

Loreto Kirribilli Response to Submission

Concept Master plan and Stage 1

Loreto Kirribilli

fjmt studio architecture interiors urban landscape community

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fjmt

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sydney Level 5, 70 King Street, Sydney NSW 2000 Australia **t** +61 2 9251 7077
melbourne Level 2, 56 Hardware Lane, Melbourne VIC 3000 Australia **t** +61 3 9604 2500
oxford Belsyre Court, 57 Woodstock Road, Oxford OX2 6HJ United Kingdom
t +44 1865 29 2042
london 42–43 Upper Berkeley Street, London W1H 5PW United Kingdom
t +44 2037 52 6762

w fjmtstudio.com

Francis-Jones Morehen Thorp Pty Ltd ABN 28 101 197 219
Nominated architect Richard Francis-Jones ARBNSW 5301
Registered architect Richard Francis-Jones
Francis-Jones Morehen Thorp Ltd Company no 7384142 ARB 078103G

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View across site from Elamang Avenue towards the south

1.0 Response to Submission Schedule

	Issues Raised by Agencies and Organisations	Response
1	Department of Planning and Environment	
1.1	The EIS does not include an assessment against Schedule 4 Design Principles of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (SEPP Education)	<p>Principle 1—context, built form and landscape</p> <p><i>Schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage.</i></p> <p><i>The design and spatial organisation of buildings and the spaces between them should be informed by site conditions such as topography, orientation and climate.</i></p> <p><i>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.</i></p> <p>A number of relevant project specific Design Principles have been developed in consultation with the school community which directly address Principle 1. As Loreto Kirribilli sits within a residential precinct it is very important to the school community that the adjacent context is considered in any new development. In consideration of the sloping site and the views from neighbouring properties, the school has elected to excavate deep into the site rather than increase the overall height of the new development envelopes at the boundary condition. Where the envelope height is exceeded, the impact on the views is no more than would result from an LEP compliant envelope. Landscape is very important to Loreto and this is one of the Design principles of the campus and also forms a driver. To align with the pedagogical requirements, Loreto has a new emphasis on outdoor learning, which is to be incorporated into the landscape wherever possible.</p>
1.2		<p>Principle 2—sustainable, efficient and durable</p> <p><i>Good design combines positive environmental, social and economic outcomes. Schools and school buildings should be designed to minimise the consumption of energy, water and natural resources, reduce waste and encourage recycling.</i></p> <p><i>Schools designs should be durable, resilient and adaptable enabling them to evolve over time to meet future requirements.</i></p> <p>The Masterplan Design Principles identify sustainable, efficient and durable outcomes.</p>
1.3		<p>Principle 3—accessible and inclusive</p> <p><i>Schools buildings and their grounds should provide good wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities.</i></p> <p><i>Schools should actively seek opportunities for their facilities to be shared with the community and to cater for activities outside of school hours.</i></p> <p>a) One of the main drivers for the Master Plan is to provide a strategy for improved accessible access and way finding across the campus. This aligns directly with the aspirations of the Education SEPP.</p> <p>b) Refer to information from Loreto on shared community facilities and after hours activities.</p>
1.4		<p>Principle 4—health and safety</p> <p><i>Good school development optimises health, safety and security within its boundaries and the surrounding public domain, and balances this with the need to create a welcoming and accessible environment.</i></p> <p>One of the main drivers for the Masterplan is improving the amenity of the current campus with a focus on accessibility, way finding and circulation. The provision of the new connectors provides, at the completion of the Masterplan, accessible access to all levels. The site strategy of enhancing and extending the Campus Core is about centralising the movement of students from the perimeters to a central axis, strengthening a sense of community and containment, enhancing surveillance and safety.</p>
1.5		<p>Principle 5—amenity</p> <p><i>Schools should provide pleasant and engaging spaces that are accessible for a wide range of educational, informal and community activities, while also considering the amenity of adjacent development and the local neighbourhood.</i></p> <p><i>Schools should include appropriate, efficient, stage and age appropriate indoor and outdoor learning and play spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage and service areas.</i></p> <p>A main driver of the Masterplan is to provide an increased amenity for the campus to align with current pedagogical thought for the Loreto context.</p>
1.6		<p>Principle 6—whole of life, flexible and adaptive</p> <p><i>School design should consider future needs and take a whole-of-life-cycle approach underpinned by site wide strategic and spatial planning.</i></p> <p><i>Good design for schools should deliver high environmental performance, ease of adaptation and maximise multi-use facilities.</i></p> <p>The main driver for the Masterplan is to provide a new Future Focussed Learning environment for the campus as a whole. Loreto have started to implement this with the Science Centre which was completed in 2016 and has provided a very successful outcome. One of the principles of the Future Focussed learning approach is to provide buildings which are adaptable and flexible acknowledging that the changes in pedagogy will continue to develop. The focus on improving access and circulation provides a solid framework for new buildings to be developed or existing buildings to be refurbished.</p>

