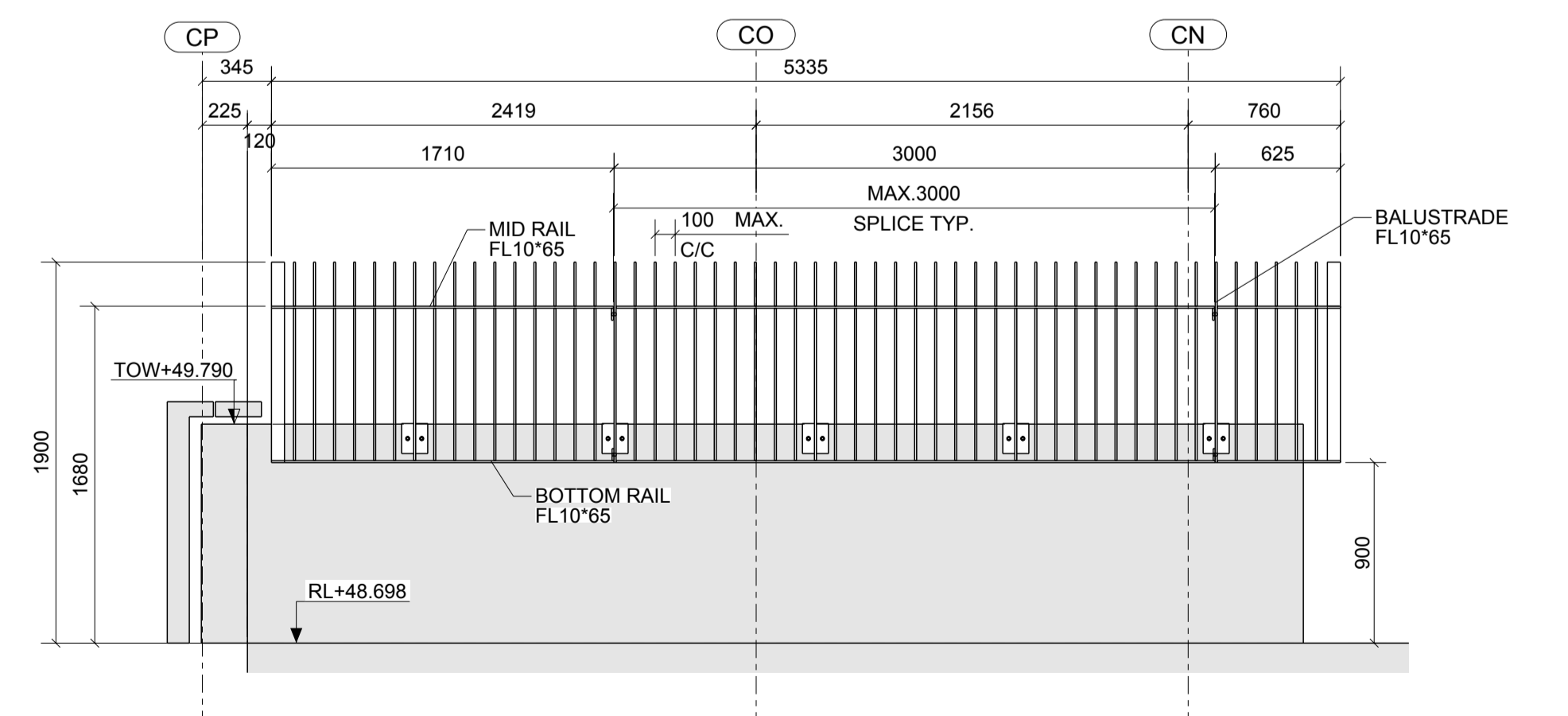
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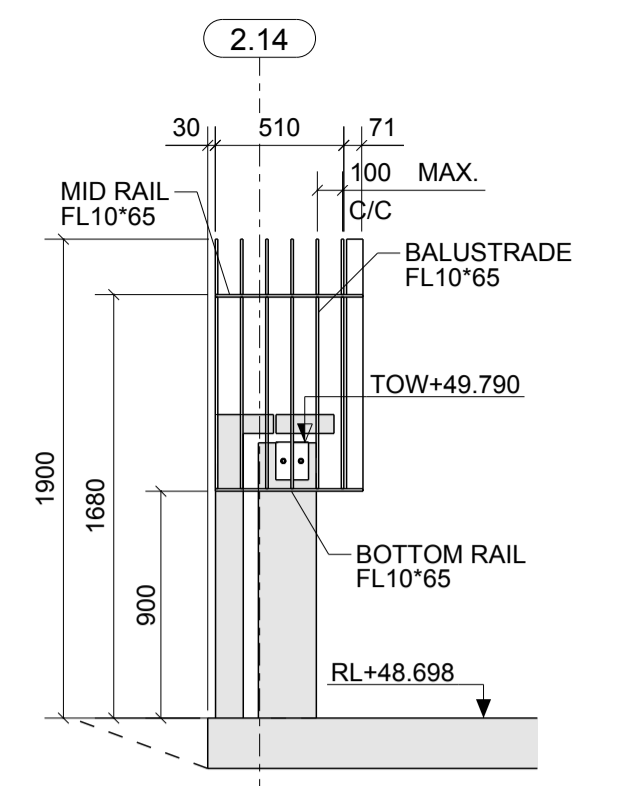
18-18
1:30



