

12 March 2018

Aditi Coomar
Social and Other Infrastructure
Assessments
Via email –
aditi.coomar@
planning.nsw.gov.au

Dear Aditi,

Loretto Kirribilli Redevelopment (SSD 7919) Response to Submissions (RtS)

We have reviewed the relevant sections of the RtS submitted by Ethos Urban on February 20, 2018 on behalf Loretto Kirribilli. The proponent responded to our letter dated November 9, 2017 with additional information sufficient to answer most issues raised. The proponent has not altered the scheme to address the western neighbours' loss of amenity and therefore has not addressed the first two points within our letter of 9th November 2017 satisfactorily.

We commend the proposal for improving amenity and gaining additional space for school users within a complex and challenging site. However if this amenity gain results in an amenity loss for neighbours, then we must consider that the objectives of the SEPP Design Quality Principles have not been fully met. The first principle is that:

Schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage. The design and spatial organisation of buildings and the spaces between them should be informed by site conditions such as topography, orientation and climate. Landscape should be integrated into the design of school developments to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring sites.

We pose the following questions to the proponent in order to understand whether further reductions of impact can be gained:

- Does the mechanical plant need to be so close to the boundary, or on the roof at all?
- Could the arrangement of rooms on Learning Hub Ground Floor and Level 1 be designed to enable the building to be brought further off the western boundary?
- Is it necessary that the learning hub lift stop at the roof terrace level, or could that level be served by the existing lift in The Marian Centre? We note that the lift does not seem to serve the roof terrace as there is a further flight of three steps between the lift landing and roof terrace.

- Could the western end of the Learning Hub's northern façade (the area to the north of the proposed plant enclosure) be lowered to improve neighbours' views?
- Could the roof terrace be reconsidered to become a planted roof, accessible by maintenance staff only? This may eliminate the need to add the additional two flights of stairs and additional lift level, reducing the bulk and scale of the building and restoring views
- The final point in our letter of 9th November 2017 as not been addressed adequately. Where the Western elevation of the Learning Hub is visible only to the western neighbours – who are disadvantaged by the use of dark bricks with little light reflectivity- can that elevation be in a light material to maximise reflected daylight penetration?

Notwithstanding the extents of the permitted building envelope, we encourage the proponents to refine their proposal so that it reduces the impact on neighbours.

Yours sincerely,



Olivia Hyde
Director of Design Excellence