	Issues Raised by Agencies and Organisations	Response
1.7		<p>Principle 7—aesthetics</p> <p><i>School buildings and their landscape setting should be aesthetically pleasing by achieving a built form that has good proportions and a balanced composition of elements. Schools should respond to positive elements from the site and surrounding neighbourhood and have a positive impact on the quality and character of a neighbourhood. The built form should respond to the existing or desired future context, particularly to those elements that have a positive impact on the quality and sense of identity within the neighbourhood.</i></p> <p>The Campus Masterplan has been developed with a consideration of the urban context. The new development sites have considered views from the surrounding context, street alignments and materiality. Due to the steeply sloping site, the site has been developed into three major zones which are consistent with the current development on the site. The proposed massing has been broken into elements responding to this context. Similarly the master plan has responded to the dominant urban grids which are formed by both the streetscapes and by the orientation of Elamang. The masterplan recommends that the scale of the new buildings is broken down to reflect the scale of current developments on the site. It is important that the new buildings relate to not only the context externally but also internally. In a school campus it is the “spaces in-between” that become important as informal learning and recreation spaces.</p>
1.8	The EIS does not include details of the use of the roof terrace located above the learning hub on the western precinct. An assessment of the acoustic impacts related to such usable has also not be undertaken.	<p>The original intent of the roof top terrace was to provide a landscaped outdoor learning area and horizontal connection between the Learning Hub and adjacent Marian Centre Building. This was in alignment with the project specific design principles and Principle 1 of the Education SEPP. Following the community consultation, design and operational changes were investigated to improve the visual amenity and acoustic impacts of the rooftop terrace for the adjacent neighbours. Refer to Figure 2.</p> <p>As a means to reduce the acoustic impact, address privacy concerns and improve the outlook for the adjacent neighbours, the outdoor learning area was removed and replaced by an extended roof garden. The intended use of the rooftop terrace was limited to enable connectivity between the Learning Hub and the Marian Centre and to allow intermittent staff and student access to the rooftop garden for maintenance. Further to the above changes the plant equipment was reduced in size and redistributed to alternative locations, maximising the area of the roof garden. The remaining plant equipment was relocated to the least visible location when viewed from 111 Carabella Street and will be housed within an acoustic enclosure. The circulation path providing the connection between the buildings has been set back as much as possible from the boundary and a planter has been integrated into the western facade providing a landscaped buffer between the adjoining properties. Improving accessibility and way finding and the integration of landscape are key components to the identified design principles of the master plan. The above amendments have enabled the achievement of these principles whilst minimising the acoustic impacts and improving the outlook for the adjacent residents.</p>

	Issues Raised by Agencies and Organisations	Response
2.0	Height and View Loss	
2.1	<p>The proposed seven storey learning hub exceeds the permissible height limit and has adverse impacts on the views currently enjoyed by the residents of the east facing units at No. 111 Carabella Street. The height exceedance is primarily due to the lift overrun and the fire stair well which provide access to the roof top terrace. Insufficient information has been provided regarding the need for the terrace or the details of its usage.</p> <p>Given this, it is considered that the roof top terrace should be deleted and the height of the fire stairs / lift overrun reduced to avoid height non-compliances wherever possible. Further design changes should also be undertaken to improve the views and solar access to the affected units.</p>	<p>As identified, the non compliant height exceedance is primarily due to the lift overrun and the fire stair well. Analysis was undertaken pre and in particular post Community Consultation on the impacts on views, solar access and amenity for the adjacent affected units at 111 Carabella St. Refer to the attached drawing SKMP60.4. The greatest impact with regard to the LEP height exceedance is to Unit 9 111 Carabella St, where it can be seen that the non compliant elements do not contribute to the harbour view loss, however have a small impact with regards to sky loss. Therefore removing these elements to avoid height non compliances will have a minor impact in improving view loss from this particular apartment and other primary views from the other affected units in 111 Carabella St.</p> <p>Further detail has been provided with regards to view loss on drawings sheets SKMP60.1 - 60.3. These drawings further clarify the impacts of the non complying portions of the proposed development envelope on the impacted units at 111 Carabella Street. Views have been taken from a worse case view point looking obliquely across the school site and looking directly out of the window (Total View) From the Total view viewpoint there is no impact to the existing views. Also as illustrated the view obstruction attributed by the non complying portion (shown in red) is considered to be relatively minor when considering both the total view and the oblique view.</p> <p>In order to maintain the harbour views illustrated in the photograph for Unit 9 111 Carabella St the height of the development would be required to match the existing B-Block height at RL 33.620 which is approximately 3m below the allowable 12m LEP height plane. This would seem to be an unreasonable concession below the allowable limitations of the LEP/DCP and would significantly impact the viability of the proposed development and the educational outcome. This would involve removing a level of the building as it would not be feasible to fit within the Existing B-Block levels. The existing floor to floor levels of the B-Block are 2880mm, 2920mm and 3070mm.</p> <p>In light of the considerations and constraints identified above there were a number of design changes following Community Consultation which the design team did undertake to improve the outlook and amenity for the units affected. These also included a revision to the usage of the roof top terrace to address concerns raised with regards to acoustics and privacy. The following changes included (Refer figure 2);</p> <ul style="list-style-type: none"> - Removal of the roof top louvred roof structure to improve sky loss and visibility across the rooftop terrace. - Redistribution of plant to reduce the size of the roof top plant, improving visual amenity and acoustic impact. - Relocation of the reduced roof top plant to the least visible location when viewed from 111 Carabella St. - Revised materiality of the roof top elements to improve transparency, including the introduction of a glass lift. - Western rooftop parapet wall was replaced with a reduced height integrated planter creating a landscaped buffer to 111 Carabella St - Maximisation of a roof top garden to improve the outlook for 111 Carabella St. - Change of Use - The intent in alignment with the above changes was to limit the usable floor area of the rooftop. Involving the removal of an outdoor learning area, replacing it with a rooftop garden for intermittent staff and student access for maintenance. - The path and bridge connection to the Marian Centre will be used for circulation purposes only, to enable connectivity between buildings.
2.2	<p>The concept building envelope within the eastern precinct is proposed to exceed the permissible height limit of 8.5m and would negatively impact on the views currently enjoyed by the residents on the southern side of Carabella Street and adjoining the eastern boundary of the site. The existing building only exceeds the permissible building height at two locations whereas the entire building footprint of the proposed concept envelope would exceed the permissible height limit. Insufficient information has been provided to justify the height exceedance. It is considered that the height of this concept envelope should be reduced to comply with the permissible height limit of 8.5m or be consistent with the height of the existing building</p>	<p>In response, the eastern precinct development envelope has been reduced to be consistent with existing height of the Mary Ward parapet at RL 30.800. Please refer to the revised documentation.</p>
2.3	<p>The submitted View Impact Analysis report does not include the details of the impact of the connector within the southern precinct on the views from No. 46 Carabella Street.</p>	<p>Refer drawings MP-63001 and MP 63002.</p>