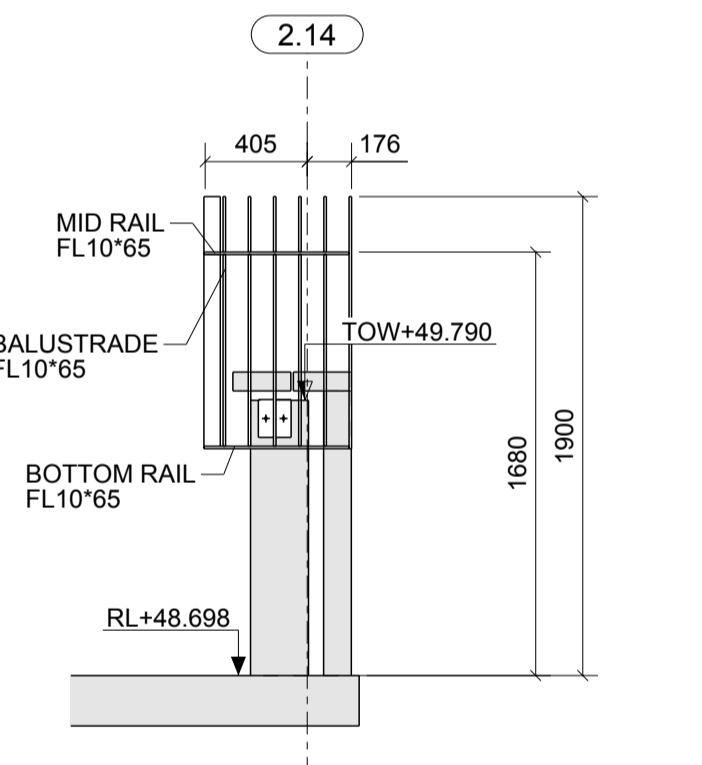
20-20
1:30



19-19
1:30



21-21
1:30



16-16
1:30

Erection Notes

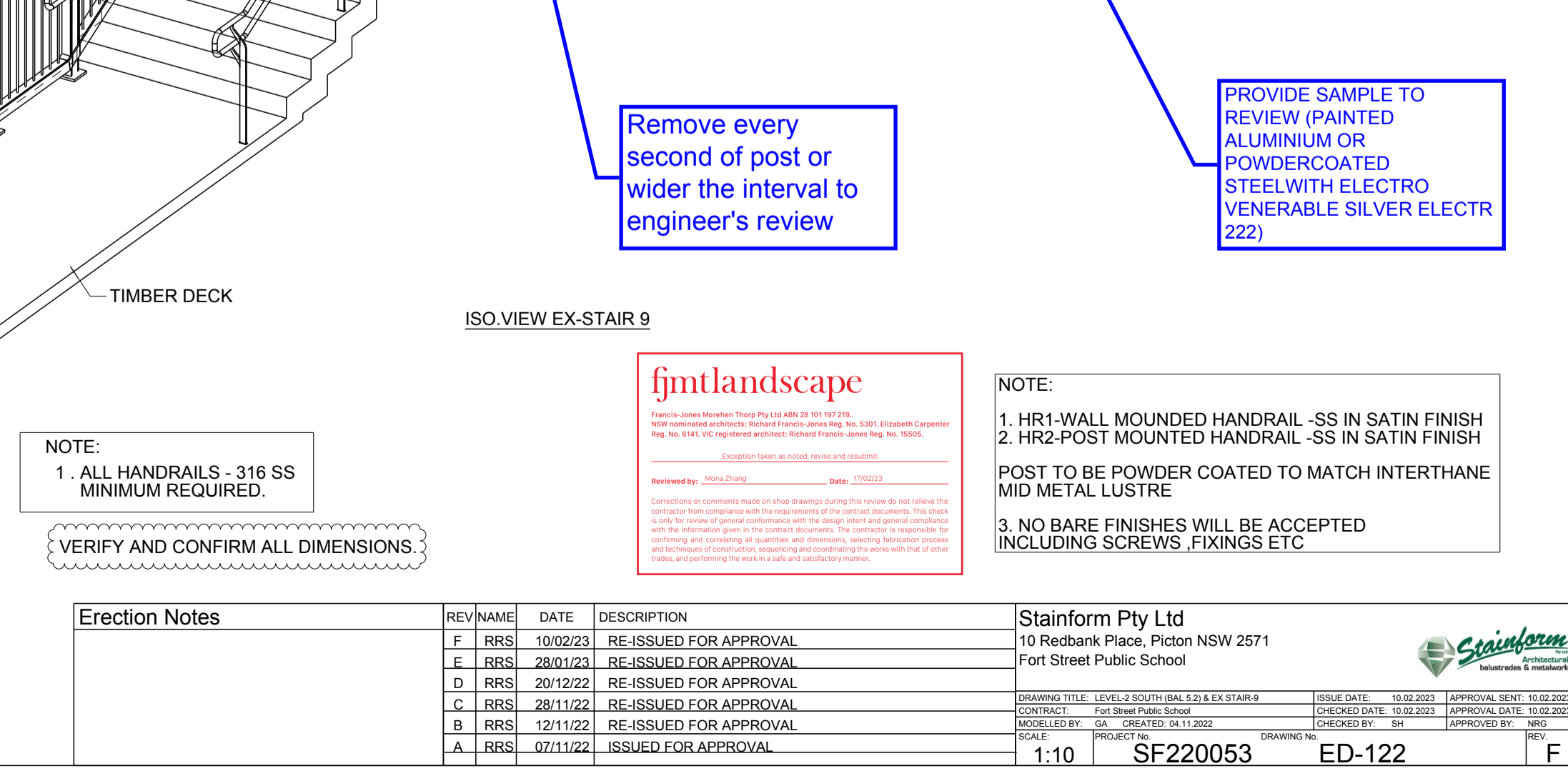
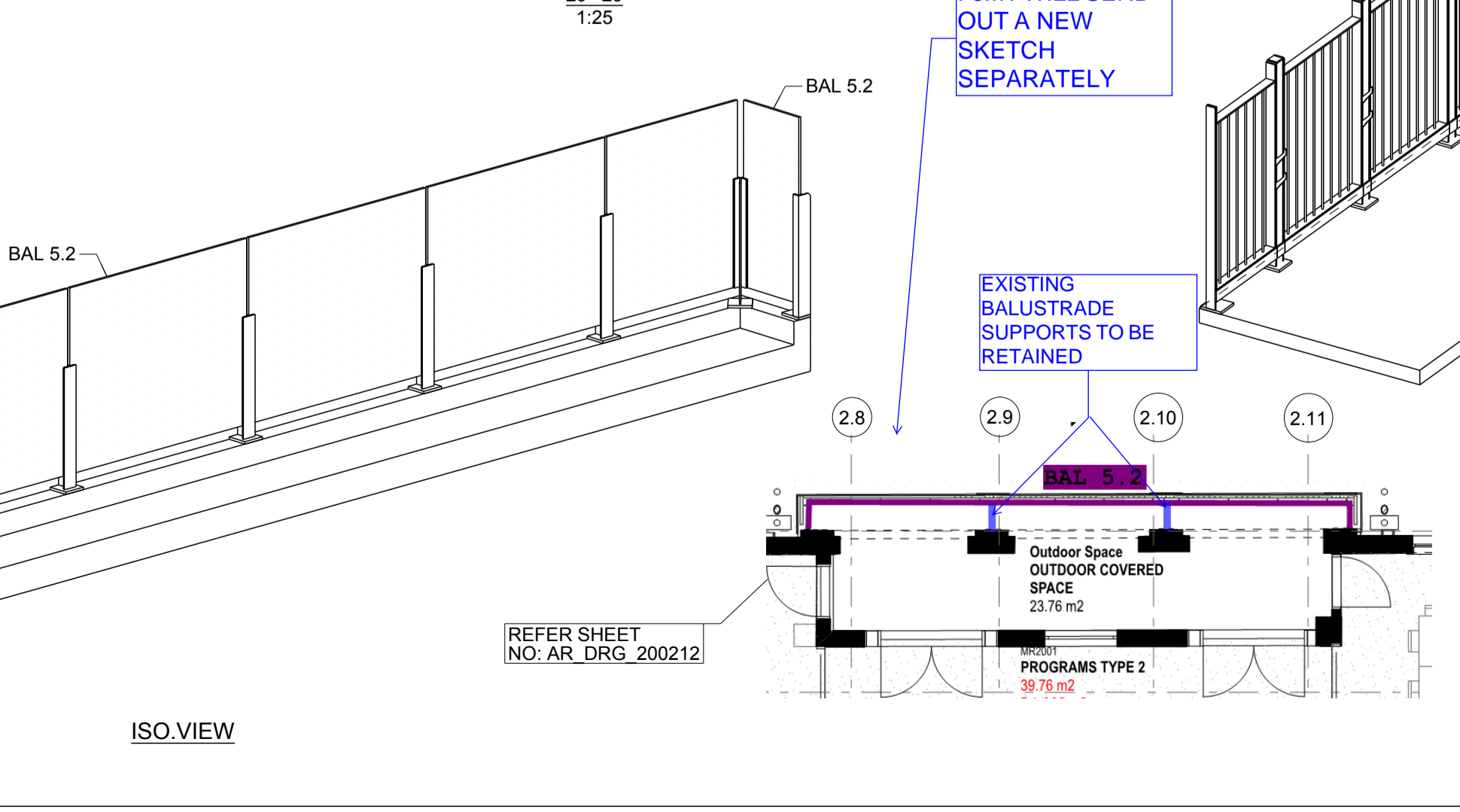
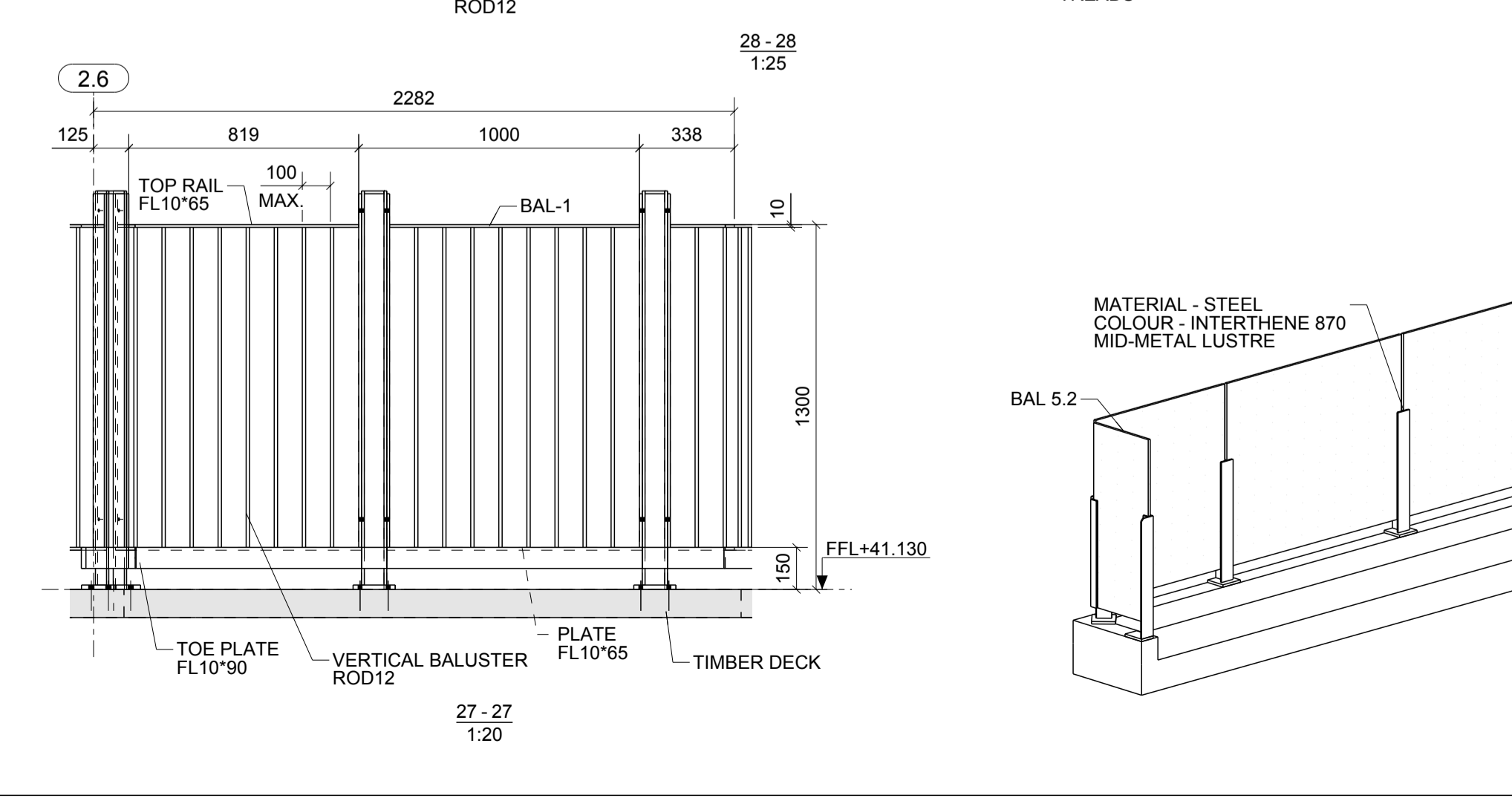
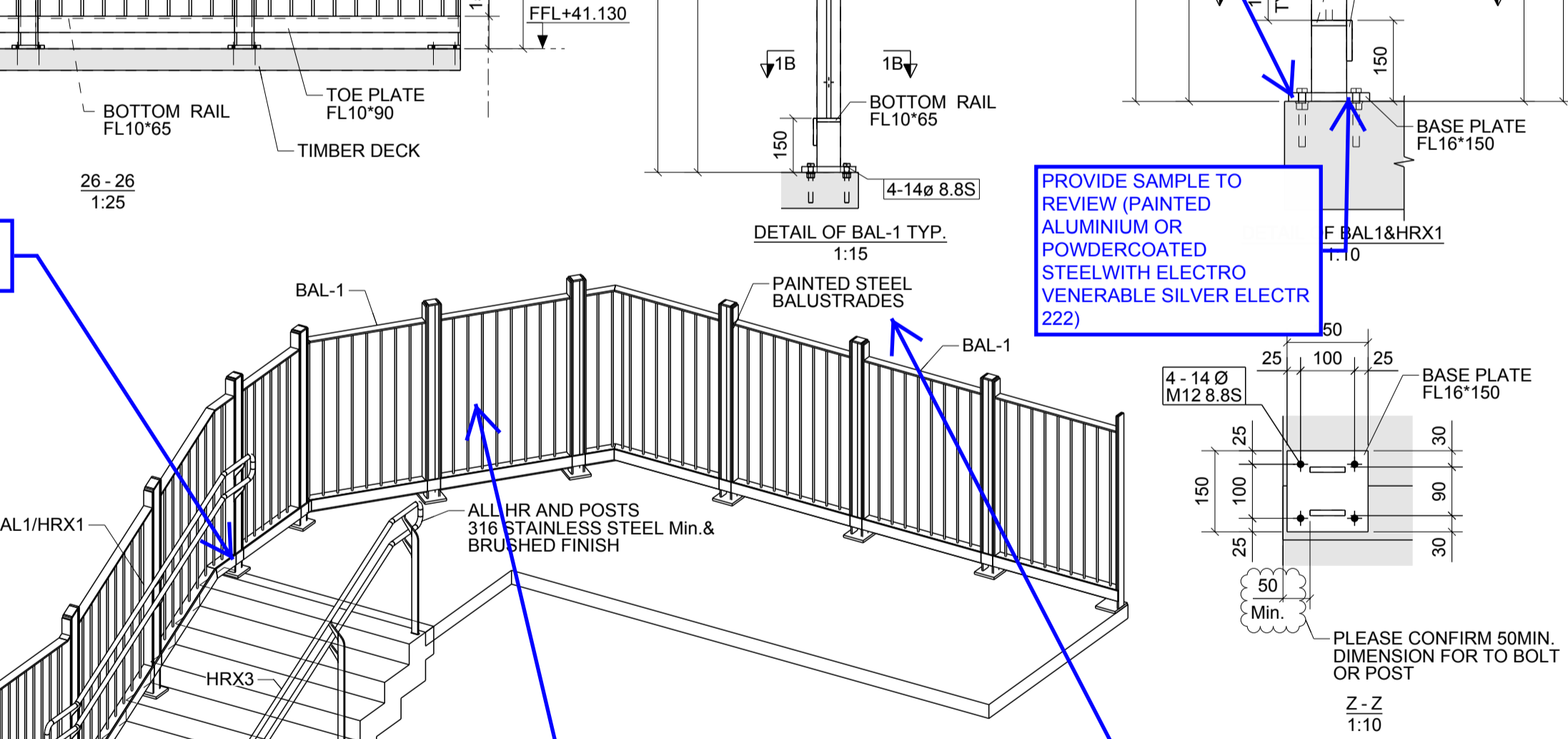
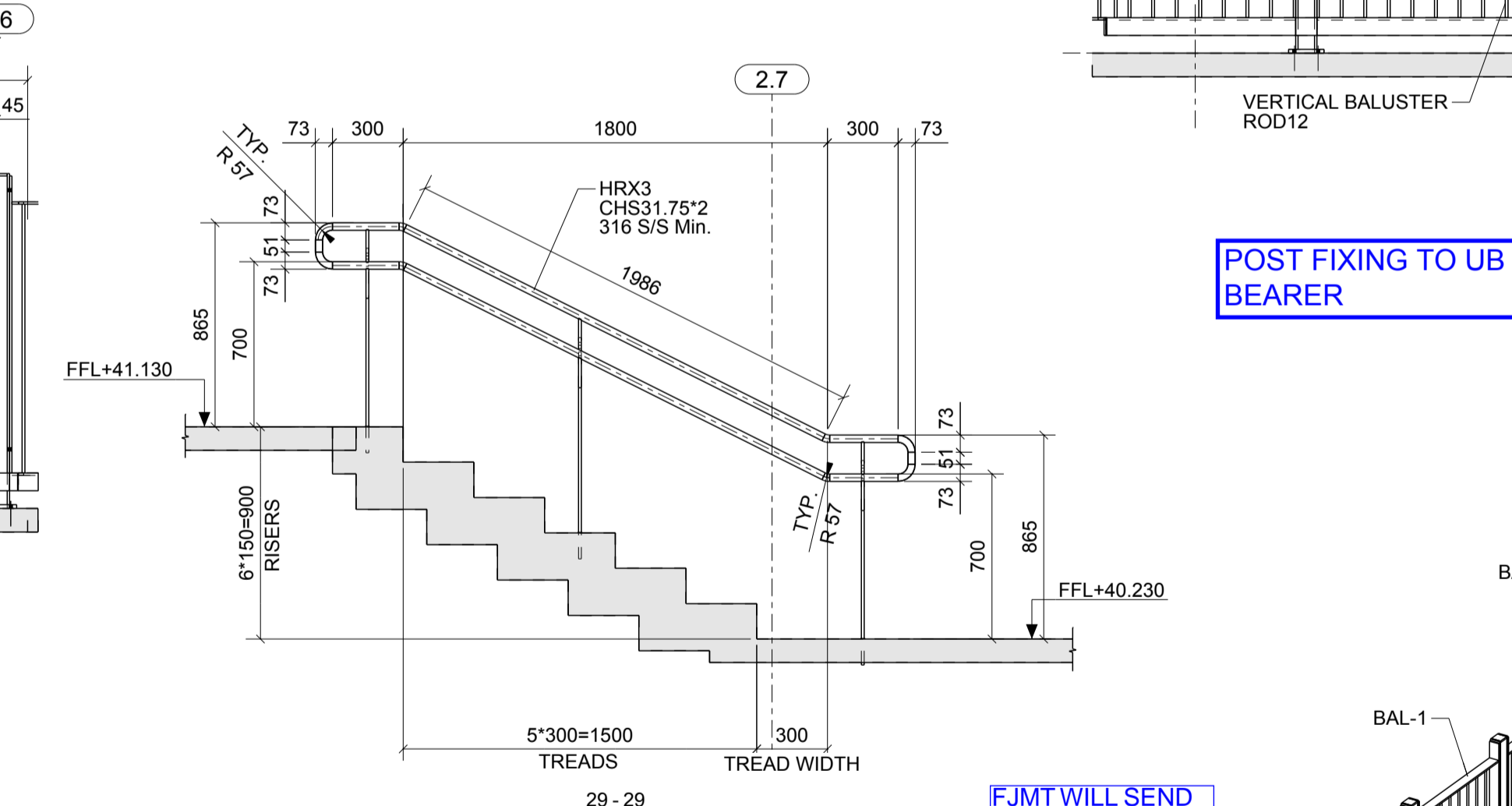
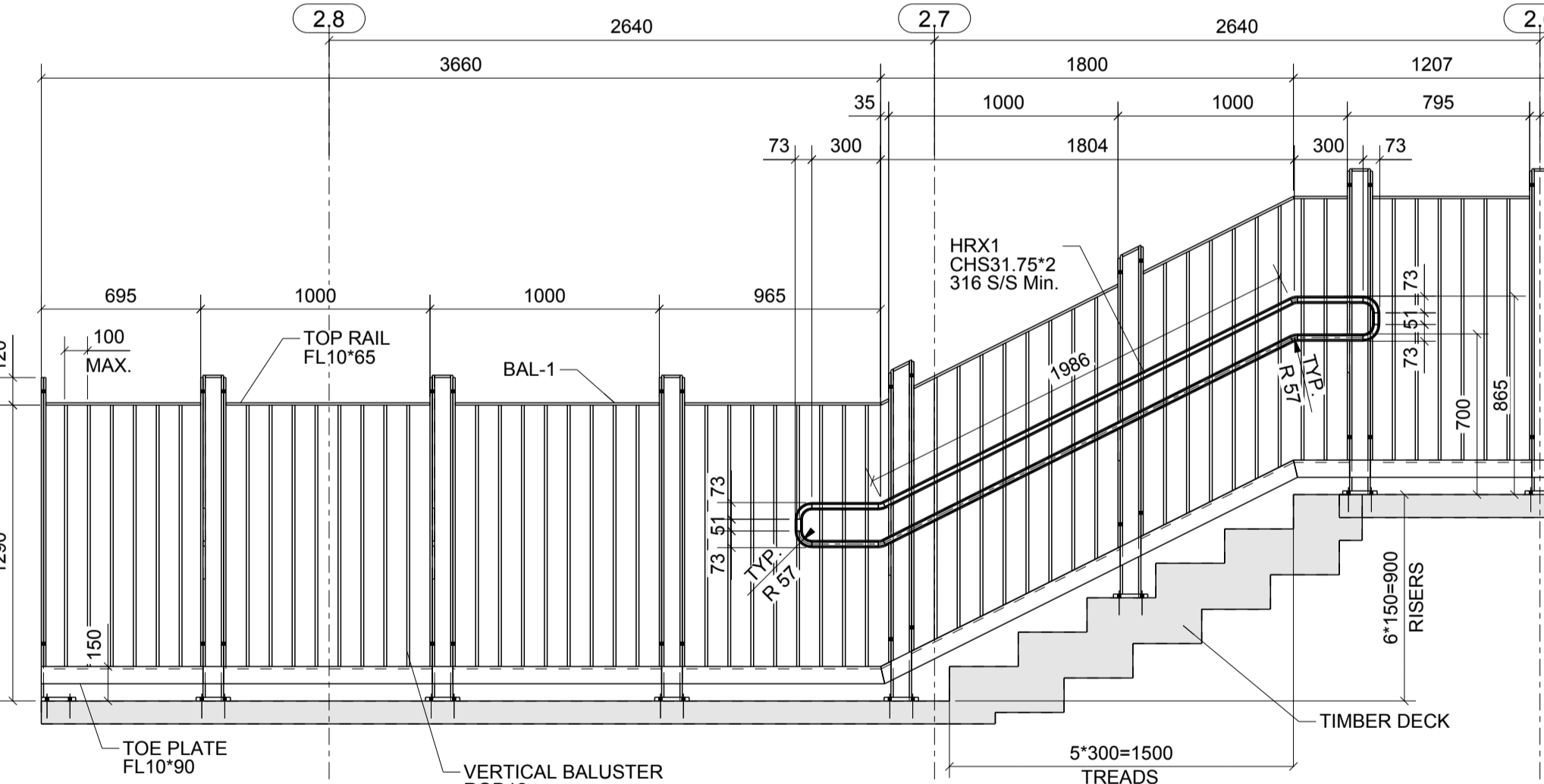
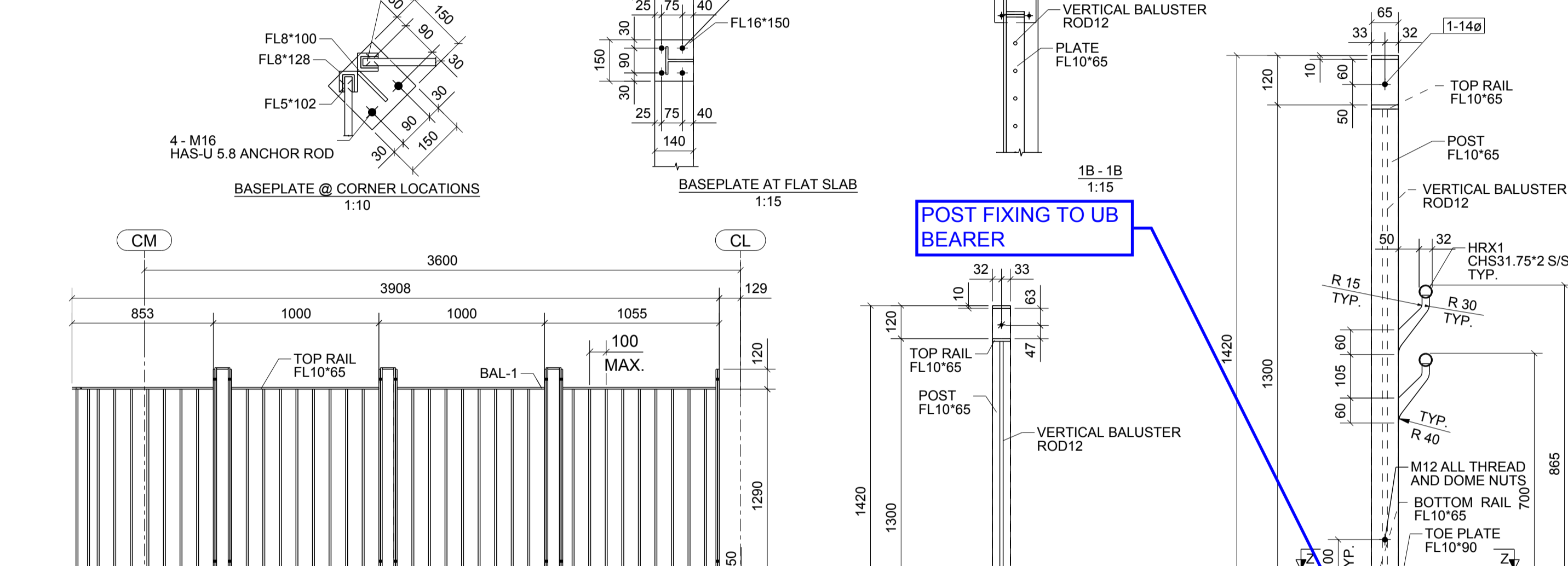
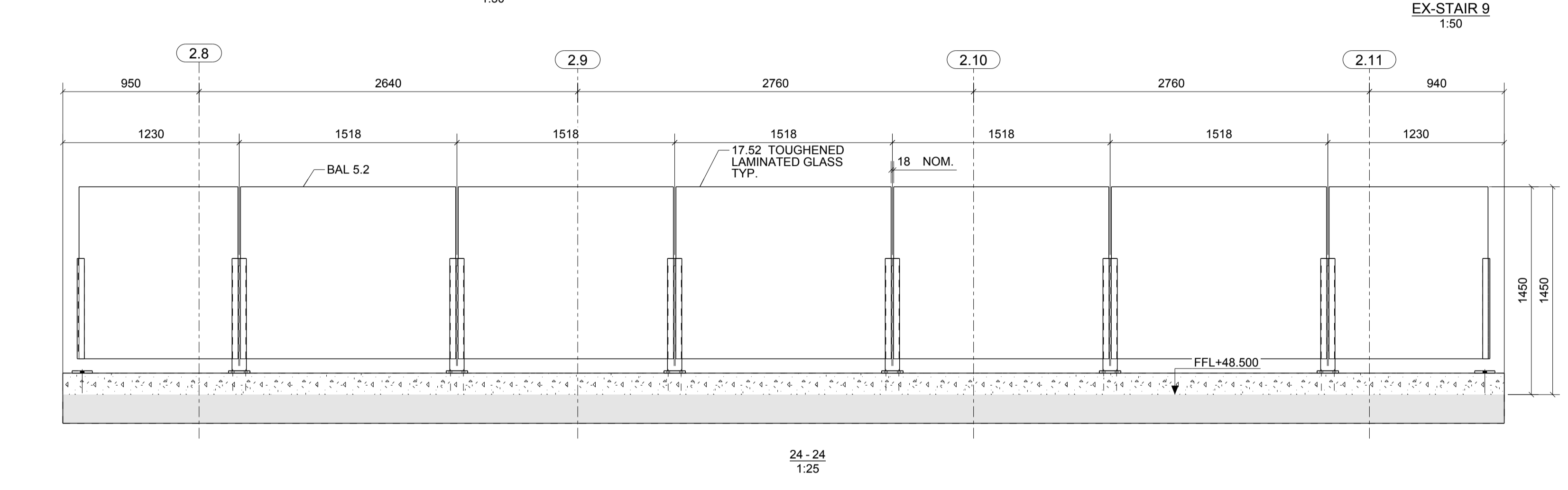
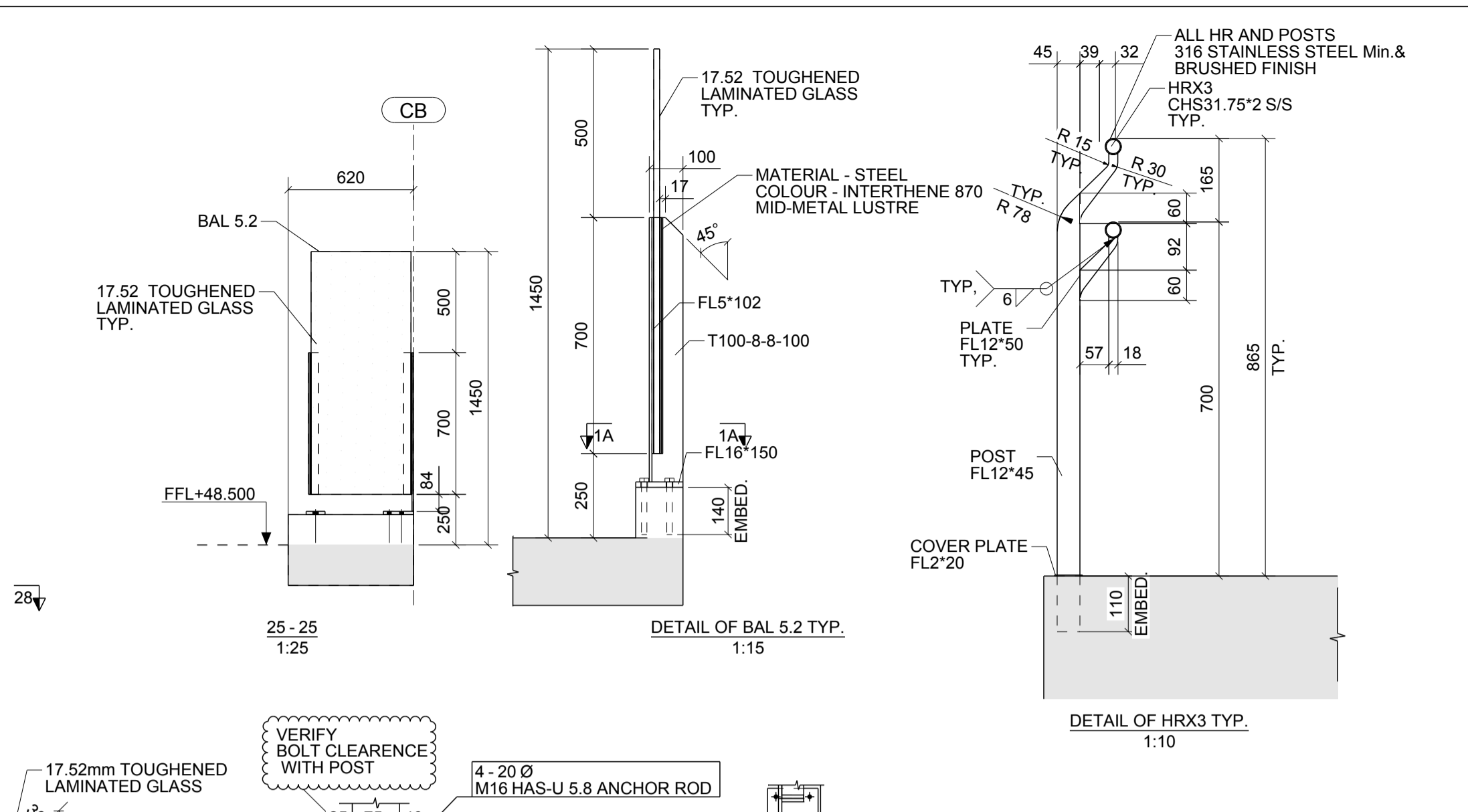
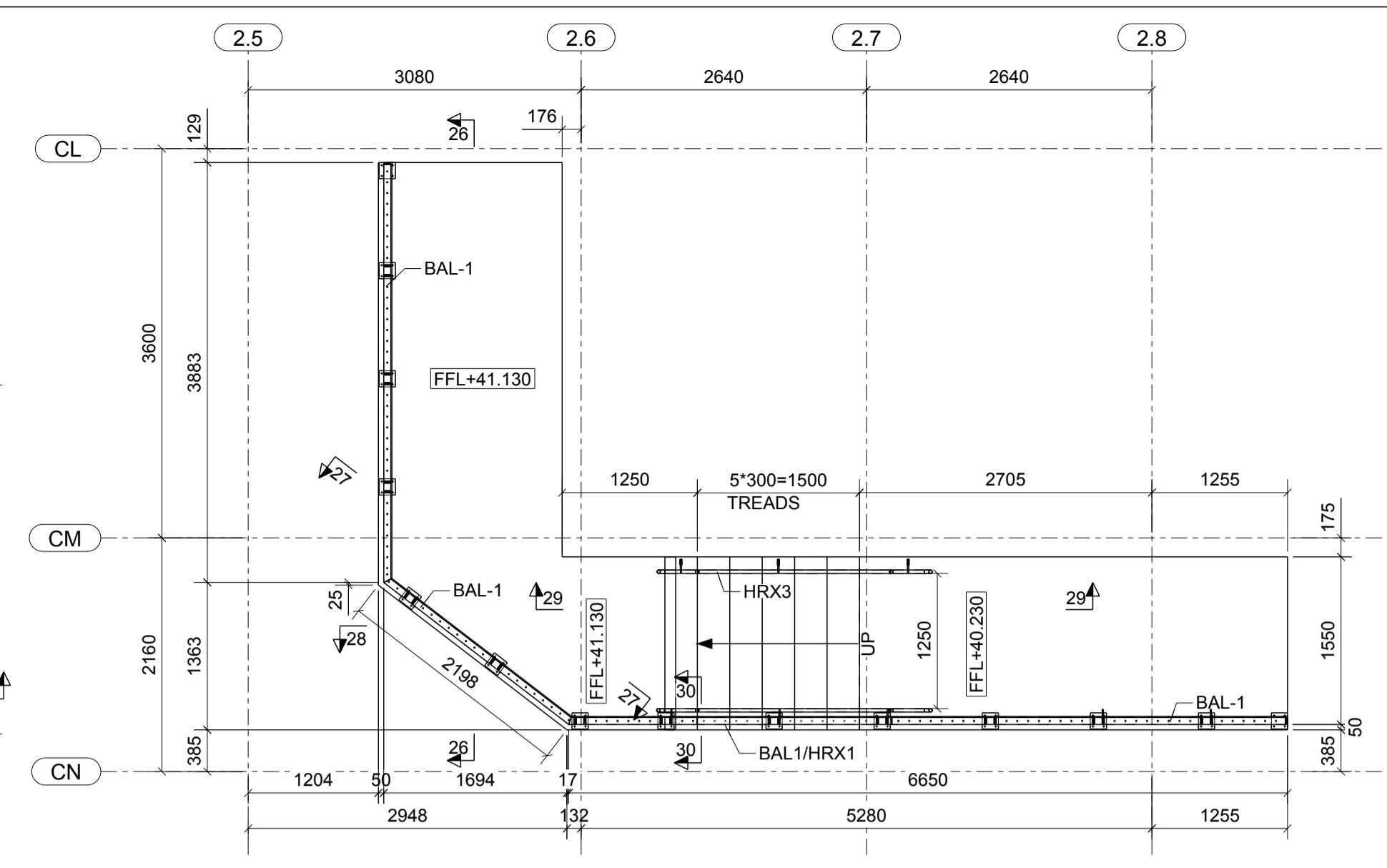
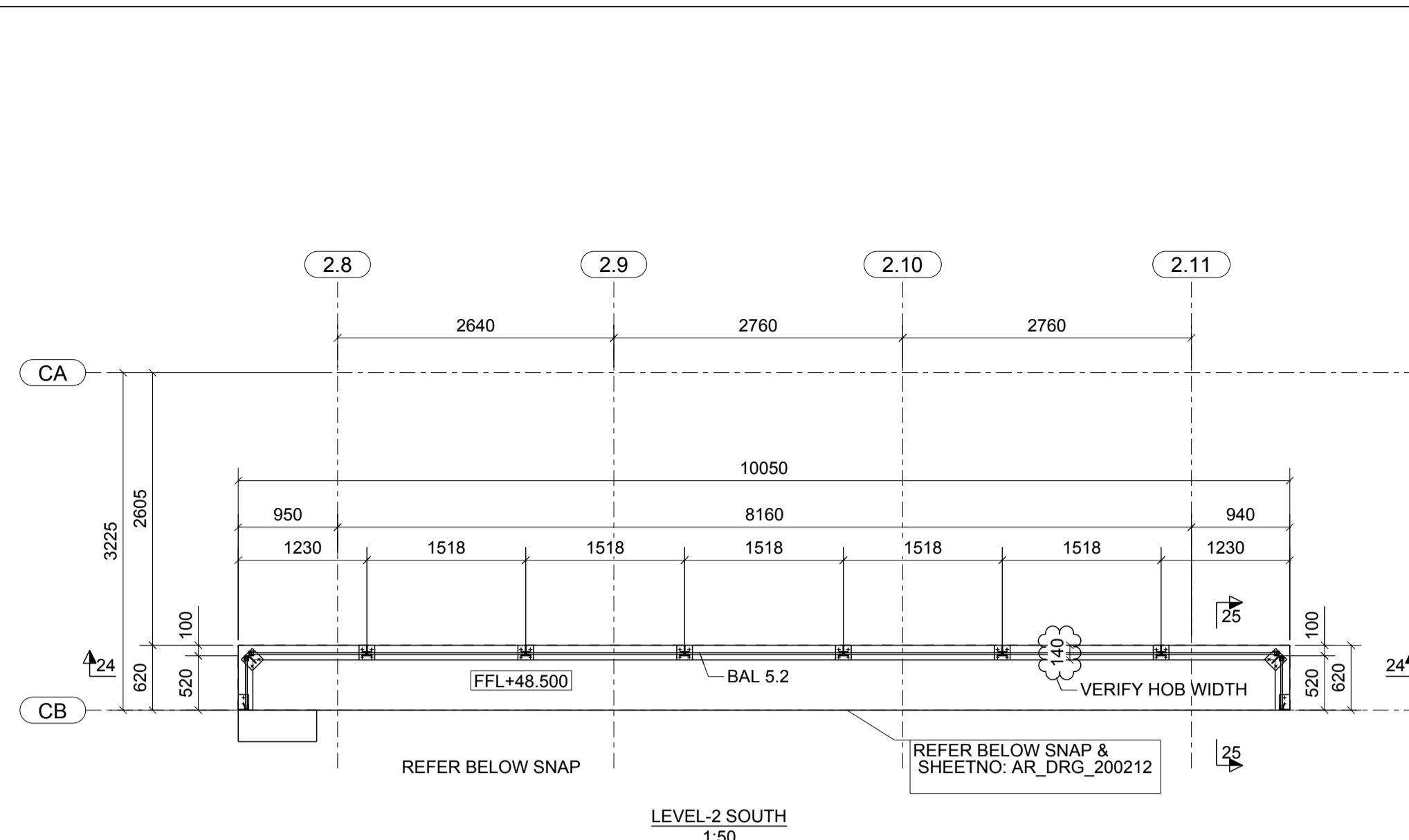
REV	NAME	DATE	DESCRIPTION
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E	RRS	28/01/23	RE-ISSUED FOR APPROVAL
D	RRS	20/12/22	RE-ISSUED FOR APPROVAL
C	RRS	28/11/22	RE-ISSUED FOR APPROVAL
B	RRS	12/11/22	RE-ISSUED FOR APPROVAL
A	RRS	01/10/22	ISSUED FOR APPROVAL

