

Resolution of Council

16 August 2021

Item 9.4

Fort Street Public School State Significant Development Application Modification

Original motion moved by Councillor Scott, seconded by Councillor Vithoukas –

It is resolved that:

(A) Council note:

- (i) the NSW Government has submitted a modification to the approved State Significant Development (SSD) application for Fort Street Public School to the Department of Planning, Industry and Environment (DPIE) in late March 2021;
- (ii) residents have expressed concerns that the City's submission to the Department of Planning, Industry and Environment about the proposed modification does not sufficiently address the heritage and height impacts created by the proposal, to the detriment of the Millers Point area;
- (iii) on 10 August 2021, the Lord Mayor met with the Millers Point Community Resident Action Group (MPCRAG) to listen to their concerns about the proposed modification, among other issues;
- (iv) the proposed modification would result in additional height to part of Building J that exceeds the height of the heritage-listed Meteorology Building, which is inconsistent with some of the guidelines contained within the Conservation Management Plan (CMP);
- (v) the original proposal received nine objections while on public display, the modification received 85 objections from 93 submissions;
- (vi) the National Trust's strong objection to the modification as the plans "will have a major impact upon one of the most significant and historically important parts of Sydney" and "the addition of an extra floor level and the increase in scale and bulk goes against all previous planning and heritage advice for this sensitive, State Heritage Listed location";

- (vii) objectors are concerned that inconsistency with the Conservation Management Plan risks the creeping of the CBD into this important heritage area;
 - (viii) while the applicant's heritage study, responding to community objections to the modifications, recognised that the proposed modification is not fully compliant with all the individual guidelines of the Conservation Management Plan, there are some inconsistencies to achieve good outcomes for different heritage elements;
 - (ix) it is not practicable for the City to consult with residents prior to making submissions to the Department of Planning, Industry and Environment about all state significant proposals due to the limited time given to make a submission;
 - (x) on 13 August 2021, the Lord Mayor wrote to the Minister for Planning and Public Spaces about the concerns raised by residents and the National Trust with a request he investigate ways for the bulk of Building J to be reduced so their concerns can be appropriately addressed alongside the important heritage considerations of the proposal. The letter also recommended his Department meet with community groups when plans for major government projects are lodged for assessment so their issues can be discussed openly and addressed as early as possible; and
 - (xi) a copy of the Lord Mayor's letter to the Minister for Planning and Public Spaces was sent to the Minister for Education with a request for her Department to work collaboratively with the City, the Department of Planning, Industry and Environment and the community for better outcomes on the project; and
- (B) the Chief Executive Officer be requested to:
- (i) arrange for the City's Heritage and Urban Design Manager to urgently convene a meeting with the Millers Point Community Resident Action Group and the National Trust to discuss their concerns about the proposed modification and how the design of Building J could be amended to address them; and
 - (ii) provide the Department of Planning, Industry and Environment with details of the outcomes of that meeting, including any suggested design amendments to reduce the visual bulk of Building J for their consideration prior to a determination of the modification application, and offer to meet with them to discuss it, if required.

The motion, as varied by consent, was carried unanimously.

S129266