	Issues Raised by Agencies and Organisations	Response
3.0	Government Architect NSW	
3.1	In general we support the proposal for the Concept Plan and Stage 1 Development and commend the approaches adopted to support improved accessibility and wayfinding throughout the site.	Noted.
3.2	Prior to approval we recommend that the proponent is asked to provide the following additional information and to consider the changes noted below: Remove the impact on view and amenity to the neighbouring apartments where the view loss is a result of proposed heights over the LEP/ DCP maximum heights.	Refer to item 2 above.
3.3	Seek to reduce the impact on view and amenity where the proposed buildings are within the limitations of the LEP/DCP height maximums.	Refer to item 2 above.
3.4	Demonstrate the response to the Education SEPP Design Quality Principles with reference to the GANSW Design Guide for Schools document. In particular, provide information on the strategy for sharing of facilities with the community. (Design Quality Principle 3)	Refer to Item 1.1 - 1.7.
3.6	Satisfactorily provide natural light and air to all learning spaces including the PDHPE classrooms in Lower Ground 3 and 4 of the Learning Hub.	Refer Figure 3
3.7	Address potential privacy issues from the accessible roof spaces to the adjacent apartments.	The privacy of students is of equal concern for the school. The roof spaces will not be used for the congregation of students but rather allowing supervised student access to maintain the roof top gardens and for access between buildings. The circulation path has been set back as much as possible from the boundary and a planter has been integrated into the western edge of the building to provide a landscaped buffer between the adjoining properties.
3.8	Consider the replacement of dark bricks and finishes with lighter coloured material in response to issues of heat gain and sustainability, increase the possibility of light reflection to overshadowed or below ground areas and to respond sensitively to the heritage buildings on site which appear to be sandstone and light coloured render.	FJMT has undertaken additional analysis of the proposed materials and finishes. The materiality is considered appropriate in the context of the site and surrounding built form. The suitability of the proposed finish is confirmed by Council's comments, as follows: <i>The use of dark toned brickwork is supported to be consistent with the palette of materials used in the nearby conservation area and to allow the lighter rendered Chapel and Elamang buildings to be more visually dominant.</i> The Design Intent is to use a selection of materials which does respond very sympathetically to the surrounding heritage context of Kirribilli. The intention is to incorporate elements of sandstone into the landscaping, ideally from the site however this will need to be ascertained as to the quality of the stone during excavation. The new building is a combination of lighter rendered low walls with light painted soffits (to the large external circulation and recreation areas), white and light grey off form concrete, face brickwork and veil like metallic screens. The colour selected for the face brickwork is intended to align with the surrounding single dwellings and apartment buildings - these range from a lighter red/brown brick to a darker brown brick. The face brick walls to the east and west are intended to be recessive so that the focus is on the curved circulation pathways and the open learning studios and their associated verandahs.
3.9	The proposal is over the maximum height and significantly impacts the views, light and amenity of a number of adjacent apartments. This impact is deemed unacceptable and the height is not supported for the Learning Hub building.	Refer response to item 2 above. With regards to the impacts to light and amenity refer to figure 3 and 3b. Figure 3 illustrates that the proposed development will not impact the available solar access to the north eastern elevation of 111 Carabella Street. Figure 3b compares the current, complying and proposed scheme impacts to solar access on the south eastern elevation of 111 Carabella St. It illustrates that there is very minimal impact between the schemes with regards to solar access. Reducing the scheme to be within the compliant envelope will have minor impacts to improving light and amenity.
3.10	The height exceedance of the northern precinct connector building is acceptable to the minimal impact on surrounding views and amenity.	Noted.
3.11	The proposal includes ESD elements sufficient to achieve a 6 star Green Star As Built rating. This is commended.	Noted.

	Issues Raised by Agencies and Organisations	Response
3.12	No bicycle parking is provided. The transport and traffic survey showed that no students or staff arrive at school by bicycle, and that the school is very well serviced by public transport. However due to the density of the surrounding residential area street parking is in high demand and therefore all car trips and parking to the school should be discouraged. Bicycle parking and end of trip facilities should be provided.	Refer to figure 5 for the proposed location for Bicycle Parking and end of trip facilities.
3.13	The amenity of the existing buildings and grounds will be protected and in some cases improved by the proposal. The amenity of a small amount of adjacent apartments is adversely affected.	Noted. As detailed throughout this response, measures have been implemented to minimise amenity impacts on adjacent apartments. Refer Figure 2
3.14	The proposal will contribute positively to the aesthetics of the school within and from outside the school by providing a cleaner and more coherent built strategy and form.	Noted
4.0	North Sydney Council	
4.1	Planning - North Sydney Local Environmental Plan 2013	
5.0	Views	
5.1	Concern is raised that there will be loss of views to high amenity water views currently afforded from the eastern outlook from 111 Carabella Street, Kirribilli. A reduction to the height and depth to the building can ameliorate the potential impact.	Refer response to item 2 and SKMP- 60.4
6.0	Solar Access	
6.1	The proximity to the boundary of the new Learning Hub building inclusive of the overall height of the building. The depth of the building is such that shadowing to 111 Carabella Street will be expanded and extended to being to cover the north eastern elevation of the building and further reduce available solar access.	Refer Figure 3 4.1
7.0	Building setbacks	
7.1	The proposed extended Learning Hub (Stage 1) has between a minimal side setback to the western boundary of the site which is considered insufficient for a building of this scale and does not provide for adequate building separation with the existing townhouse development at No's 22 Elamang Avenue and 111 Carabella Street.	The new Learning Hub is comparable in scale to both the existing Block B and the Marian Centre. North Sydney DCP requires a minimum setback of 3m from the property boundary, where the adjoining site has balconies or windows to main living areas of dwellings. Whilst it is acknowledged that the proposal seeks to vary the building height plane control, clause 11 of the State and Regional Development SEPP states that DCPs do not apply to SSD. Notwithstanding this the western facade of the new Learning Hub has been setback and further reduced in scale following community consultation.