Stainform Pty Ltd
10 Redbank Place, Picton NSW 2571
Fort Street Public School

ISSUE DATE: 10/02/2023
APPROVAL DATE: 10/02/2023
CHECKED DATE: 10/02/2023
CHECKED BY: [Signature]
APPROVED BY: [Signature]

SCALE: 1:30 PROJECT NO: SF220053 DRAWING NO: ED-115

VERIFY & CONFIRM ALL
DIMENSION & PROFILE DETAILS



NOTE:
1. ALL HANDRAILS - 316 SS MINIMUM REQUIRED.
VERIFY AND CONFIRM ALL DIMENSIONS.

REV	NAME	DATE	DESCRIPTION
F	RRS	10/02/23	RE-ISSUED FOR APPROVAL
E	RRS	28/01/23	RE-ISSUED FOR APPROVAL
D	RRS	20/12/22	RE-ISSUED FOR APPROVAL
C	RRS	28/11/22	RE-ISSUED FOR APPROVAL
B	RRS	12/11/22	RE-ISSUED FOR APPROVAL
A	RRS	07/11/22	ISSUED FOR APPROVAL

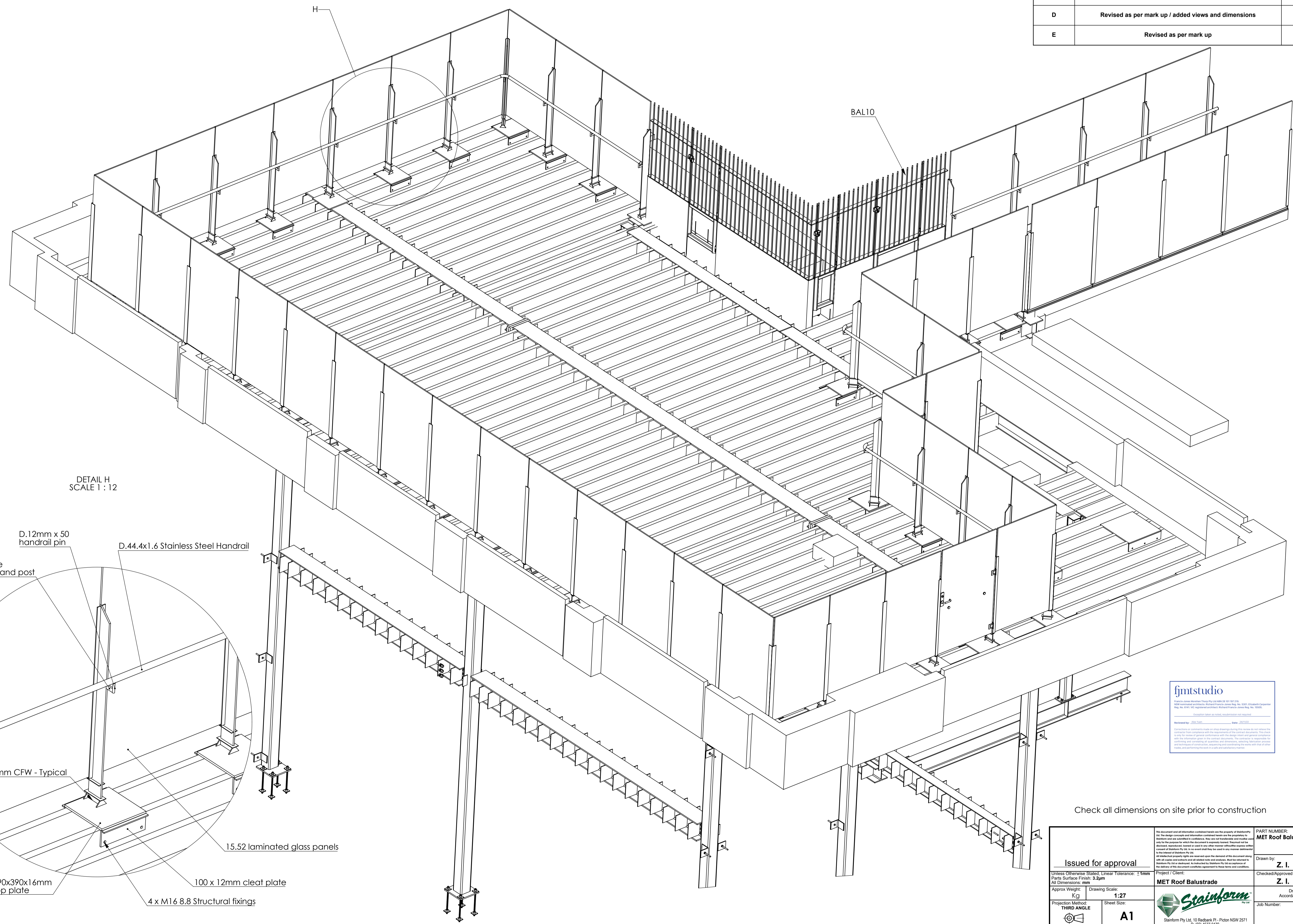
fjmtlandscape
 10 Redbank Place, Picton NSW 2571
 Fort Street Public School

NOTE:
 1. HR1-WALL MOUNTED HANDRAIL -SS IN SATIN FINISH
 2. HR2-POST MOUNTED HANDRAIL -SS IN SATIN FINISH
 POST TO BE POWDER COATED TO MATCH INTERTHENE MID METAL LUSTRE
 3. NO BARE FINISHES WILL BE ACCEPTED INCLUDING SCREWS, FIXINGS ETC

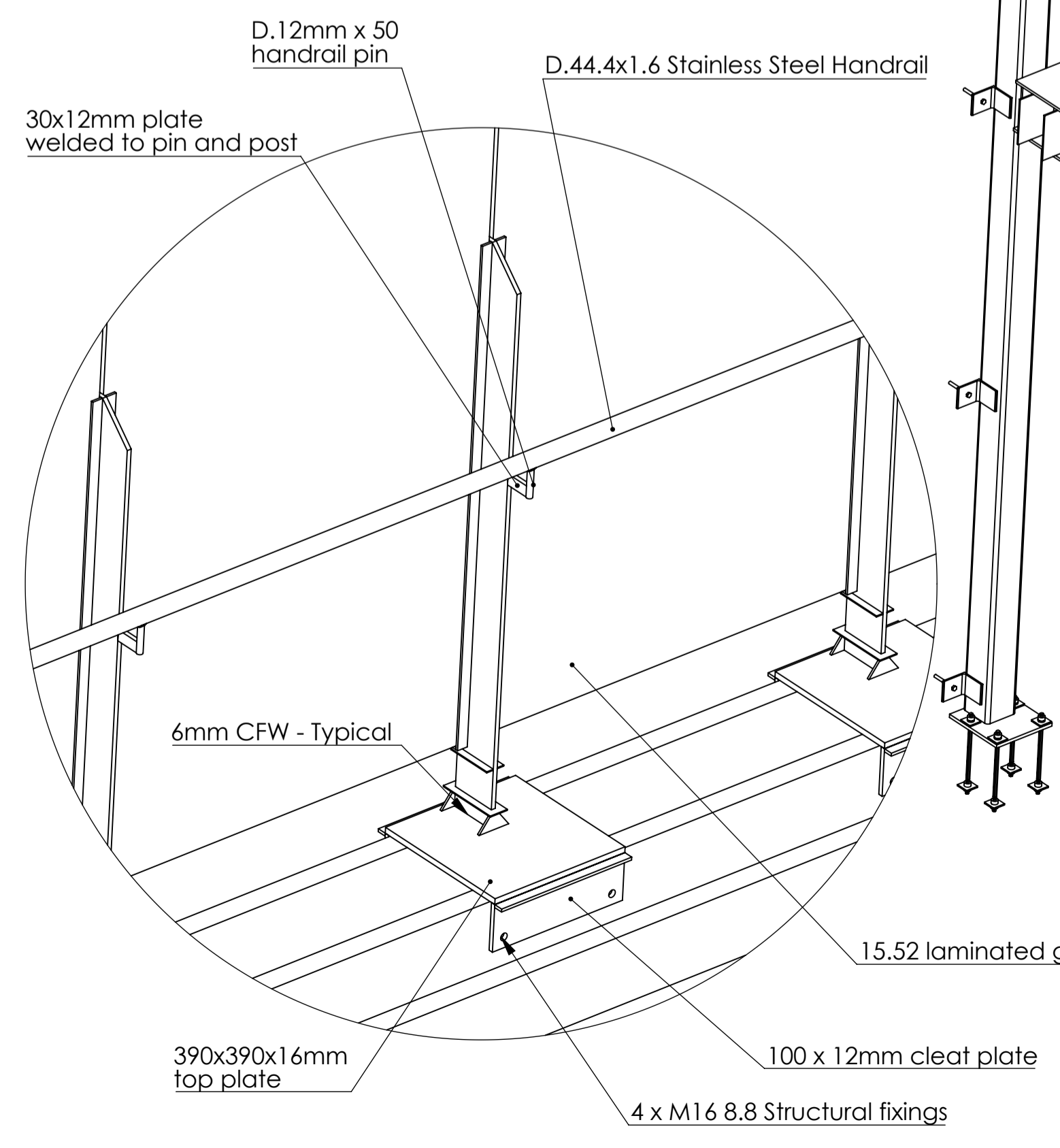
Stainform Pty Ltd
 10 Redbank Place, Picton NSW 2571
 Fort Street Public School

DRIVING TITLE: LEVEL 2 SOUTH BAL 5.2 & EX-STAIRS
 CONTRACT: Fort Street Public School
 DRAWING NO: SF220053
 SCALE: 1:10
 DATE: 10/02/2023
 CHECKED DATE: 10/02/2023
 APPROVAL DATE: 10/02/2023
 PROJECT NO: 220053
 REV: ED-122

Revisions		
Rev.	Description	Date
A	Change post distances and glass thickness	7/09/2022
B	Updated as per mark up	7/10/2022
C	Revised as per mark up	25/10/2022
D	Revised as per mark up / added views and dimensions	21/11/2022
E	Revised as per mark up	23/11/2022



DETAIL H
SCALE 1 : 12

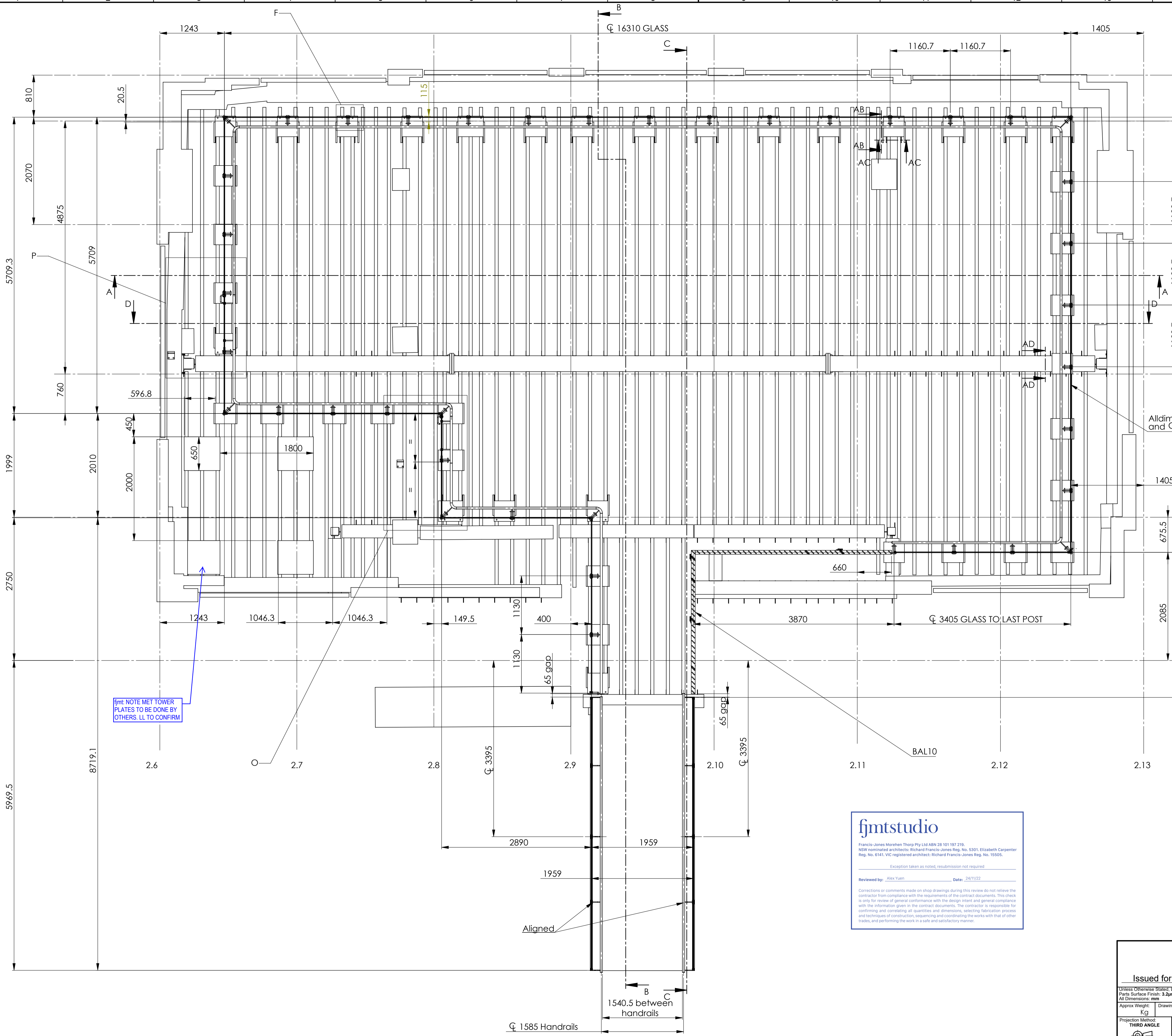


fjmtstudio
 Project: MET Roof Balustrade
 Date: 23/11/2022
 Drawn by: Z. I.
 Checked/Approved by: Z. I.