	Issues Raised by Agencies and Organisations	Response
7.2	A greater building setback to this western boundary should be provided with additional deep soil landscaping and minimize the visual (bulk and scale) and privacy impact of the new learning hub building to this adjoining property.	Refer to figure 3. A number of amendments were made to improve the visual (bulk and scale) and privacy impact of the new learning hub to the adjoining property. Openings in the facade were carefully positioned and screened so as to not allow direct lines of sight in and out of the new building, providing privacy for both the residents and the school. The western facade was reduced in height and a planter was introduced to provide a landscaped buffer between the properties. The current building setback is in accordance with the North Sydney Council DCP and the setback of the existing B-Block. A greater building setback would have minimal impact with regards to improving views, privacy and solar access.
8.0	Privacy (Visual and Acoustic)	
8.1	Privacy concerns are raised regarding the lower levels of the new Learning Hub at the western end of the site and the view and noise corridor created as a result of the orientation of and depth below ground level of the lower levels of the hub towards the existing residential flat building at 22 Elamang Avenue, Kirribilli.	The outdoor learning area associated with the lowest level of the new Learning Hub is set back from the boundary in accordance with the North Sydney Council DCP and is also further set back due to the additional site which lies between 22 Elamang and Loreto. As this area is excavated below the level of the adjacent boundary, visibility is either not possible (from the lower apartment) or oblique (from the upper levels).
8.2	Additionally, the new Learning Hub building proposes a new rooftop activity area. Any use of this area should be restricted to ensure there are no adverse noise or visual privacy impacts occurring from this new roof area.	As a means to reduce the acoustic impact, address privacy concerns and improve the outlook for the adjacent neighbours, the outdoor learning area was removed and was replaced by an extended roof garden. The intended use of the rooftop terrace was limited to enable connectivity between the Learning Hub and the Marian Centre and to allow intermittent staff and student access to the rooftop garden for maintenance.

2.0 Figure 1 Learning Hub

2.1 - Height and View Loss - 111 Carabella Street View Impact Analysis

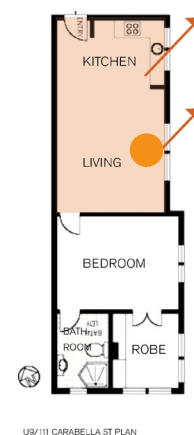
- 1.0.1 **SKMP-60.4 Unit 9 111 Carabella Street**
- 1.0.2 **SKMP-60.1 111 Carabella Street - W21**
- 1.0.3 **SKMP-60.2 111 Carabella Street - W22**
- 1.0.4 **SKMP-60.3 111 Carabella Street - W23**

View Impact Assessment - Unit 9 110 Carabella St



EXISTING VIEW

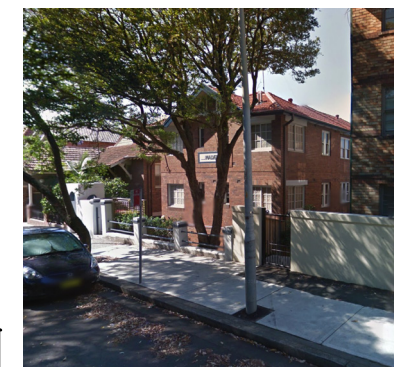
- PROPOSED LEARNING HUB - ABOVE DCP/LEP HEIGHT CONTROLS
- PROPOSED LEARNING HUB - COMPLYING ENVELOPE



PROPOSED VIEW



Key Elevation

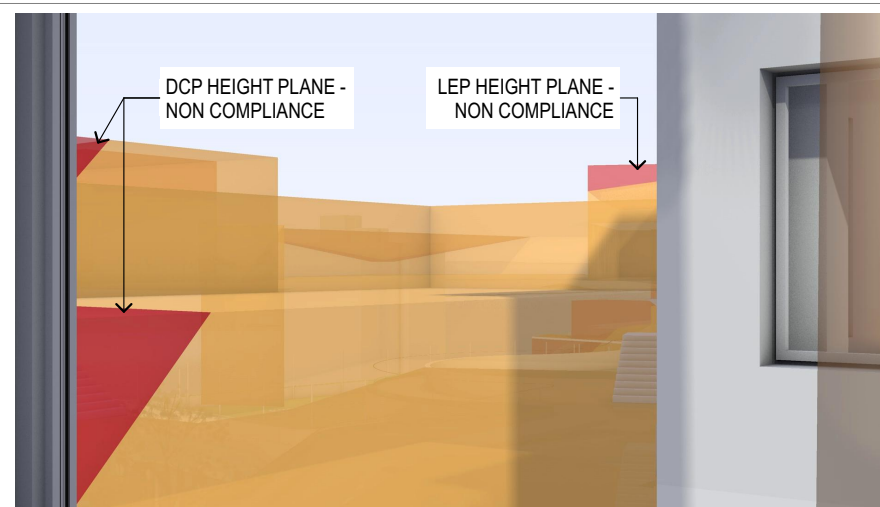


Street View



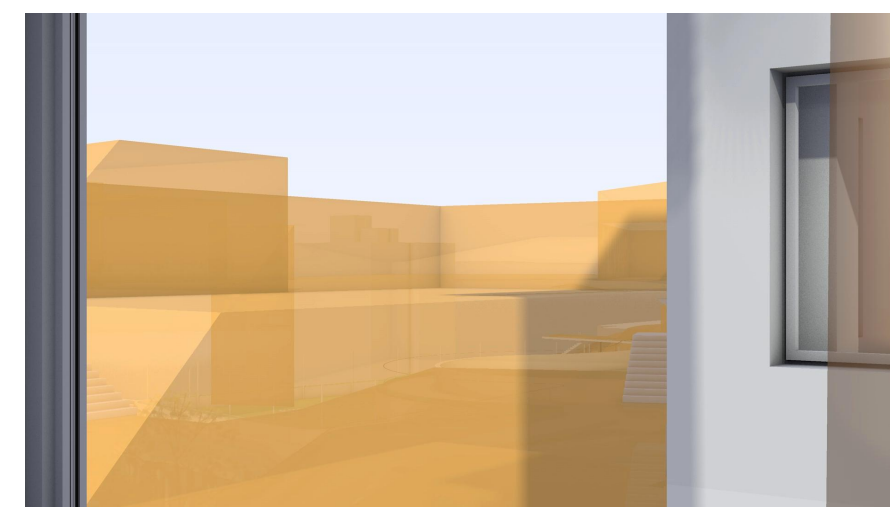
W7 - OBLIQUE VIEW

Living



W7 - OBLIQUE VIEW

Living



W7 - OBLIQUE VIEW - Complying Envelope

Living



W7- OBLIQUE VIEW - PROPOSED STAGE 1

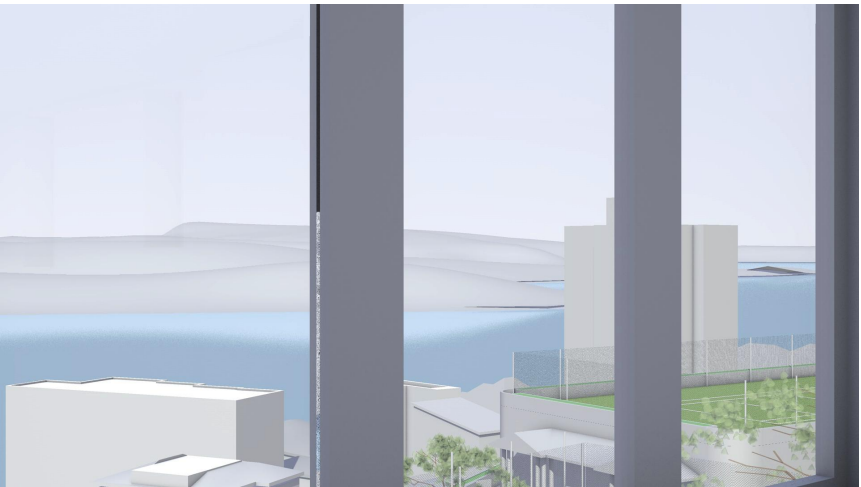
Summary

It is acknowledged that the proposed development envelope will obstruct the existing harbour views, however this portion of the obstructed view is within the complying envelope (as indicated in orange). In order to maintain the harbour views illustrated in the provided photograph the height of the development would be required to match that of the existing B-Block at RL33.620 which is approximately 3m below the allowable 12m LEP height plane.

The non compliant elements as indicated in red include the lift overrun. This protrusion of this element above the LEP height plane is considered a minor impact.

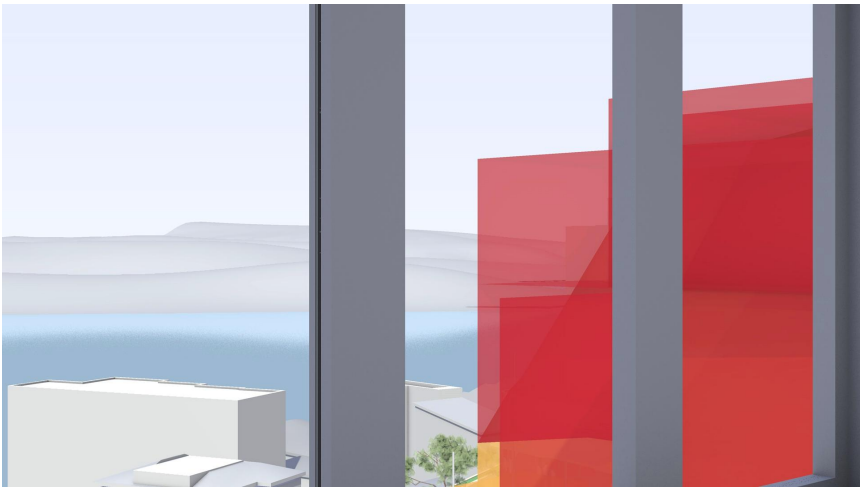
- PROPOSED LEARNING HUB - ABOVE DCP/LEP HEIGHT CONTROLS
- PROPOSED LEARNING HUB - COMPLYING ENVELOPE