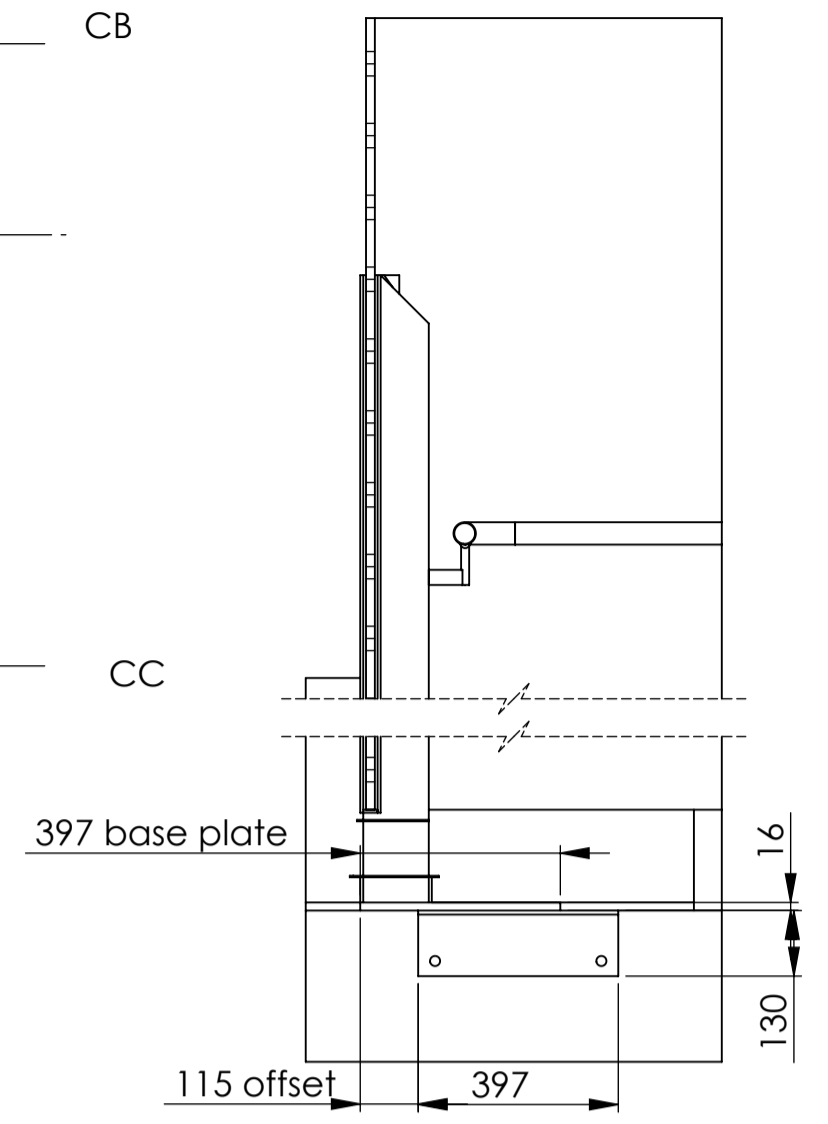
Check all dimensions on site prior to construction

Issued for approval Unless Otherwise Stated, Linear Tolerance: ±1mm Parts Surface Finish: 3.2µm All Dimensions: mm		Part Number: MET Roof Balustrade	
Approx Weight: Kg	Drawing Scale: 1:27	Drawn by: Z. I.	Drawn Date: 23/11/2022
Projection Method: THIRD ANGLE	Sheet Size: A1	Checked/Approved by: Z. I.	Checked/Approved Date: 23/11/2022
Project / Client: MET Roof Balustrade		Drawing Produced in Accordance With: AS 1100.101	
Job Number: 1 of 10		Sheet: 1 of 10	

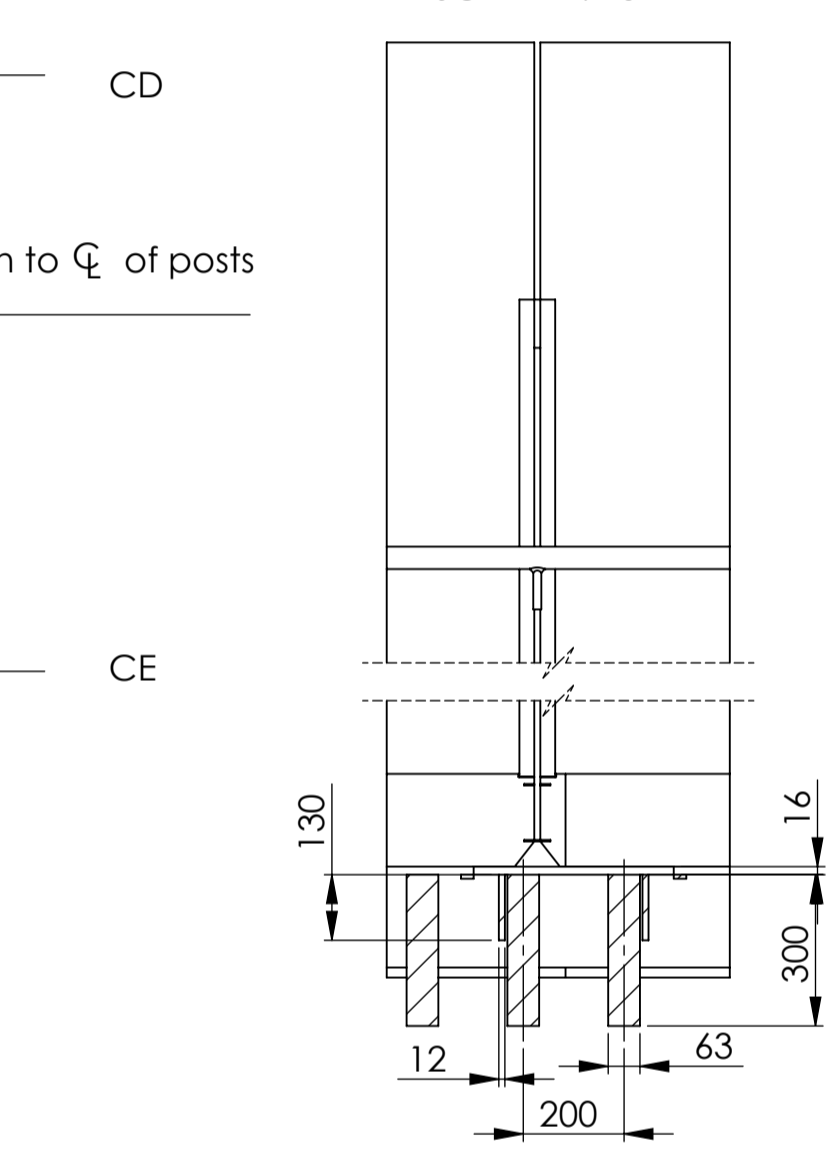
MET Roof Balustrade



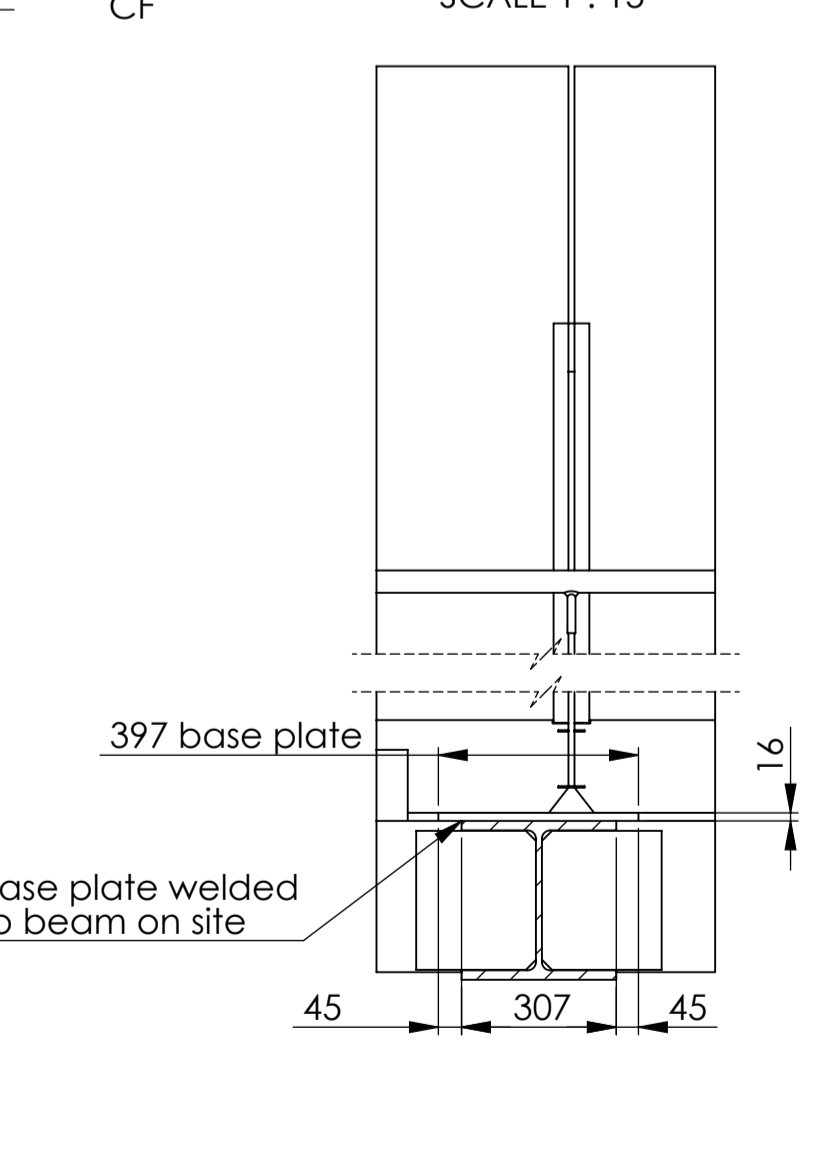
SECTION AB-AB
SCALE 1 : 15



SECTION AC-AC
SCALE 1 : 15



SECTION AD-AD
SCALE 1 : 15



im: NOTE MET TOWER PLATES TO BE DONE BY OTHERS. LL TO CONFIRM

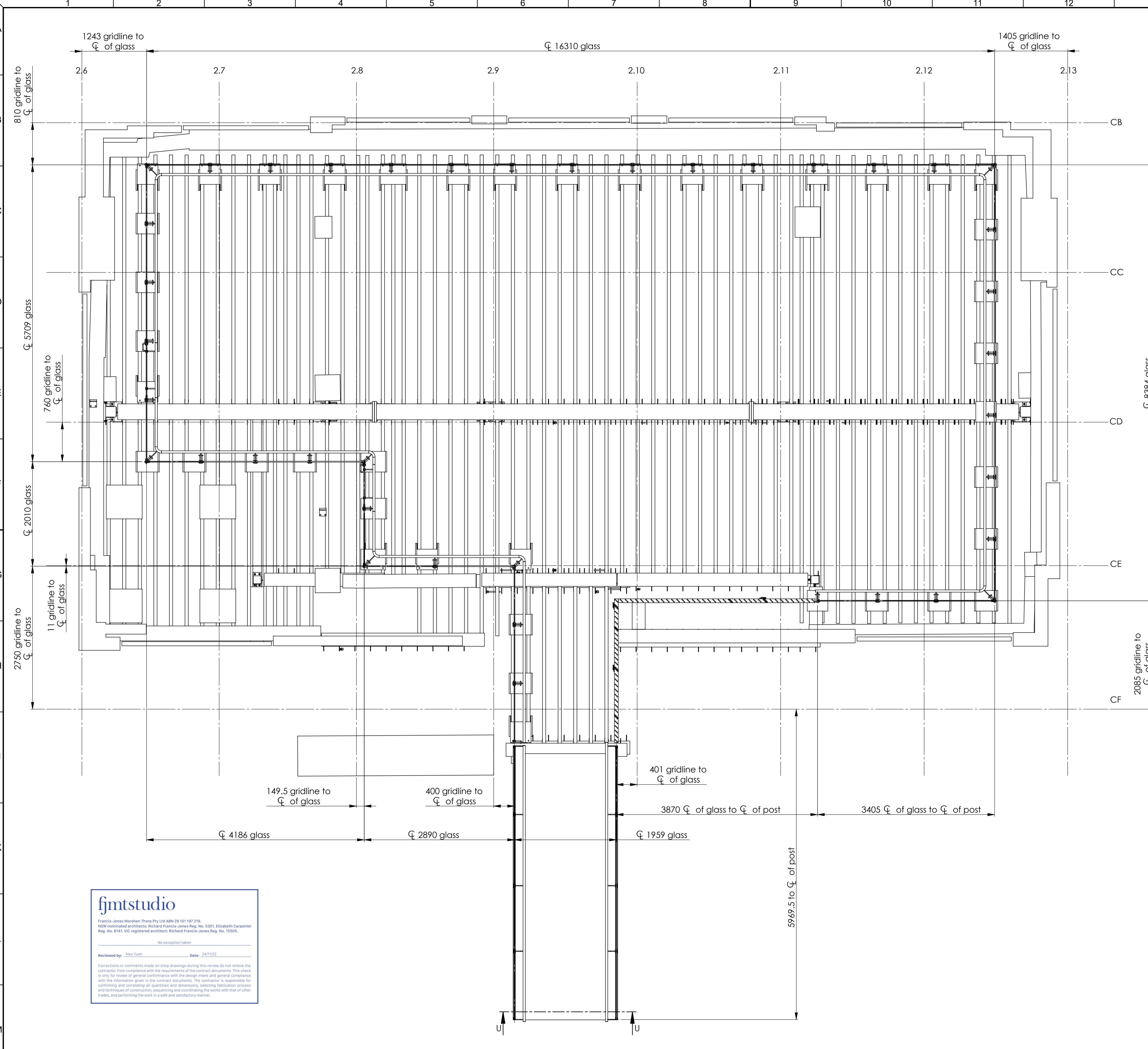
fjmtstudio
Francis-Jones Morehen Thorp Pty Ltd ABN 28 101 197 219.
NSW nominated architect: Richard Francis-Jones Reg. No. 5305, Elizabeth Carpenter Reg. No. 6141, VIC registered architect: Richard Francis-Jones Reg. No. 15505.

Exception taken as noted, resubmission not required.

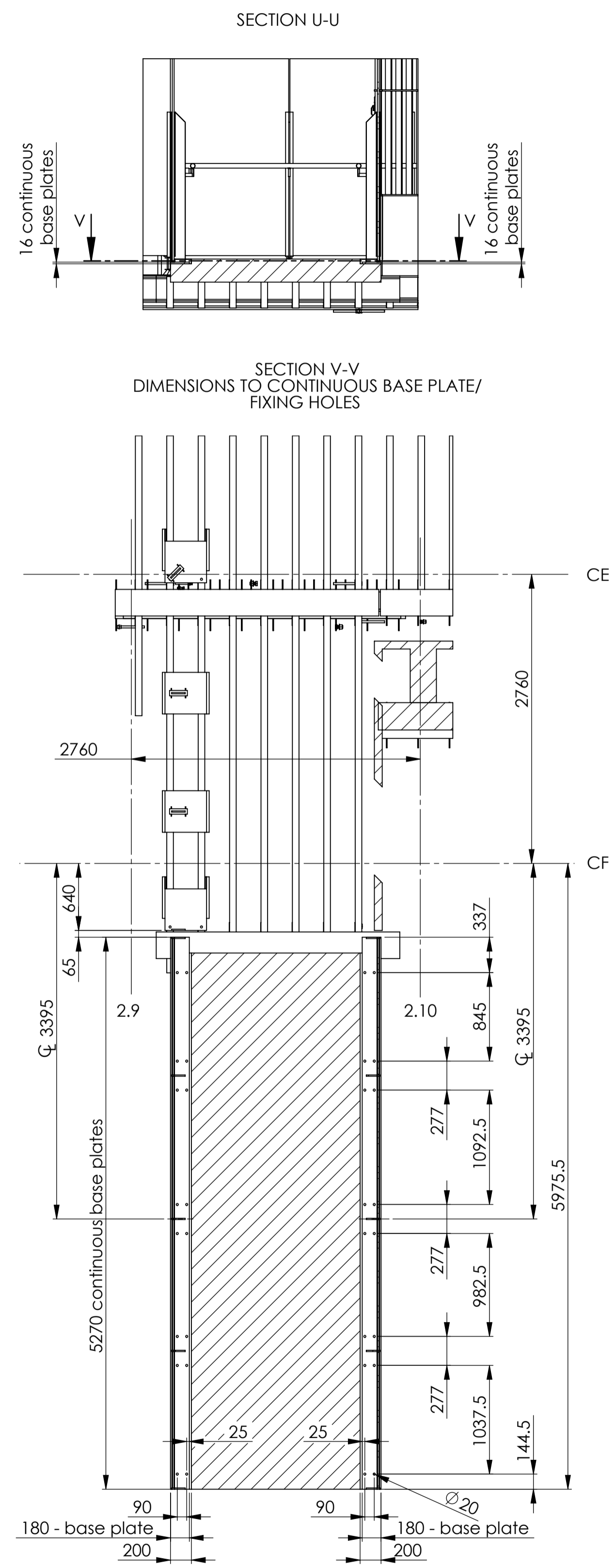
Reviewed by: Alex Yuan Date: 24/11/22

Corrections or comments made on shop drawings during this review do not relieve the contractor from compliance with the requirements of the contract documents. This check is only for review of general conformance with the design intent and general compliance with the information given in the contract documents. The contractor is responsible for confirming and correlating all quantities and dimensions, selecting fabrication process and techniques of construction, sequencing and coordinating the works with that of other trades, and performing the work in a safe and satisfactory manner.

Issued for approval		PART NUMBER: MET Roof Balustrade	
Unless Otherwise Stated, Linear Tolerance: ±1mm	Parts Surface Finish: 3.2µm	Drawn by: Z. I.	Drawn Date: 23/11/2022
Approx Weight: Kg	Drawing Scale: 1:35	Checked/Approved by: Z. I.	Checked/Approved Date: 23/11/2022
Projection Method: THIRD ANGLE	Sheet Size: A1	Project / Client: MET Roof Balustrade	Drawing Produced in Accordance With: AS 1100.101
Job Number: 2 of 10		Revision: (E)	



MET Roof Balustrade Dimensions to C of glass panels/ gridlines



fjmtstudio
Francis-Jones Morehen Thorp Pty Ltd ABN 28 101 197 219.
NSW nominated architects: Richard Francis-Jones Reg. No. 5301, Elizabeth Carpenter Reg. No. 6141, VIC registered architect: Richard Francis-Jones Reg. No. 19505.