EXISTING VIEW

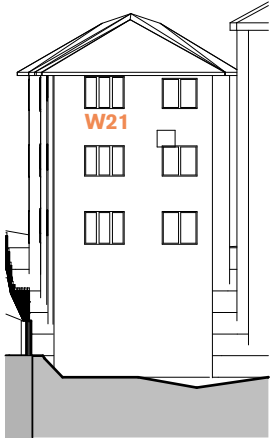


W21 - OBLIQUE VIEW **Bedroom**

PROPOSED VIEW



W21 - OBLIQUE VIEW **Bedroom**



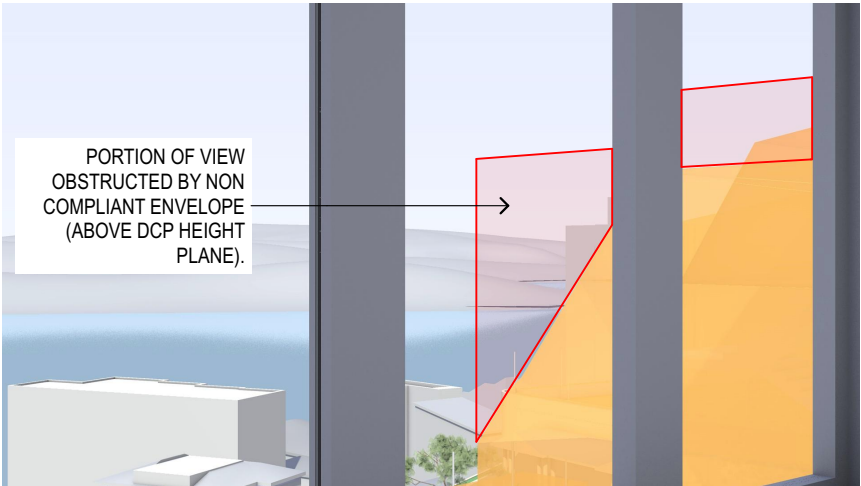
Key Elevation



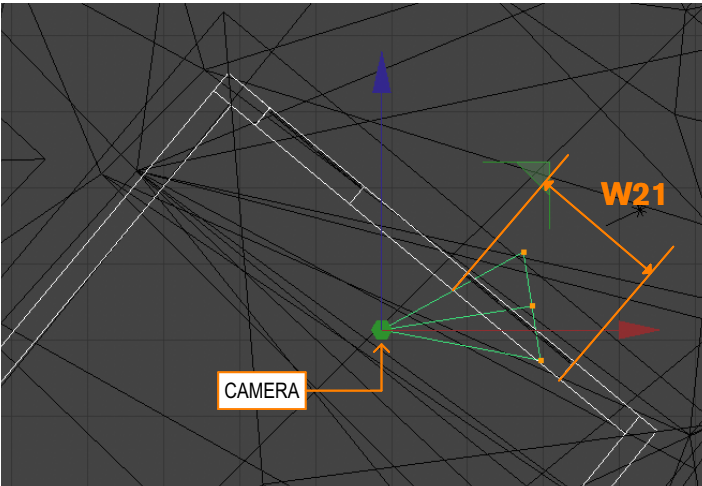
North Face



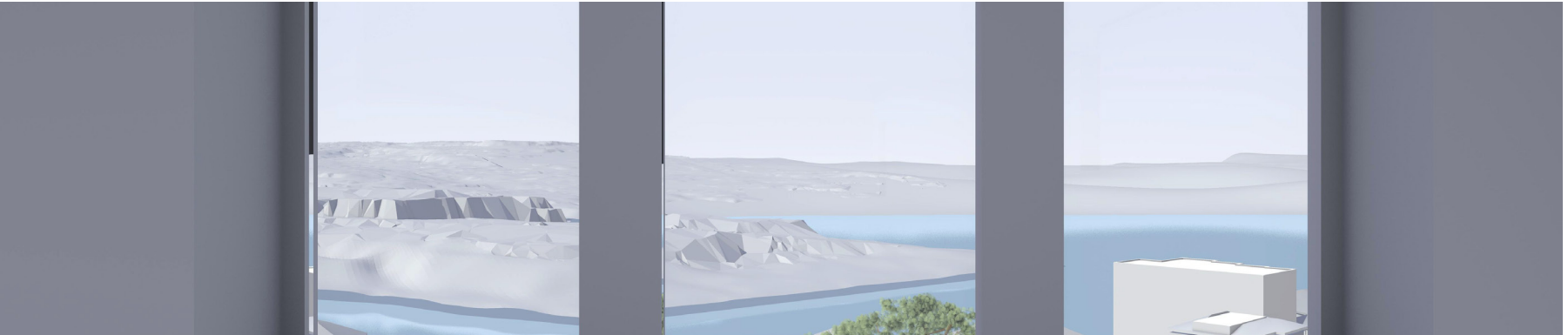
1/111 Carabella Street, Kirribilli
Floor Plan



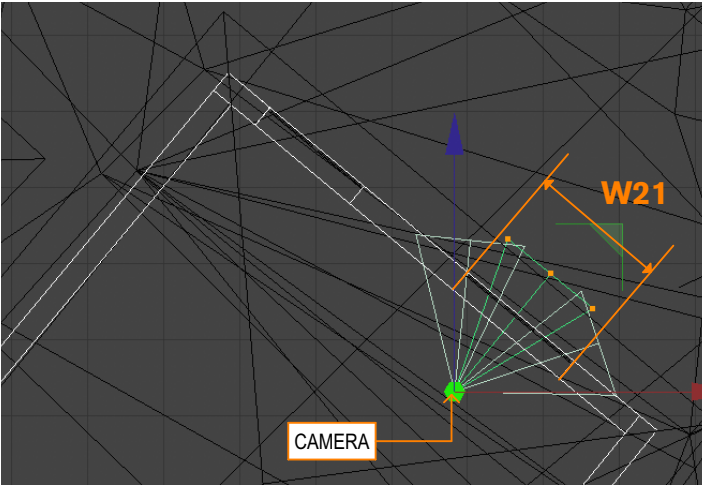
W21 - OBLIQUE VIEW **Bedroom**



Camera Location from Model - Oblique View



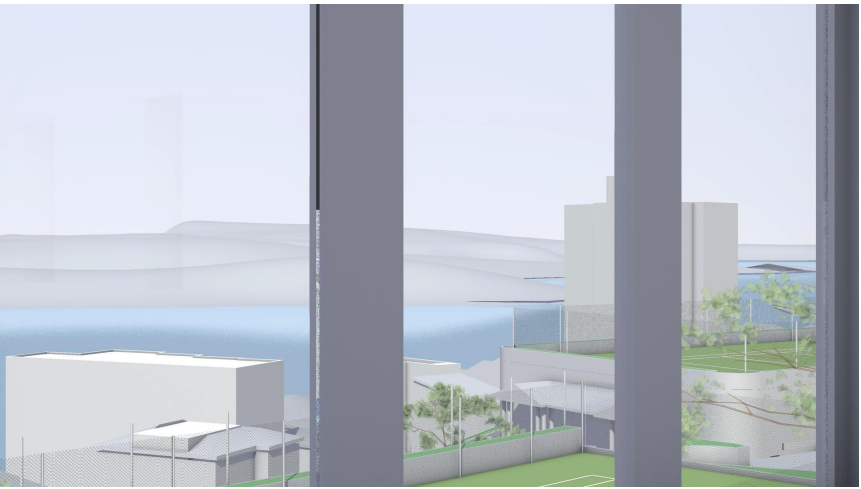
W21 - TOTAL PROPOSED VIEW **Bedroom**



Camera Location from Model - Total View

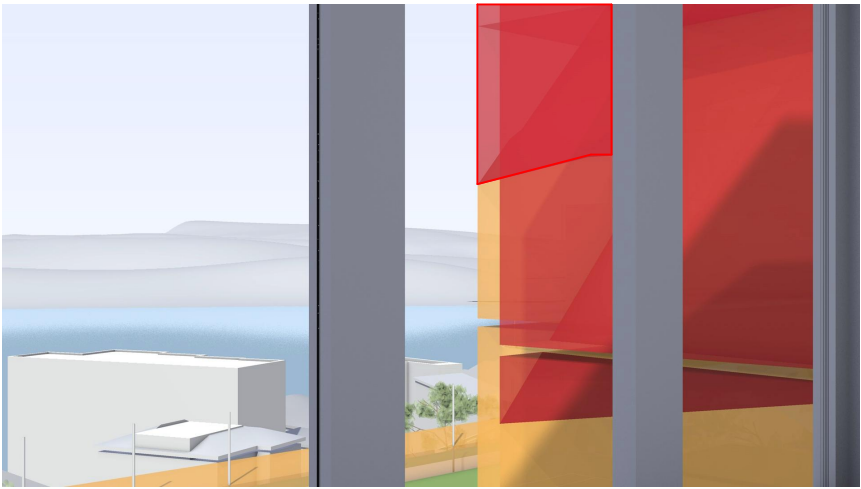
- PROPOSED LEARNING HUB - ABOVE DCP/LEP HEIGHT CONTROLS
- PROPOSED LEARNING HUB - COMPLYING ENVELOPE