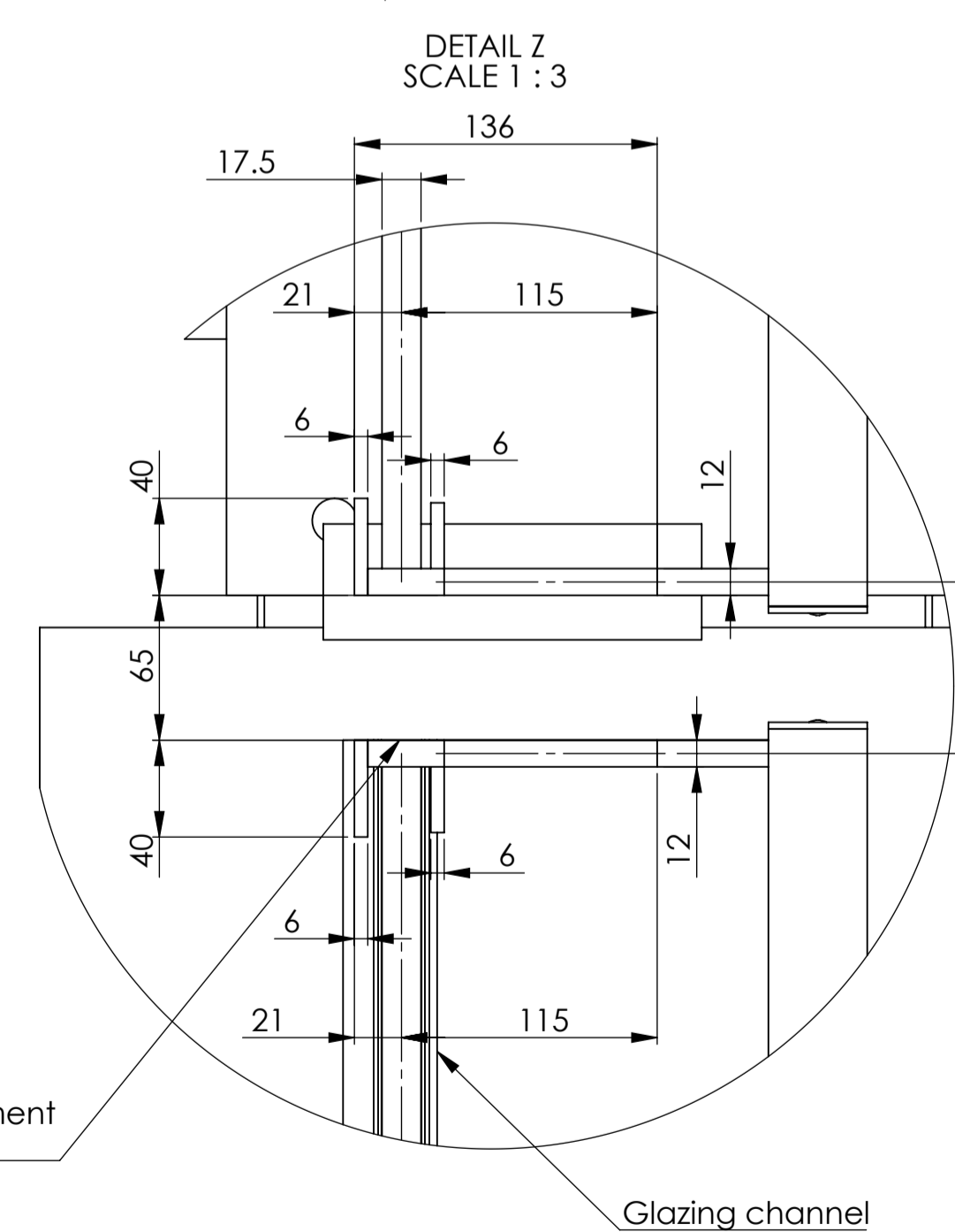
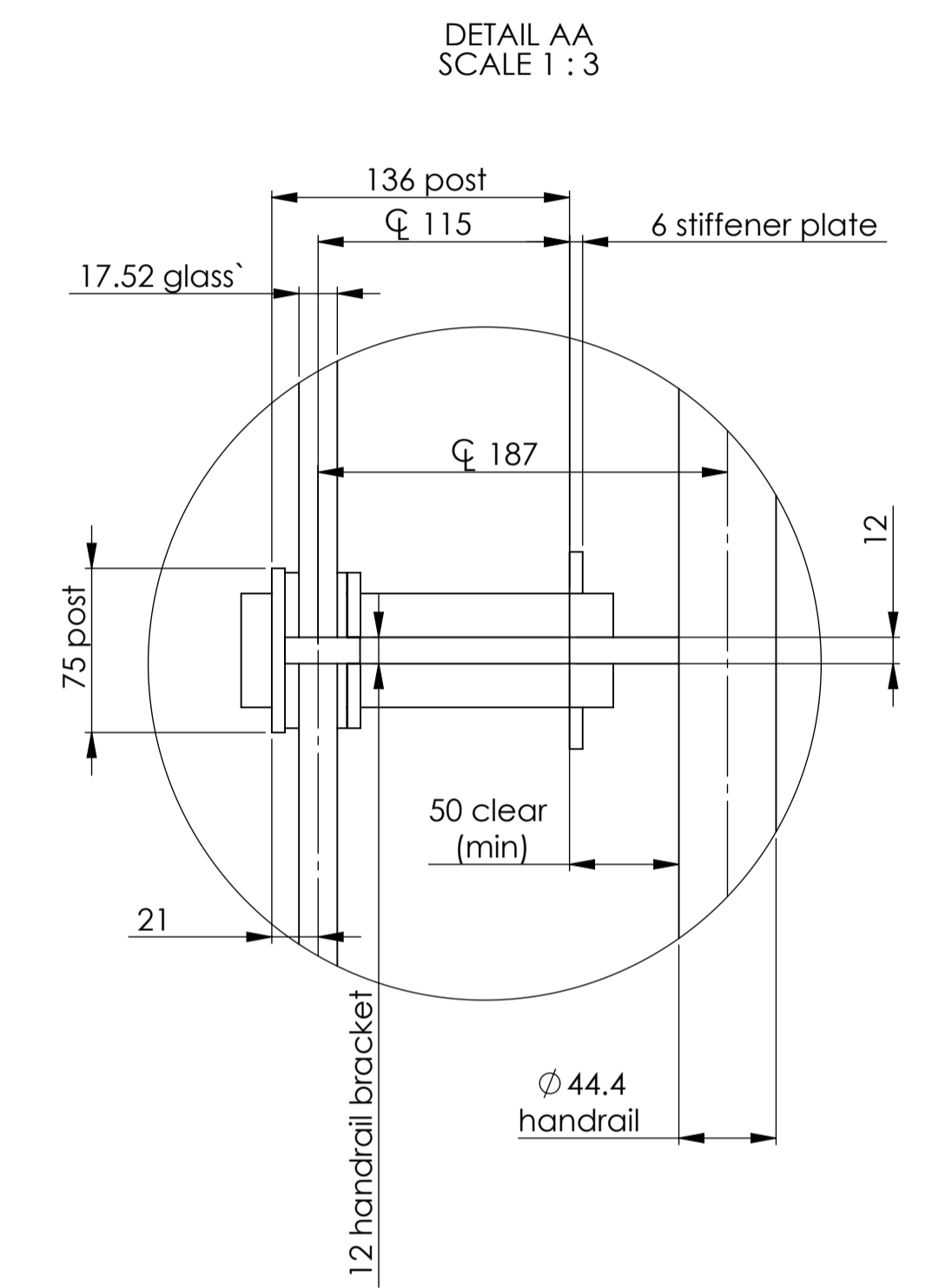
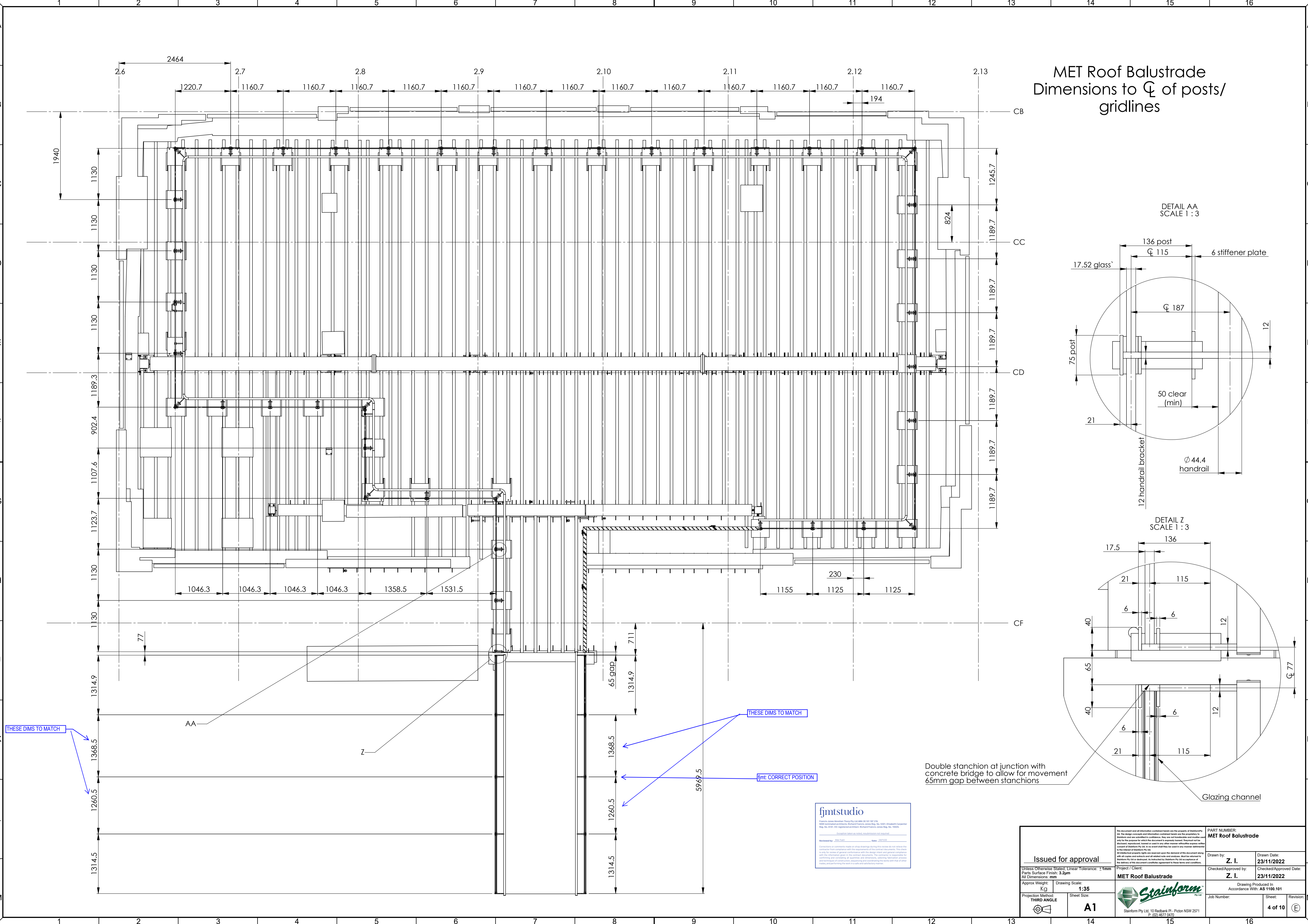
No exception taken

Reviewed by: Alex Yuen Date: 24/11/22

Corrections or comments made on shop drawings during this review do not relieve the contractor from compliance with the requirements of the contract documents. This check is only for review of general conformance with the design intent and general compliance with the information given in the contract documents. The contractor is responsible for confirming and correlating all quantities and dimensions, selecting fabrication process and techniques of construction, sequencing and coordinating the works with that of other trades, and performing the work in a safe and satisfactory manner.

Issued for approval		PART NUMBER: MET Roof Balustrade	
Unisex Ostranite Slated, Linear Tolerance: $\pm 1\text{mm}$	Parts Surface Finish: $3.2\mu\text{m}$	Project / Client:	Drawn by: Z. I.
Approx Weight: Kg	Drawing Scale: 1:35	Checked/Approved by:	Checked/Approved Date: 23/11/2022
Projection Method: THIRD ANGLE	Sheet Size: A1	Project / Client: MET Roof Balustrade	Drawn Produced to: Stainform
Drawing Produced to: Stainform Pty Ltd, 10 Redbank Pl., Picton NSW 2571, P: (02) 4677 0470		Job Number:	Sheet: 3 of 10

MET Roof Balustrade Dimensions to \varnothing of posts/ gridlines



THESE DIMS TO MATCH

THESE DIMS TO MATCH

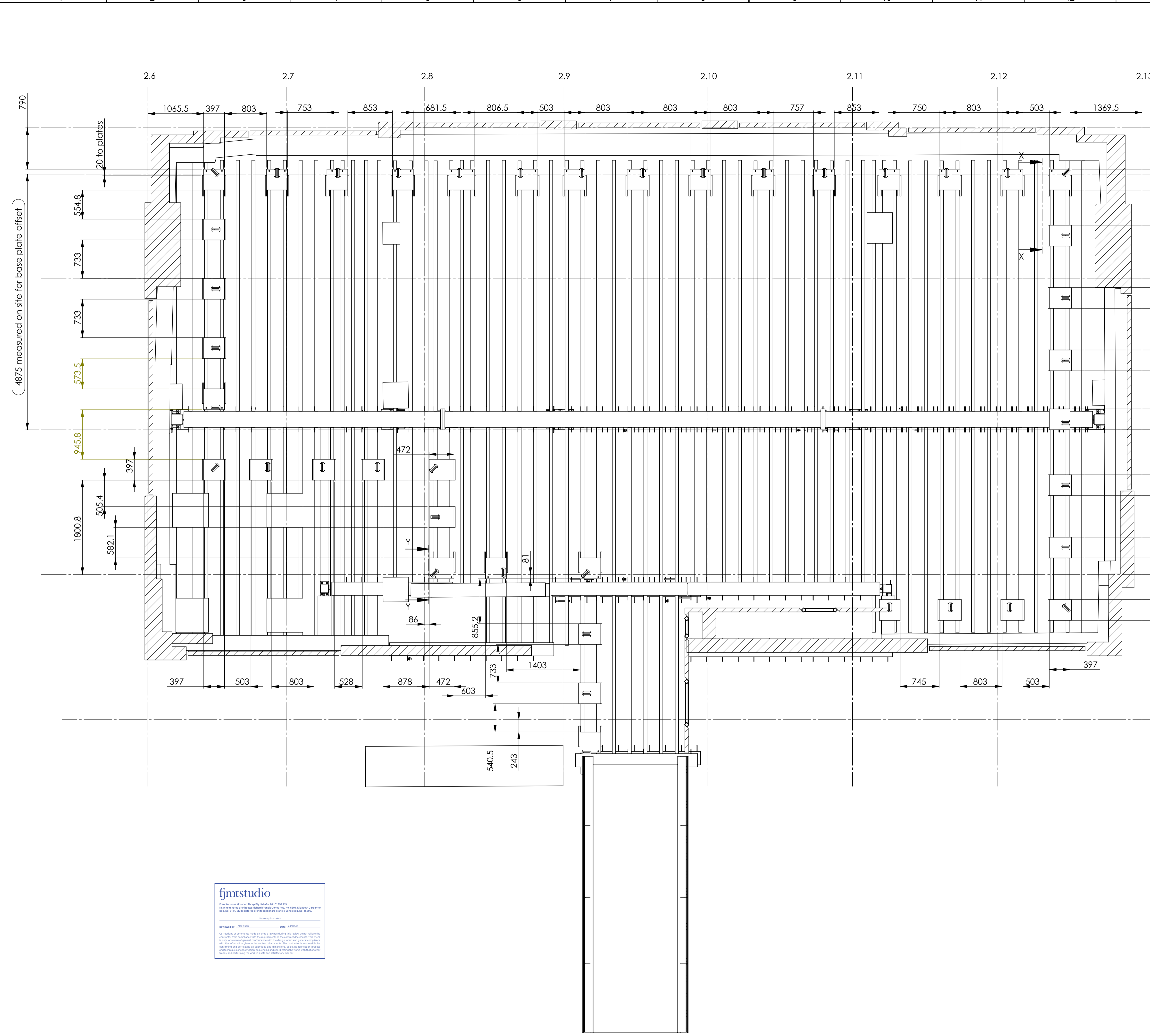
fjmt. CORRECT POSITION

Double stanchion at junction with concrete bridge to allow for movement 65mm gap between stanchions

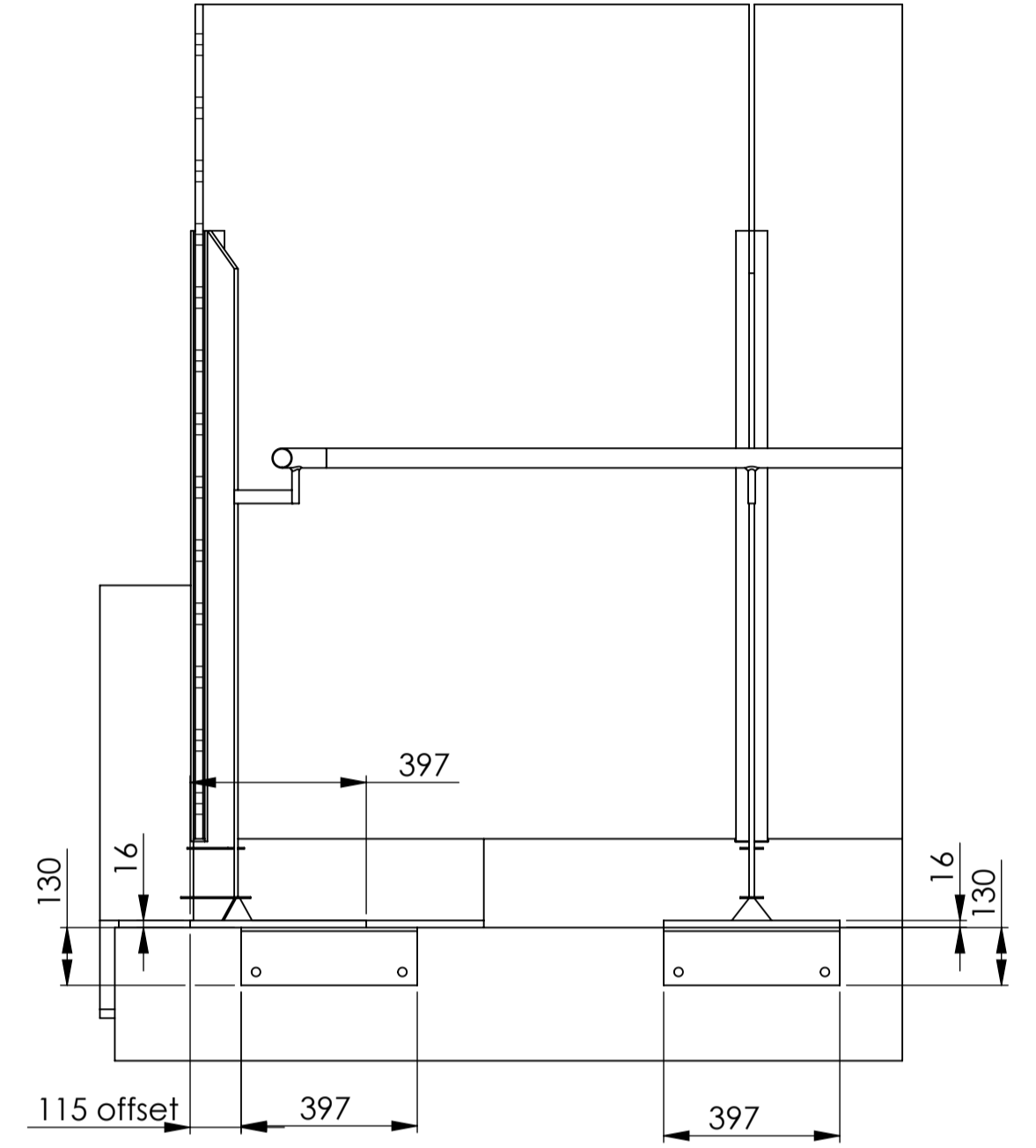
fjmtstudio
Francis James Norman Theory Pty Ltd ABN 16 100 187 074
1000 Macquarie Street, Sydney NSW 2000
Tel: 61 2 9439 1000
www.fjmtstudio.com.au

Issued for approval		PART NUMBER: MET Roof Balustrade	
Unless Otherwise Stated, Linear Tolerance: 1mm	Parts Surface Finish: 3.2µm	Project / Client:	Checked/Approved by:
Approx Weight: Kg	Drawing Scale: 1:35	MET Roof Balustrade	Z. I.
Projection Method: THIRD ANGLE	Sheet Size: A1	Stainform Pty Ltd	Checked/Approved Date: 23/11/2022
Drawing Produced in Accordance With: AS 1100.101		Job Number:	Sheet: 4 of 10
Stainform Pty Ltd, 10 Redbank Pl, Picton NSW 2571 P: (02) 4677 0470		Revision:	(E)

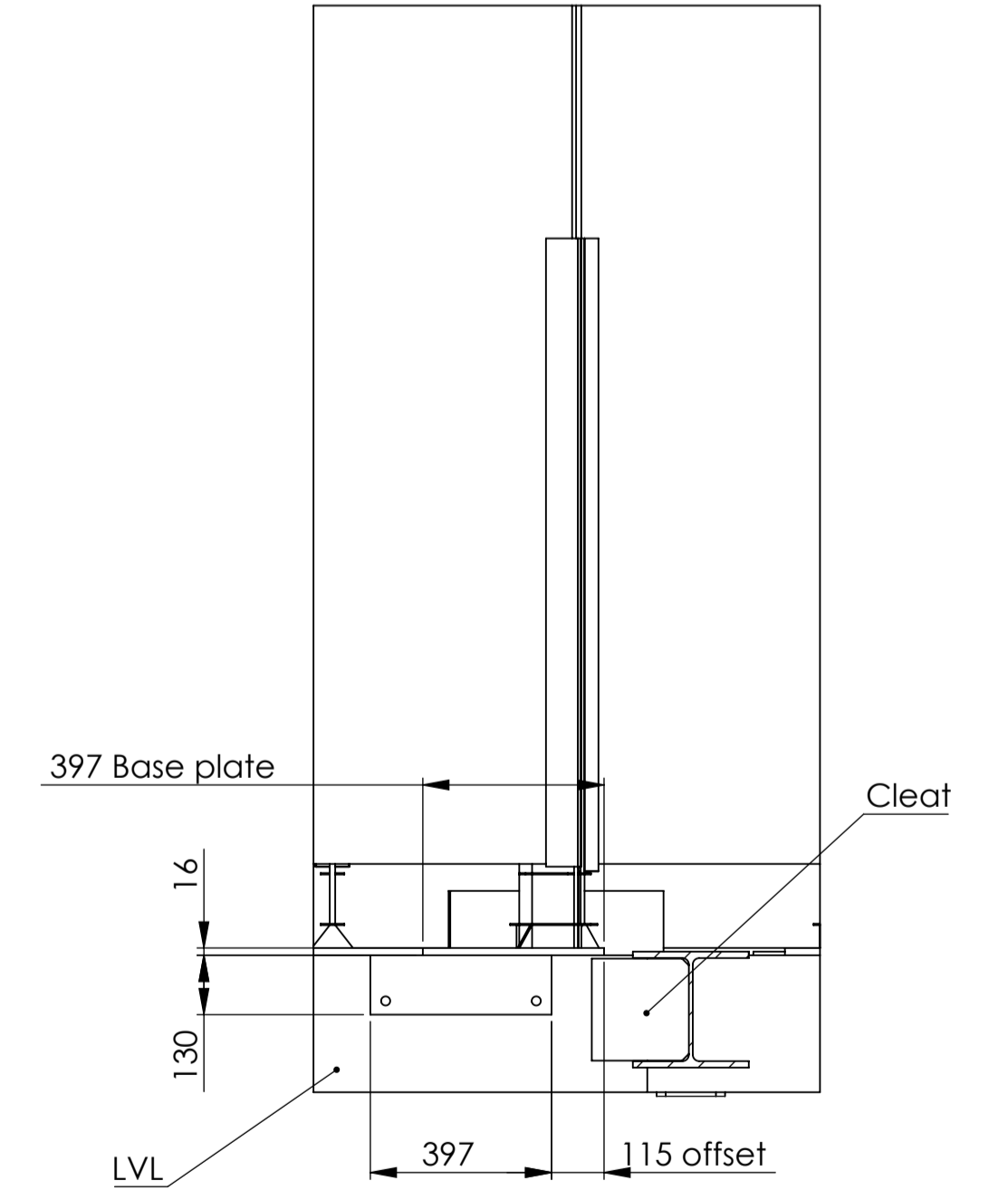
MET Roof Balustrade Dimensions to base plates/ gridlines