EXISTING VIEW

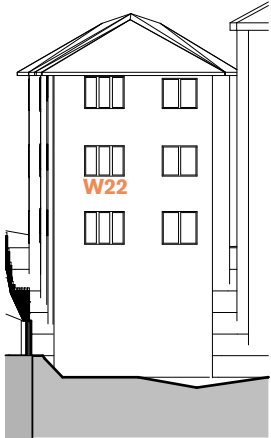


W22 - OBLIQUE VIEW **Bedroom**

PROPOSED VIEW



W22 - OBLIQUE VIEW **Bedroom**



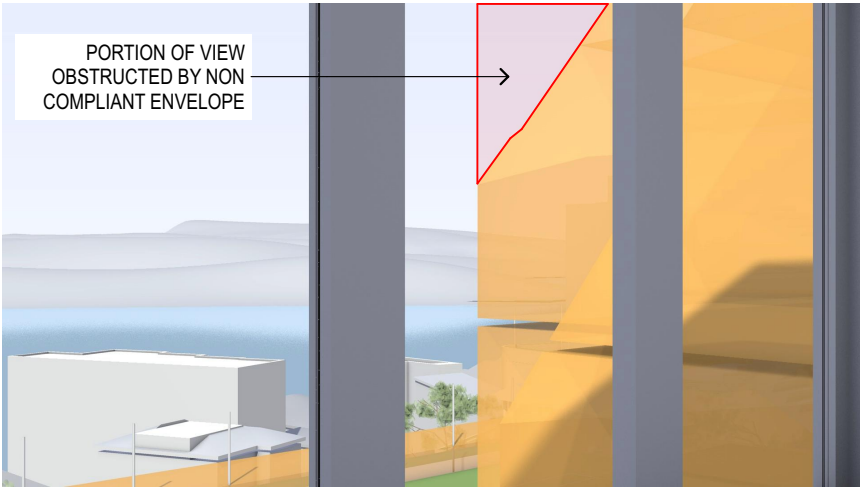
Key Elevation



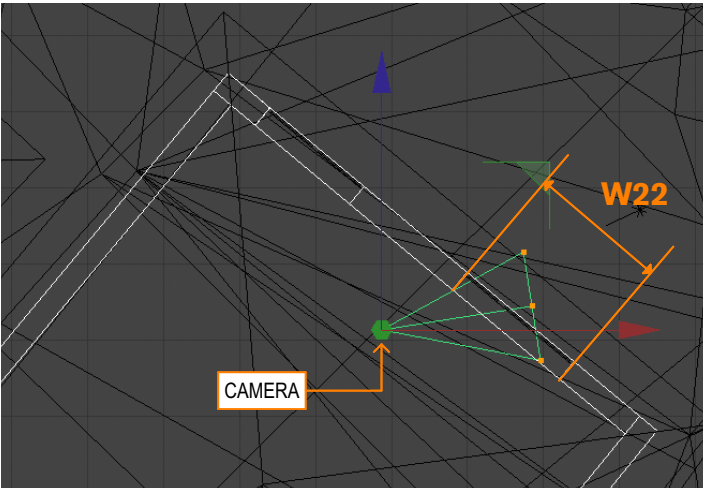
North Face



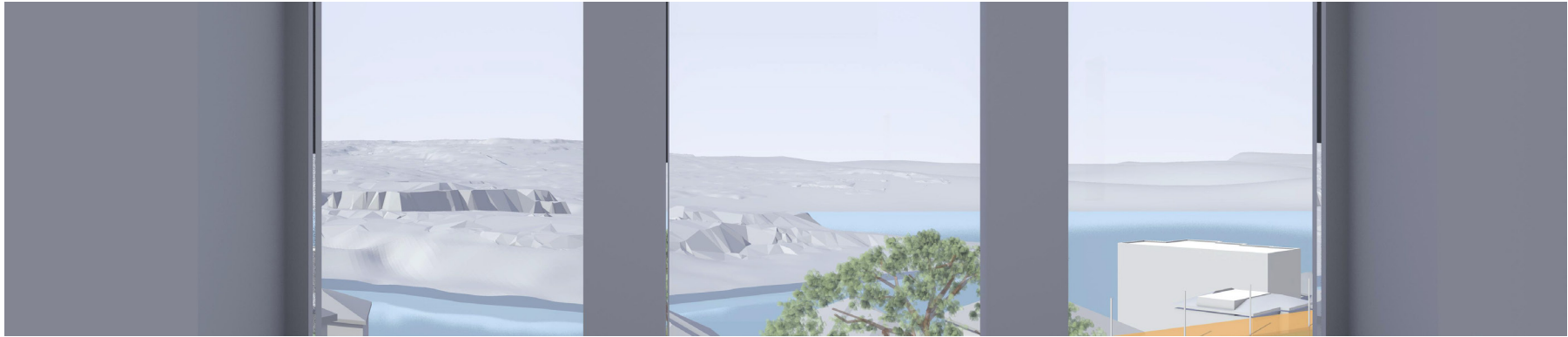
1/111 Carabella Street, Kirribilli
Floor Plan