SECTION X-X
SCALE 1 : 15



SECTION Y-Y
SCALE 1 : 15



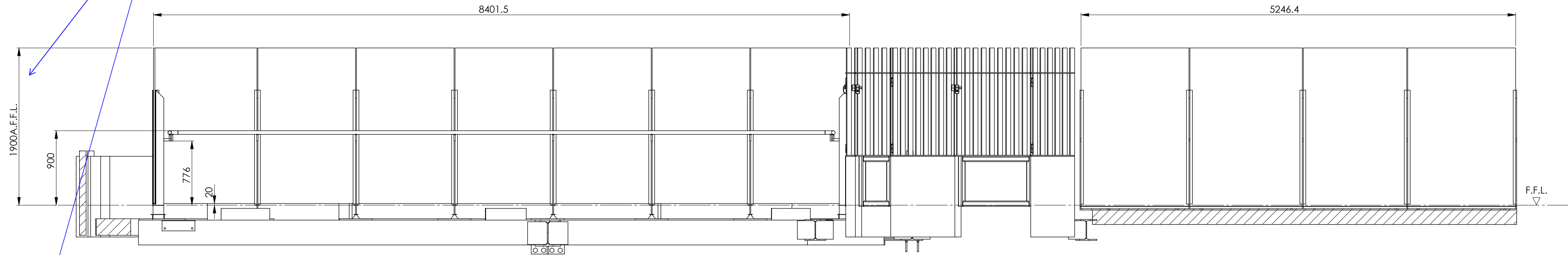
fjmtstudio
 Francis James Morrison Thorp Pty Ltd
 150-152 Pitt Street, Sydney NSW 2000
 ABN 62 622 111 111
 Registered Architect No. 15011
 Registered Engineer No. 10000

Issued for approval Unless Otherwise Stated, Linear Tolerance: ±1mm Parts Surface Finish: 3.2µm All Dimensions: mm		Project / Client: MET Roof Balustrade		Part Number: MET Roof Balustrade	
Approx Weight: Kg	Drawing Scale: 1:35	Drawn by: Z. I.		Drawn Date: 23/11/2022	
Projection Method: THIRD ANGLE	Sheet Size: A1	Checked/Approved by: Z. I.		Checked/Approved Date: 23/11/2022	
Drawing Produced in Accordance With: AS 1100.101		Job Number: Sheet: 5 of 10		Revision: (E)	

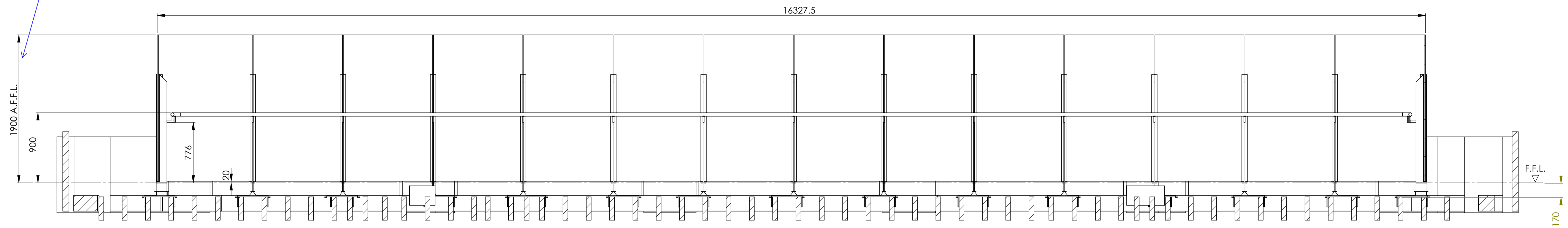
MET Roof Balustrade

fjmt: NOTE THE GLASS SHOULD BE min 1900 ABOVE AFFL.
 HOWEVER DUE TO ADJUSTMENT TO BRIDGE FALLS THE HIGHEST FLOOR RL IS 52.000 AT THE BRIDGE. i.e. TOP OF GLASS IS TO BE AT RL 53.900.
 EXTEND TOP OF GLASS BY 10mm TO ENABLE ALIGNMENT THROUGHOUT.
 CONFIRM IF THIS CAN BE ACHIEVED

SECTION C-C



SECTION A-A



fjmtstudio
 Practice Area: Melbourne Project Pty Ltd ABN 29 103 197 276
 8/25 Kent Street, Richmond, Victoria 3121, Australia
 Reg. No. 4141, VEC Registered Architect Richard Francis Jones Reg. No. 12345

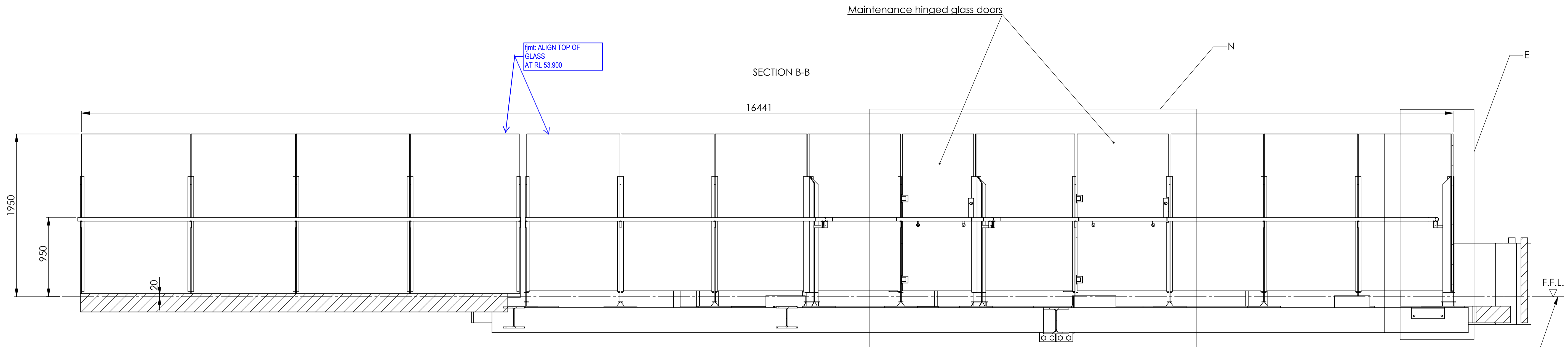
Issued for approval Unless Otherwise Stated, Linear Tolerance: 1mm Parts Surface Finish: 3.2µm All Dimensions: mm		This document and all information contained herein are the property of Stainform Pty Ltd. The design concepts and information contained herein are the property of Stainform Pty Ltd and are submitted in confidence. They are not to be used for any other purpose without the express written consent of Stainform Pty Ltd. Any reuse of this document without the written consent of Stainform Pty Ltd is strictly prohibited.		PART NUMBER: MET Roof Balustrade	
Project / Client: MET Roof Balustrade	Drawn by: Z. I.	Checked/Approved by: Z. I.	Drawn Date: 23/11/2022	Checked/Approved Date: 23/11/2022	Drawing Produced in Accordance With: AS 1100.101
Approx Weight: Kg	Drawing Scale: 1:25	Projection Method: THIRD ANGLE	Sheet Size: A1	Job Number: Sheet: 6 of 10	Revision: (E)



MET Roof Balustrade

SECTION B-B

16441



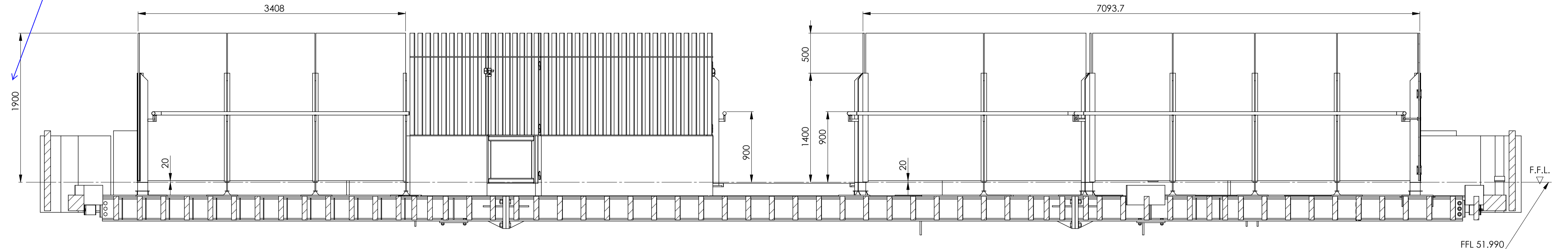
fjmt: NOTE THE GLASS SHOULD BE MIN 1900 ABOVE AFFL. HOWEVER DUE TO ADJUSTMENT TO BRIDGE FALLS THE HIGHEST FLOOR RL IS 52.000 AT THE BRIDGE. I.E. TOP OF GLASS IS TO BE AT RL 53.900.

EXTEND TOP OF GLASS BY 10mm TO ENABLE ALIGNMENT THROUGHOUT.
CONFIRM IF THIS CAN BE ACHIEVED.

SECTION D-D

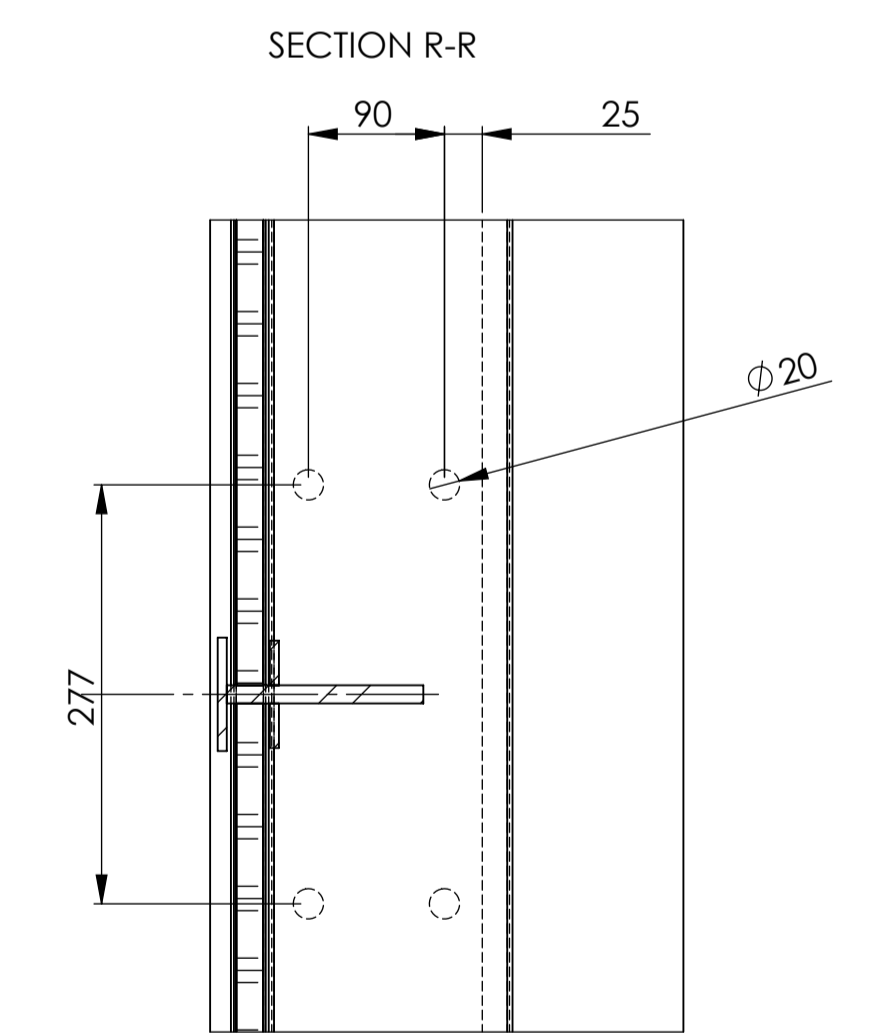
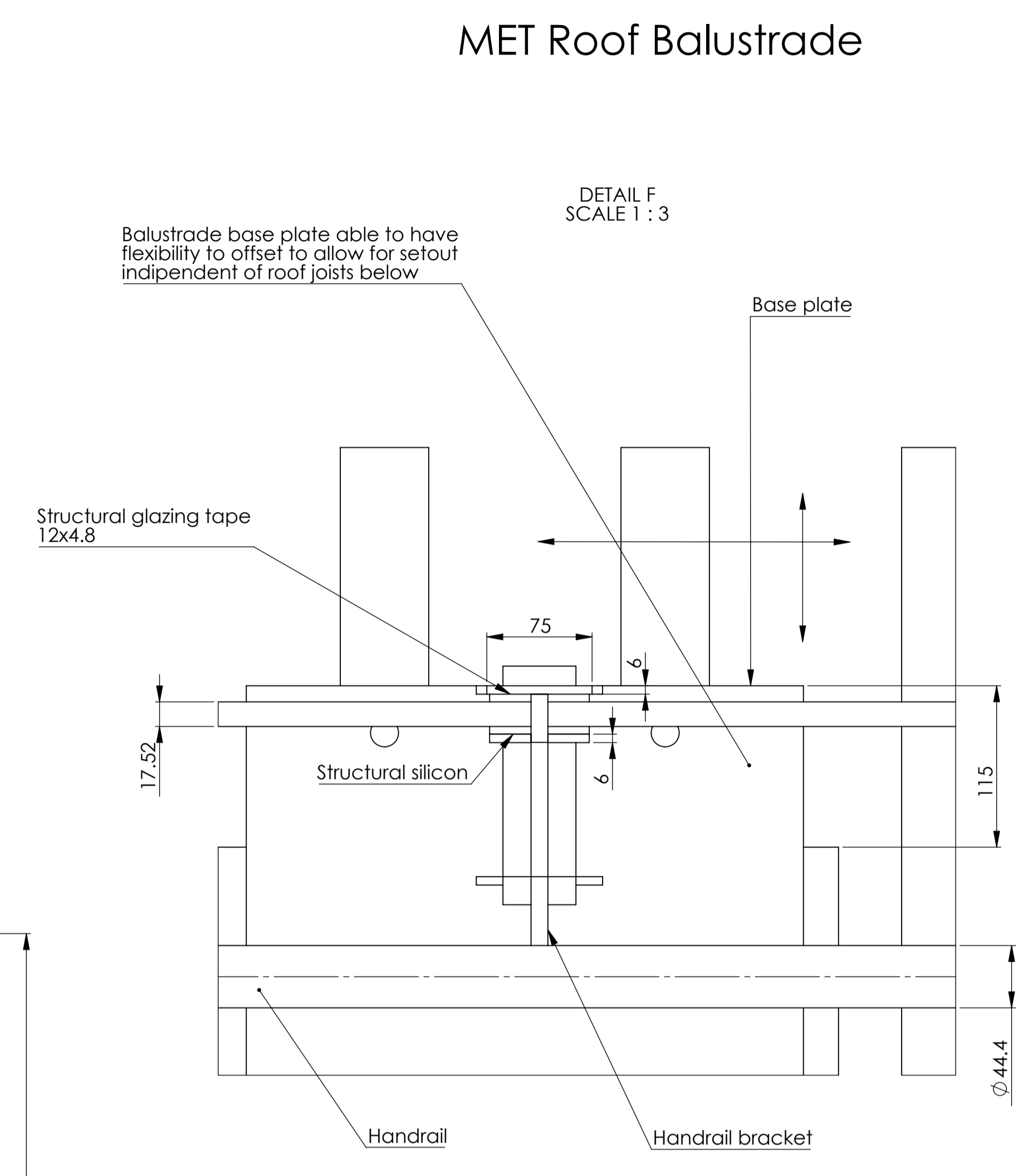
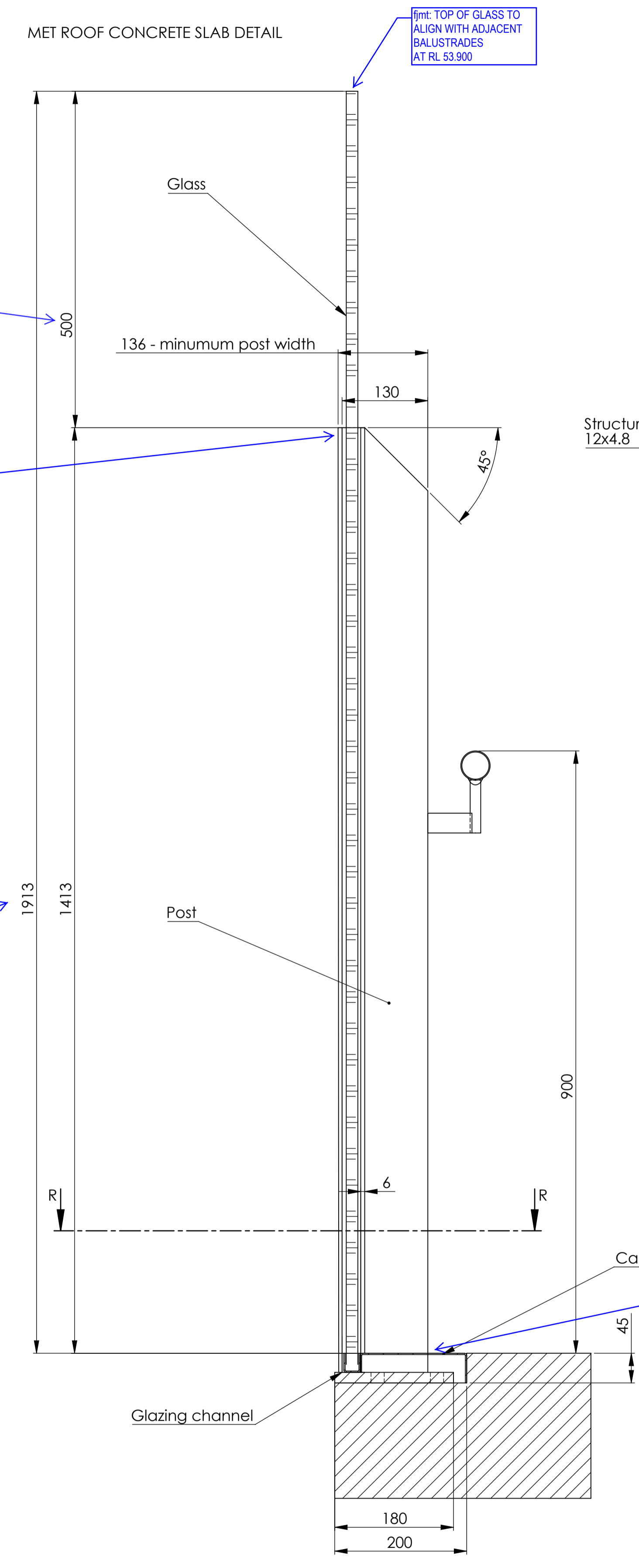
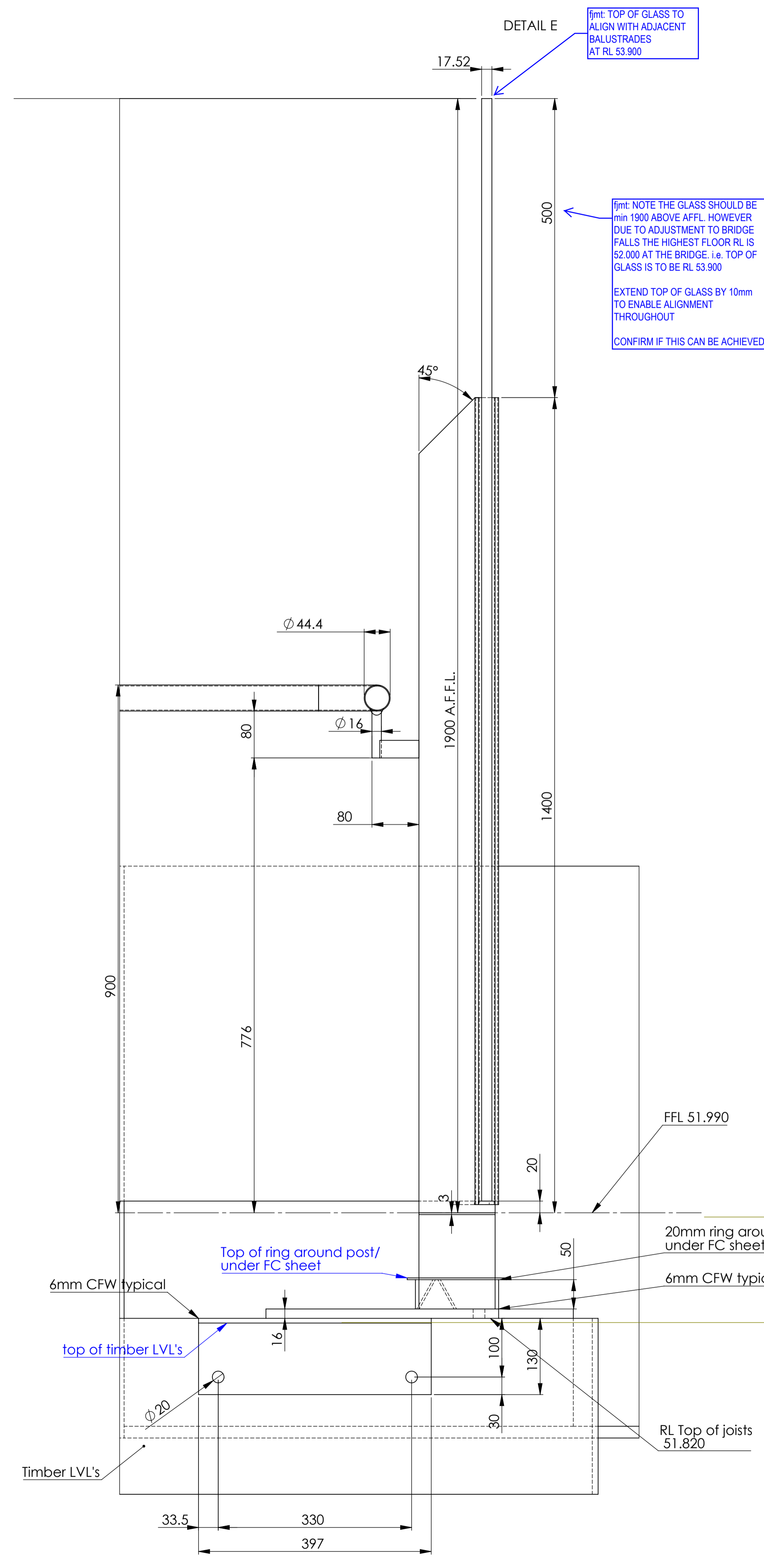
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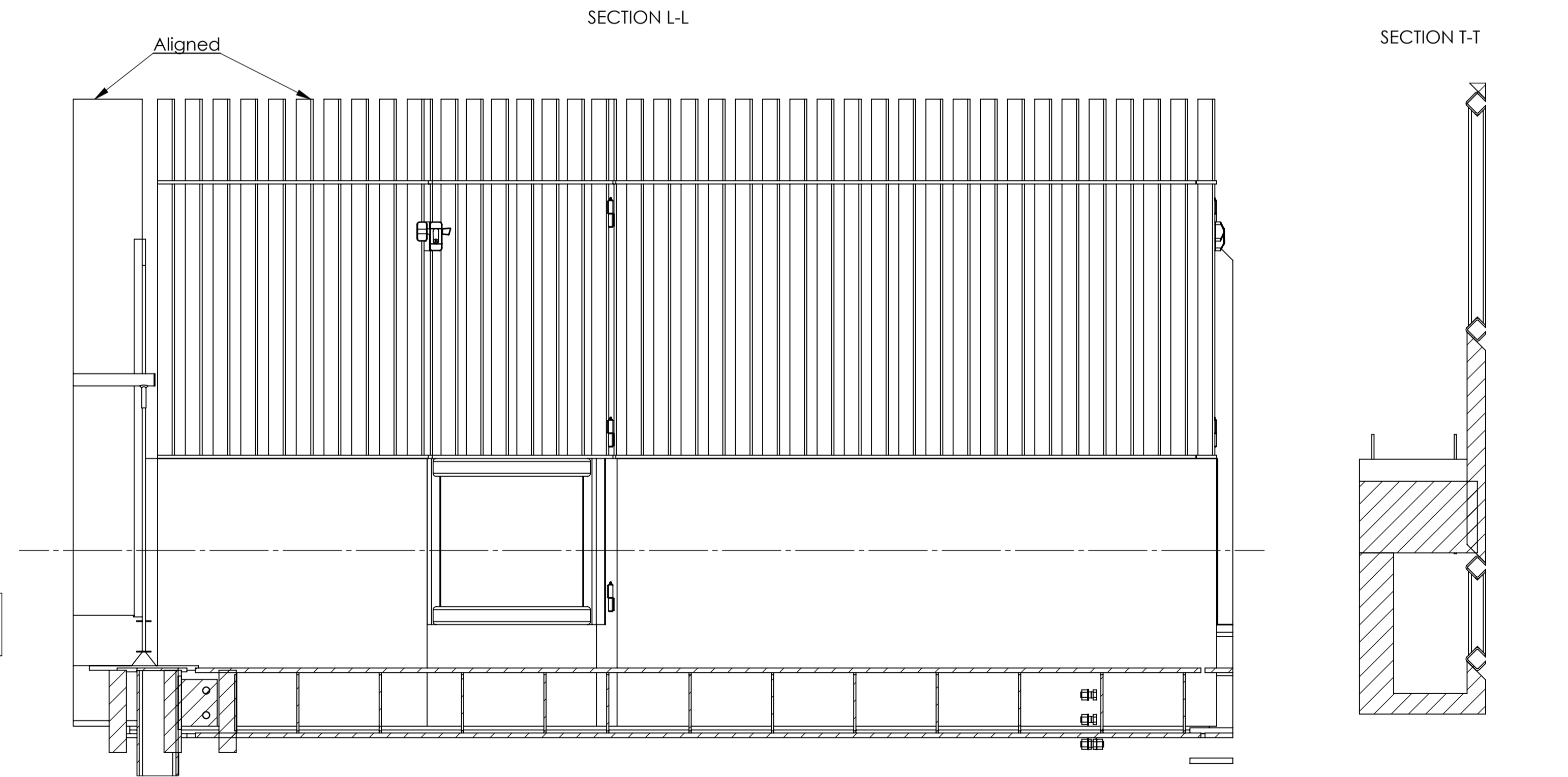
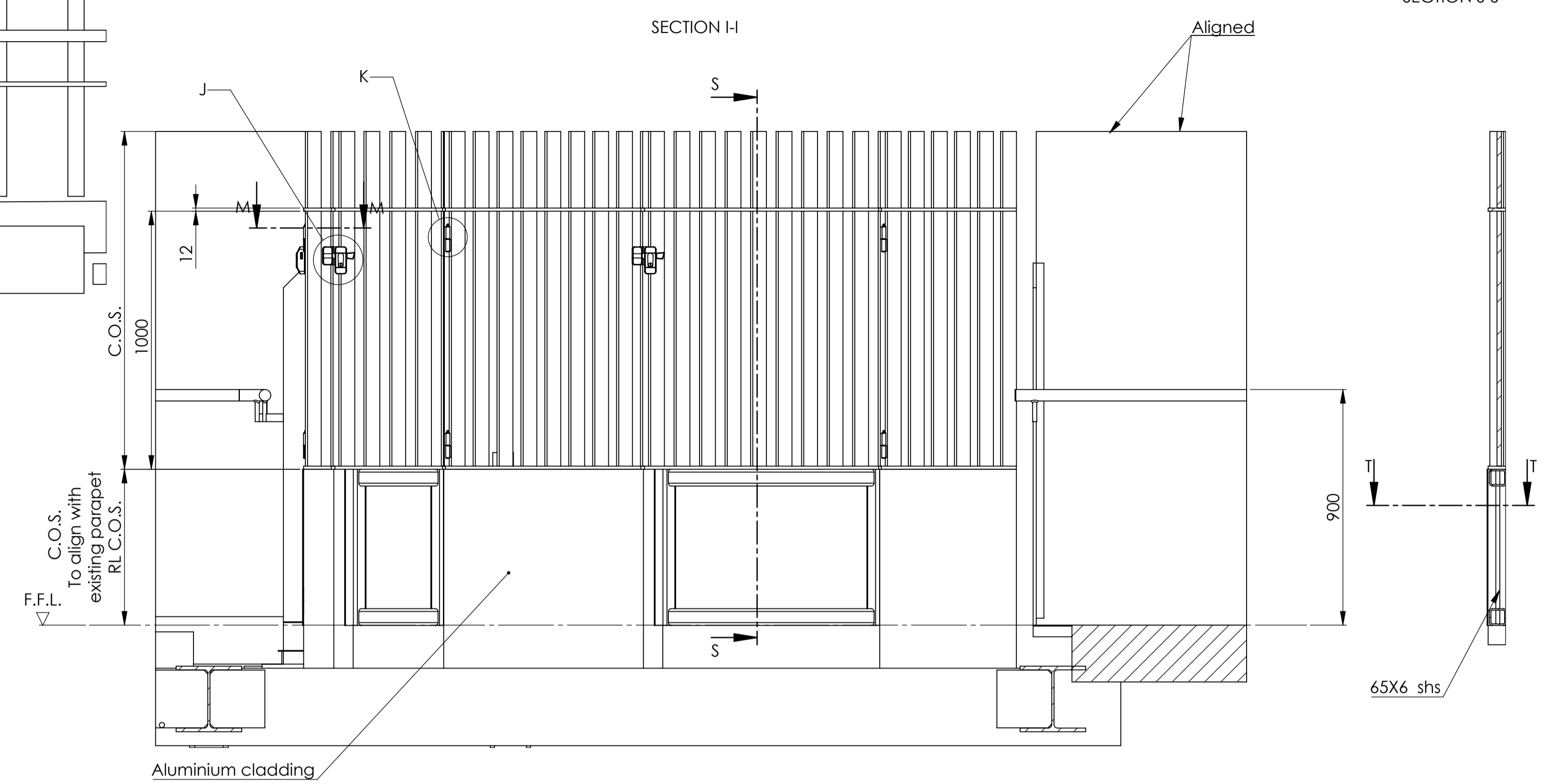
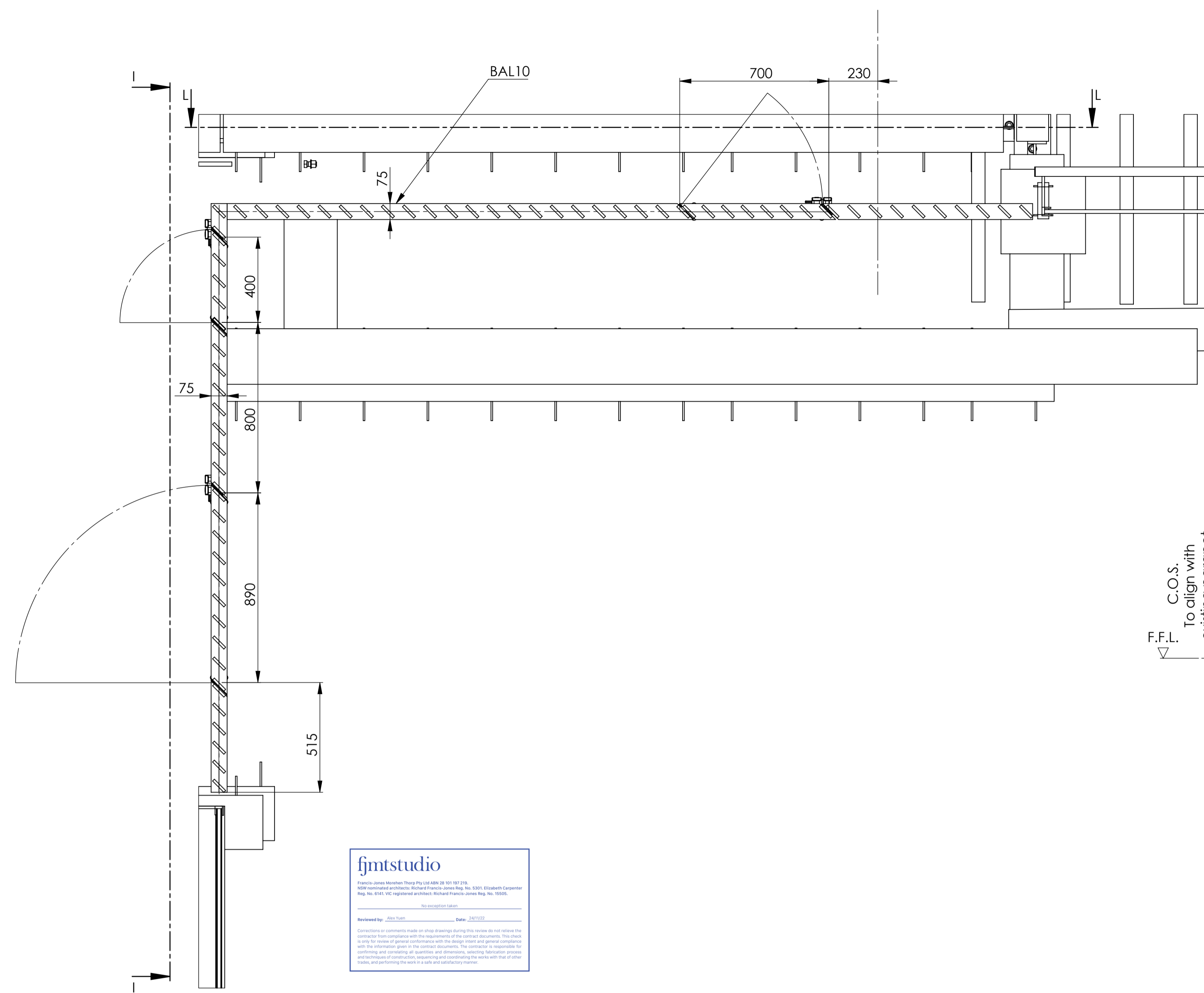
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 Sydney: 02 9550 1234
 Melbourne: 03 9550 1234
 Perth: 08 9550 1234
 Email: info@fjmtstudio.com.au
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Project / Client: MET Roof Balustrade		Drawn by: Z. I.	Drawn Date: 23/11/2022	Checked/Approved by: Z. I.	
Approx Weight: Kg	Drawing Scale: 1:25	Drawing Produced in Accordance With: AS 1100.101		Job Number: Sheet: 7 of 10	Revision: (E)
Projection Method: THIRD ANGLE	Sheet Size: A1	Stainform Pty Ltd, 10 Redbank Pl., Picton NSW 2571 Ph: (02) 4677 0470			

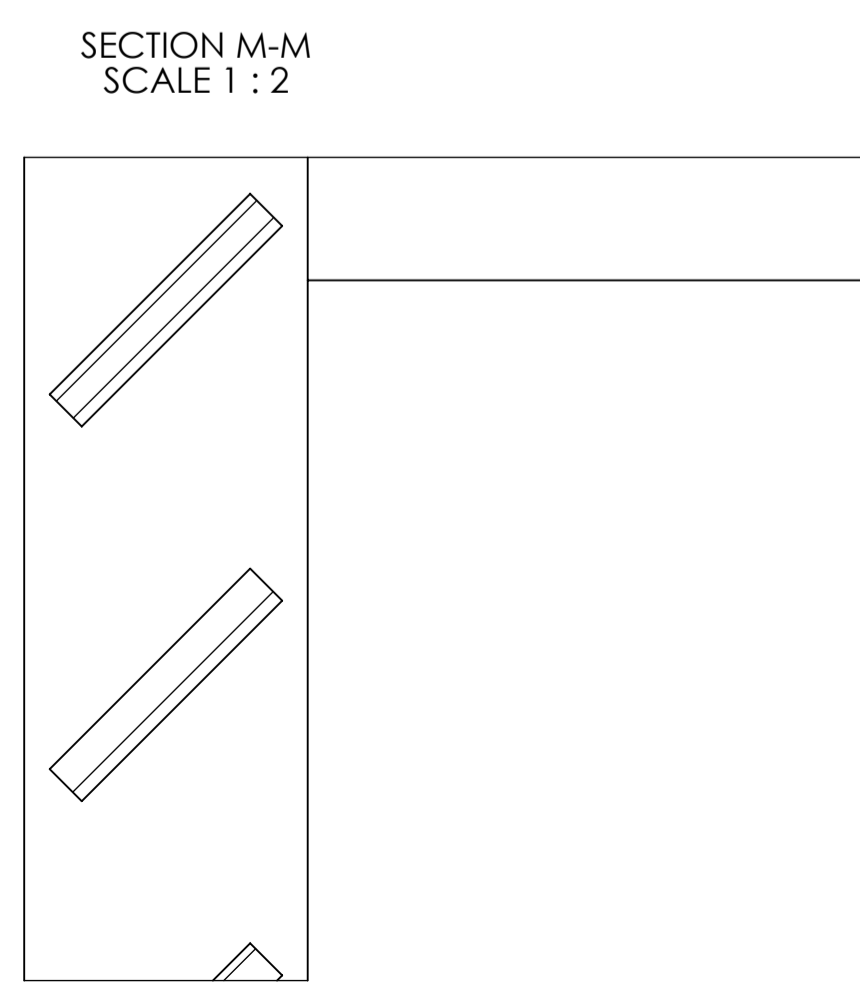
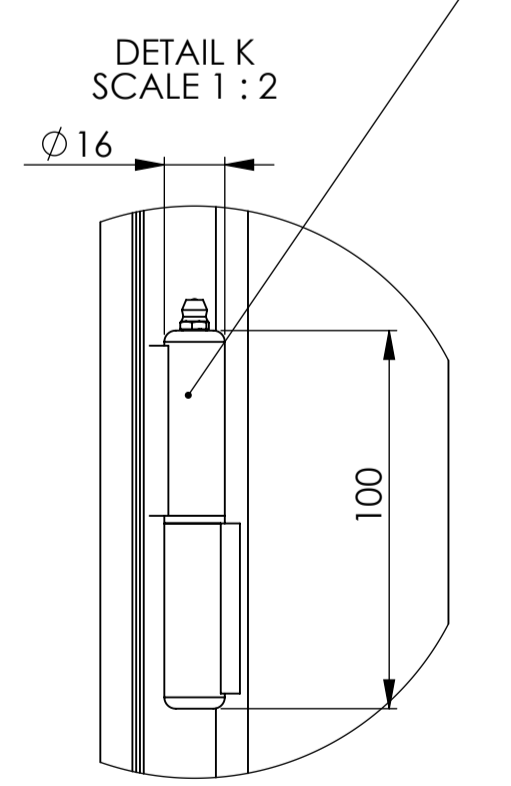
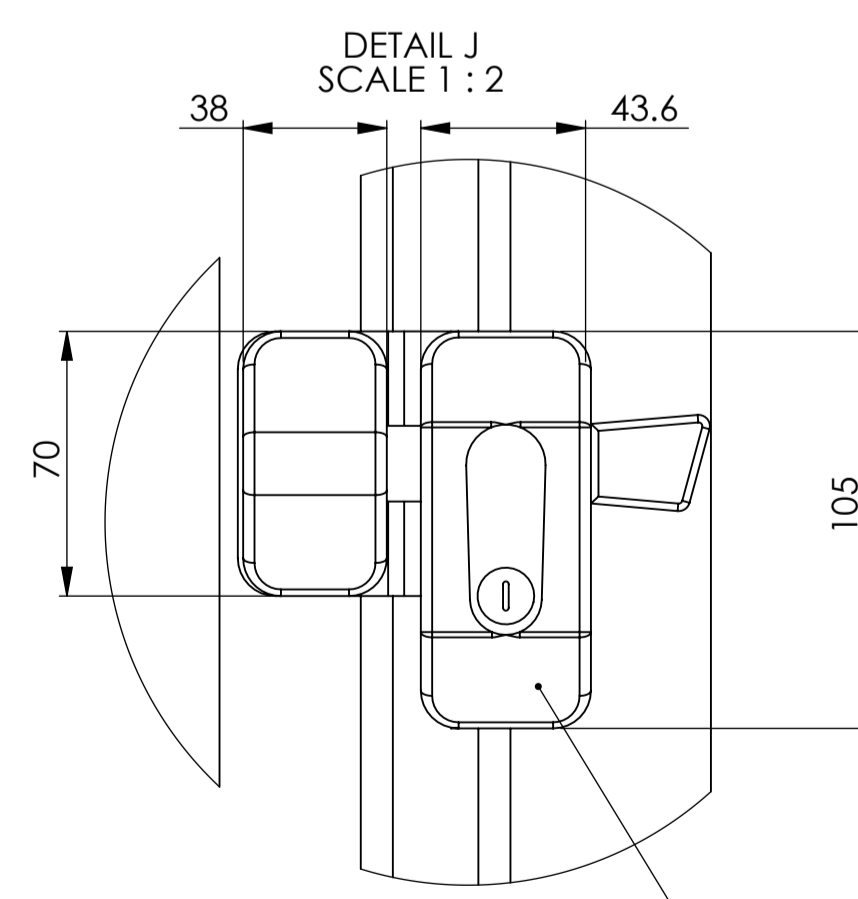


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Approx Weight: Kg	Drawing Scale: 1:5	Checked/Approved by: Z. I.	Checked/Approved Date: 23/11/2022	Drawn by: Z. I.	Drawn Date: 23/11/2022
Projection Method: THIRD ANGLE	Sheet Size: A1	Drawing Produced in Accordance With: AS 1100.101		Job Number: 8 of 10	Revision: (E)
 Stainform Pty Ltd, 10 Redbank Pl., Picton NSW 2571 P: (02) 4677 0470					

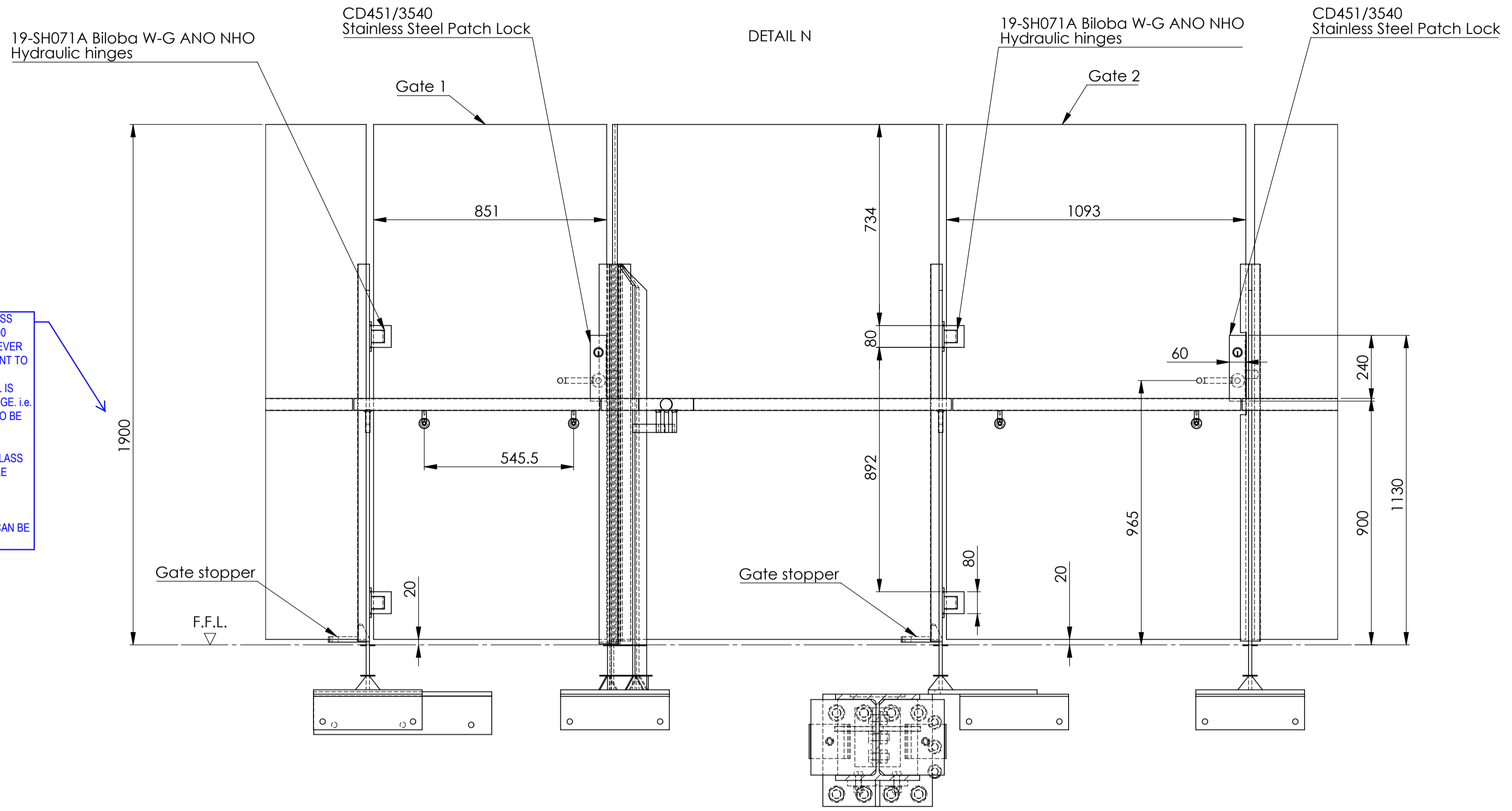
MET Roof Balustrade



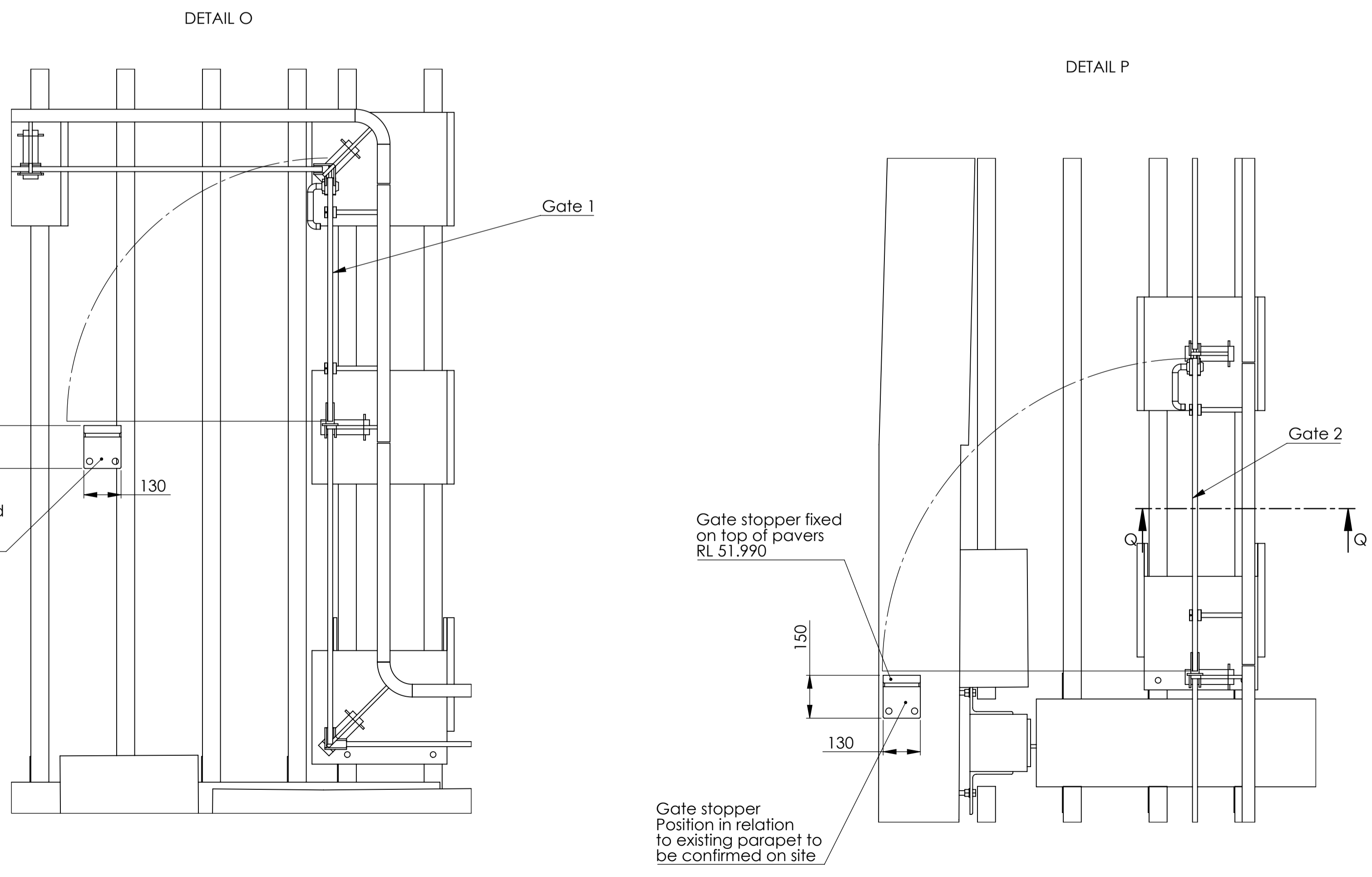
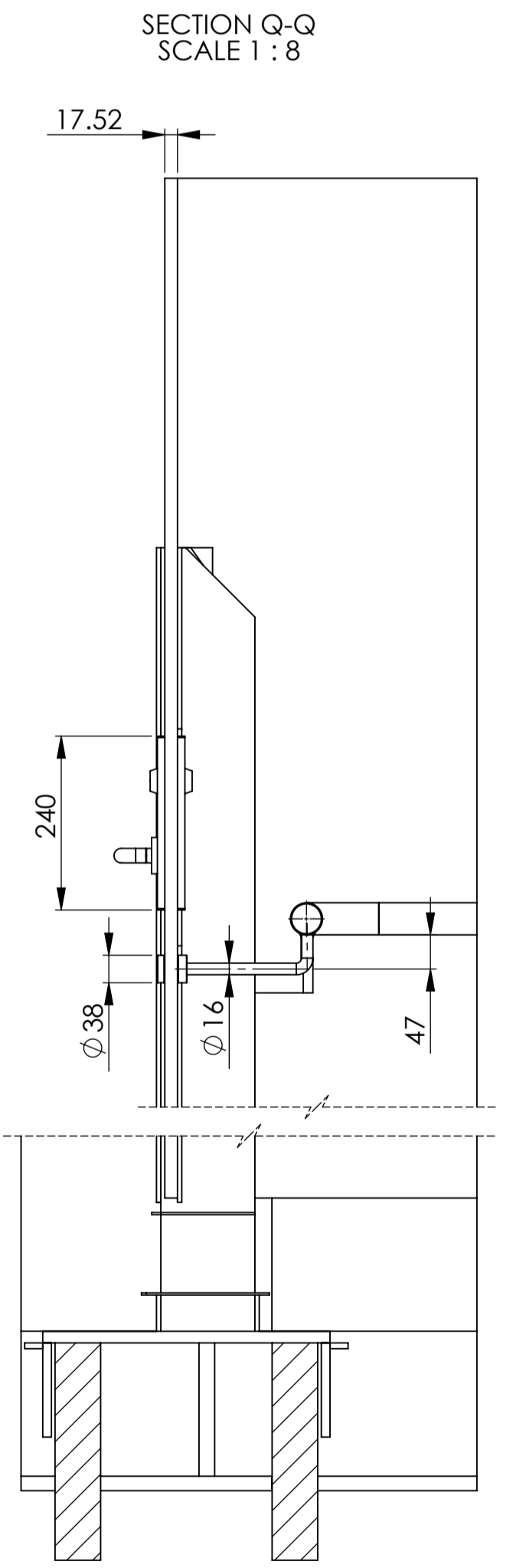
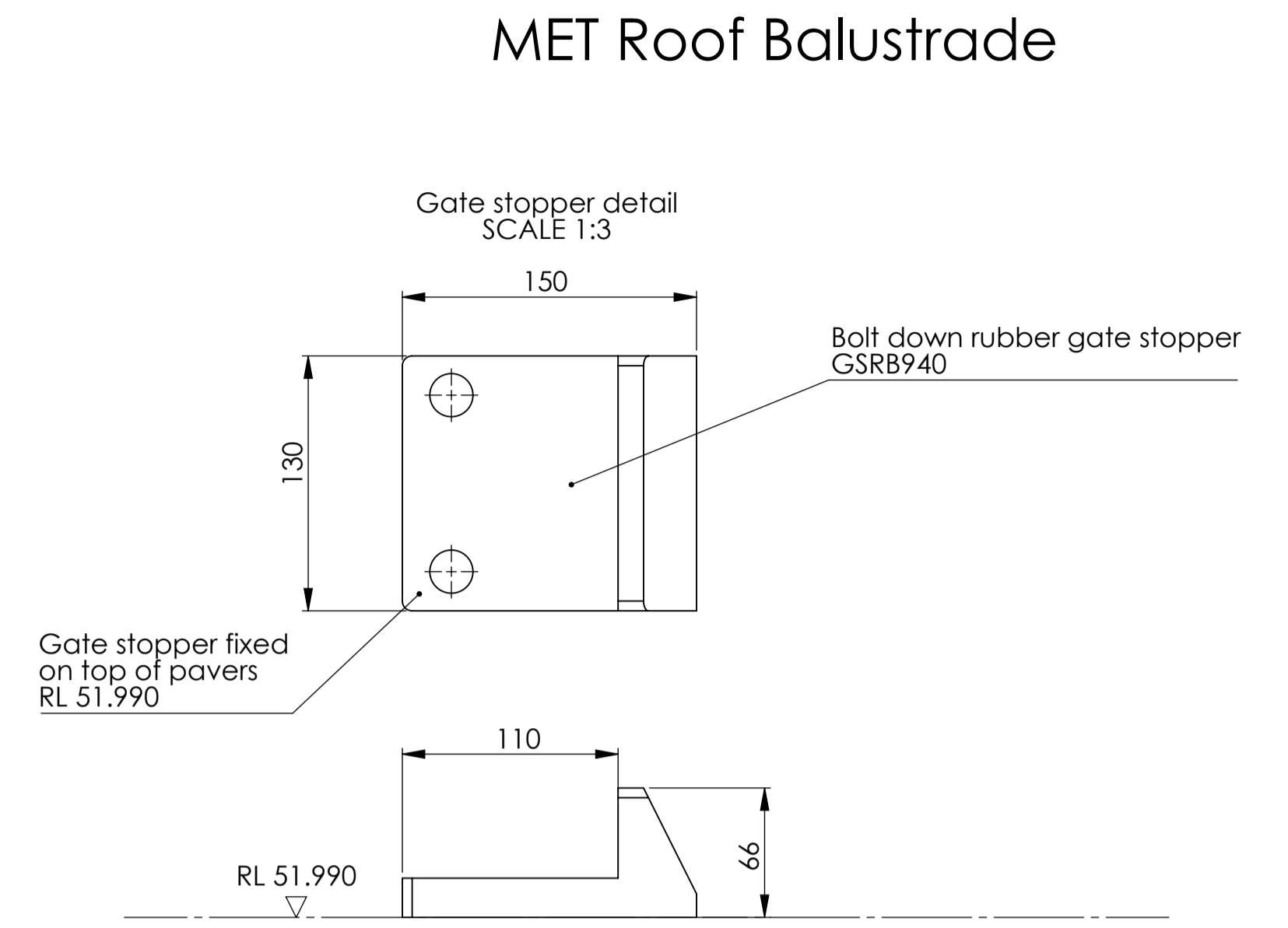
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 Francis Jones Metcalf Thompson Pty Ltd ABN 28 151 197 276
 1000 licensed architects (NSW) Francis Jones Reg No. 2511 Elizabeth Coppenher Reg No. 8145 VIC registered architect Richard Francis Jones Reg No. 19385
 Reviewed by: [Signature] Date: 23/11/2022
 Drawn by: [Signature] Date: 23/11/2022
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Approx Weight: Kg	Drawing Scale: 1:14	Drawing Produced in Accordance With: AS 1100.101		Drawn by: Z. I.	Drawn Date: 23/11/2022
Projection Method: THIRD ANGLE	Sheet Size: A1	Job Number: 9 of 10		Checked/Approved by: Z. I.	Checked/Approved Date: 23/11/2022
Stainform Pty Ltd, 10 Redbank Pl., Picton NSW 2571 Ph: (02) 4677 0470		Revision: 9 of 10		Sheet: 9 of 10	



fjmt: NOTE THE GLASS SHOULD BE min 1900 ABOVE AFFL. HOWEVER DUE TO ADJUSTMENT TO BRIDGE FALLS THE HIGHEST FLOOR RL IS 52.000 AT THE BRIDGE. I.e. TOP OF GLASS IS TO BE AT RL 53.900.
 EXTEND TOP OF GLASS BY 10mm TO ENABLE ALIGNMENT THROUGHOUT.
 CONFIRM IF THIS CAN BE ACHIEVED.



fjmtstudio
 Francis James Monaghan Trade Pty Ltd ABN 28 561 187 216
 1000 Macquarie Street, Sydney NSW 2000, Australia
 Reg No. 61451, VIC registered architect: Richard Francis James Reg. No. 194505
 www.fjmtstudio.com.au
 Revised by: Z.I. Date: 23/11/2022
 Checked by: Z.I. Date: 23/11/2022
 Conditions of contract made on 10th January 2022. This drawing is not to be used for construction without the written consent of the designer. The designer is not responsible for any errors or omissions in this drawing. The designer is not responsible for any errors or omissions in this drawing. The designer is not responsible for any errors or omissions in this drawing.

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Approx Weight: Kg	Drawing Scale: 1:12	Checked/Approved by: Z. I.	Checked/Approved Date: 23/11/2022	Drawn by: Z. I.	Drawn Date: 23/11/2022
Projection Method: THIRD ANGLE	Sheet Size: A1	Drawing Produced in Accordance With: AS 1100.101		Job Number: 10 of 10	Revision: (E)



Stainform Pty Ltd, 10 Redbank Pl., Picton NSW 2571
 Ph: (02) 4677 0470

Mah-Chut, Petri

From: Khoury, Lourise
Sent: Wednesday, 3 May 2023 4:29 PM
To: Mah-Chut, Petri
Subject: FW: [EXT]:Buildings J/H &Met -Balustrade Heritage Impact Statement

Regards,

Lourise Khoury

Northern Operations Manager, User Experience, Construction
Level 14, Tower Three, International Towers Sydney
Exchange Place, 300 Barangaroo Avenue
Barangaroo NSW 2000

M +61 437 592 267

Lourise.Khoury@lendlease.com | www.lendlease.com

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I do not expect that you will read, respond to or action this message outside of your usual hours unless expressly requested.*

From: natalie.vinton curioprojects.com.au <natalie.vinton@curioprojects.com.au>
Sent: Wednesday, 3 May 2023 4:28 PM
To: Khoury, Lourise <Lourise.Khoury@lendlease.com>; natalie.vinton curioprojects.com.au <natalie.vinton@curioprojects.com.au>
Cc: Ian Bainsbridge <ian@curioprojects.com.au>
Subject: [EXT]:Buildings J/H &Met -Balustrade Heritage Impact Statement

Hi Lourise,

I just wanted to confirm in writing that in terms of the design of the proposed glass balustrading for buildings J, H and the Met Rooftop balustrading detail, that Curio do not believe that the detailed design would trigger the need for any changes to our current Heritage Impact Statement, in terms of addressing any additional impacts. It is considered that the impacts of the balustrading fit within the current assessed scope of overall impact of the development as it is currently approved.

Kind Regards,

Natalie Vinton

CEO

(02) 8014 9800 | 0412737196

5 Blackfriars Street, Chippendale NSW 2008

curioprojects.com.au





We see the world *with a curious eye*

We acknowledge the Gadigal people of the Eora Nation, the traditional owners of the Country on which Curio Projects stands.



Alistair Ravenscroft

From: Khoury, Lourise <Lourise.Khoury@lendlease.com>
Sent: Tuesday, 7 March 2023 7:56 PM
To: Tracey Skovronek; Alistair Ravenscroft
Cc: Mah-Chut, Petri
Subject: MET - Balustrade Design

Hi Tracey and Alistair

As requested, please see below statement from Curio confirming that the balustrade design has no additional impact to the HIS.

Please let me know if you require any additional information to close out the related SSD condition.

Thank you

Lourise

Regards,

Lourise Khoury

Northern Operations Manager, User Experience, Lendlease Construction
Level 14, Tower Three, International Towers Sydney

Exchange Place, [300 Barangaroo Avenue](#)
[Barangaroo NSW 2000](#)

M [+61 437 592 267](tel:+61437592267)

Lourise.Khoury@lendlease.com | www.lendlease.com

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I do not expect that you will read, respond to or action this message outside of your usual hours unless expressly requested.

From: natalie.vinton curioprojects.com.au <natalie.vinton@curioprojects.com.au>

Sent: Tuesday, March 7, 2023 4:06:26 PM

To: Khoury, Lourise <Lourise.Khoury@lendlease.com>

Cc: Ian Bainsbridge <ian@curioprojects.com.au>

Subject: RE: [EXT]:FW: Updated sketch. Please include in s69. Thank you

Hi Lourise,

I just wanted to confirm in writing that in terms of the design of the proposed glass balustrading for the Met Rooftop balustrading detail that Curio do not believe that the detailed design would trigger the need for any changes to our current Heritage Impact Statement, in terms of addressing any additional impacts. It is considered that the impacts of the balustrading fit within the current assessed scope of overall impact of the development as it is currently approved.

Kind regards,
Natalie

Natalie Vinton
CEO

(02) 8014 9800 | 0412737196

5 Blackfriars Street, Chippendale NSW 2008

curioprojects.com.au



The first International Women's Day rally held in Australia, 8 March 1975
National Archives of Australia

"Arial", "sans-serif";color:#7F7F7F;mso-themecolor:text1;mso-themetint:128; mso-style-textfill-fill-color:#7F7F7F;mso-style-textfill-fill-themecolor:text1; mso-style-textfill-fill-alpha:100.0%;mso-style-textfill-fill-colortransforms: "lumm=50000 lumo=50000"> This email and any attachments are confidential and may also contain copyright material of the Lendlease Group. If you are not the intended recipient, please notify us immediately and delete all copies of this message. You must not copy, use, disclose, distribute or rely on the information contained in it. Copying or use of this communication or information in it is strictly prohibited and may be unlawful. Contracts cannot be concluded with the Lendlease Group nor service effected by email. None of the staff of the Lendlease Group are authorised to enter into contracts on behalf of any member of the Lendlease Group in this manner. The fact that this communication is in electronic form does not constitute our consent to conduct transactions by electronic means or to use or accept electronic records or electronic signatures. Confidentiality and legal privilege attached to this communication are not waived or lost by reason of mistaken delivery to you. Lendlease does not guarantee that this email or the attachment(s) are unaffected by computer virus, corruption or other defects and accepts no liability for any damage caused by this email or its attachments due to viruses, interception, corruption or unauthorised access. Lendlease Group may monitor email traffic data and also the content of email for the purposes of security and staff training. Please note that our servers may not be located in your country. A list of Lendlease Group entities can be found [here](#).