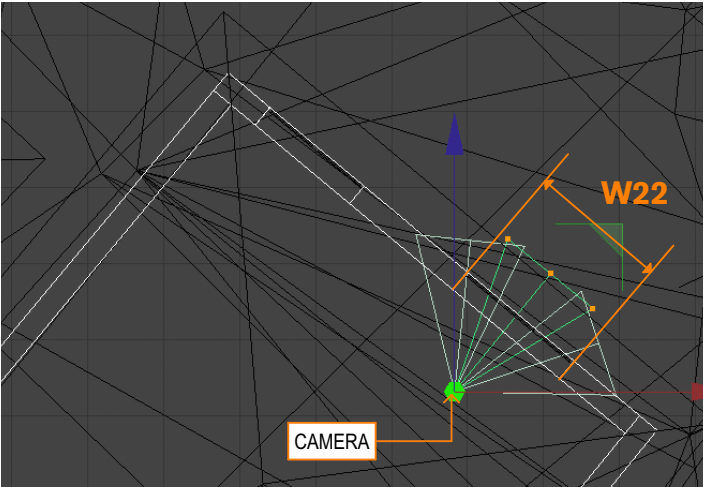
W22 - OBLIQUE VIEW **Bedroom**



Camera Location from Model - Oblique View



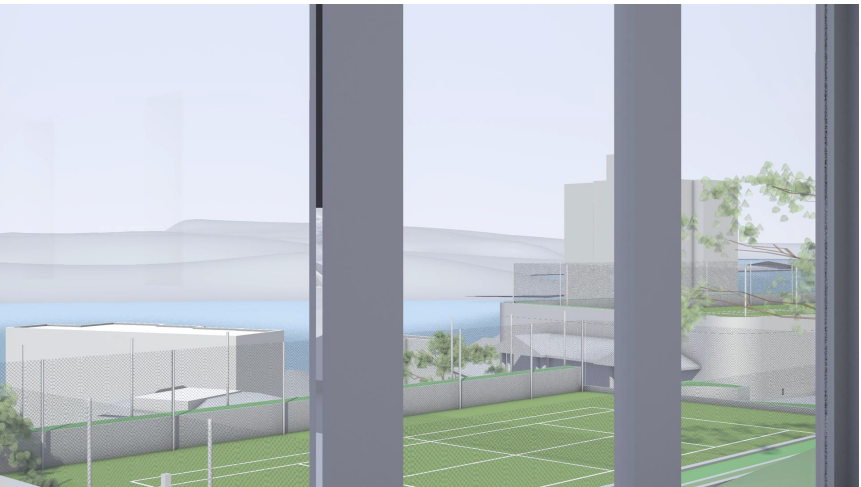
W22 - PROPOSED TOTAL VIEW **Bedroom**



Camera Location from Model - Total View

- PROPOSED LEARNING HUB - ABOVE DCP/LEP HEIGHT CONTROLS
- PROPOSED LEARNING HUB - COMPLYING ENVELOPE

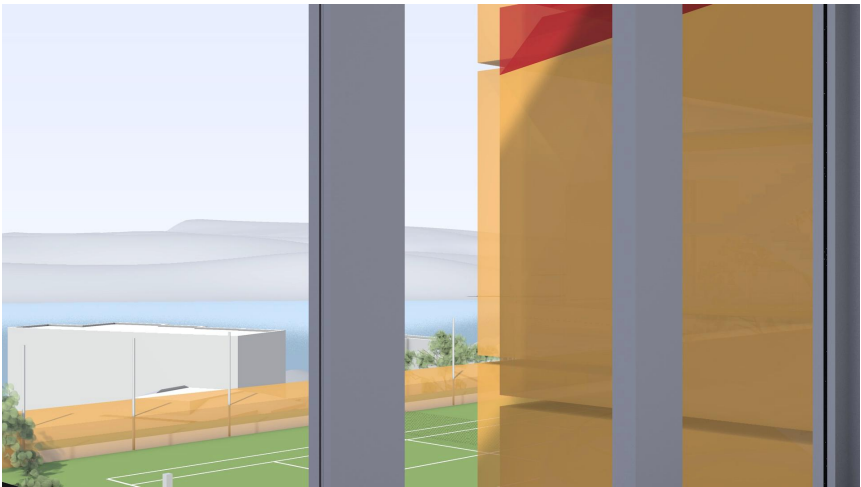
EXISTING VIEW



W23-OBLIQUE VIEW

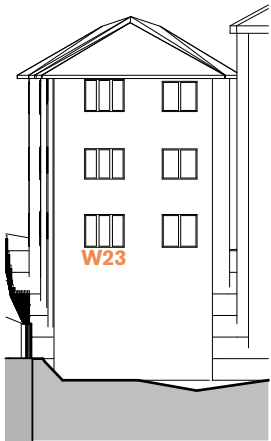
Bedroom

PROPOSED VIEW



W23-OBLIQUE VIEW

Bedroom



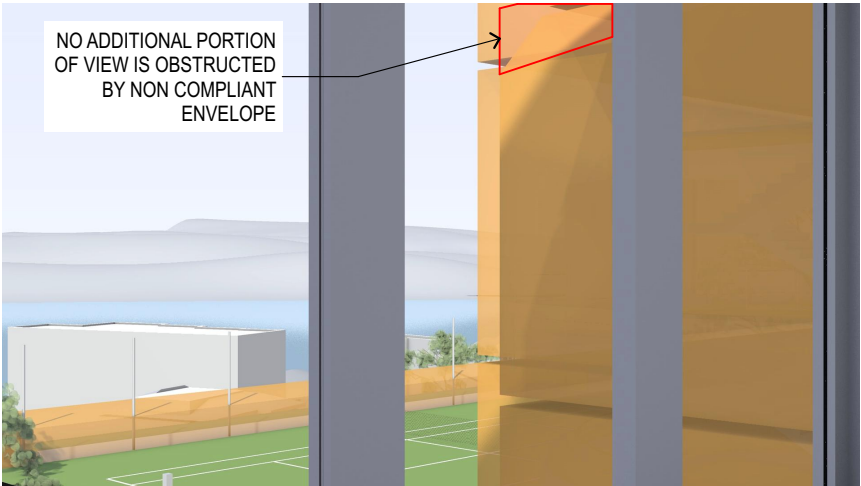
Key Elevation



North Face

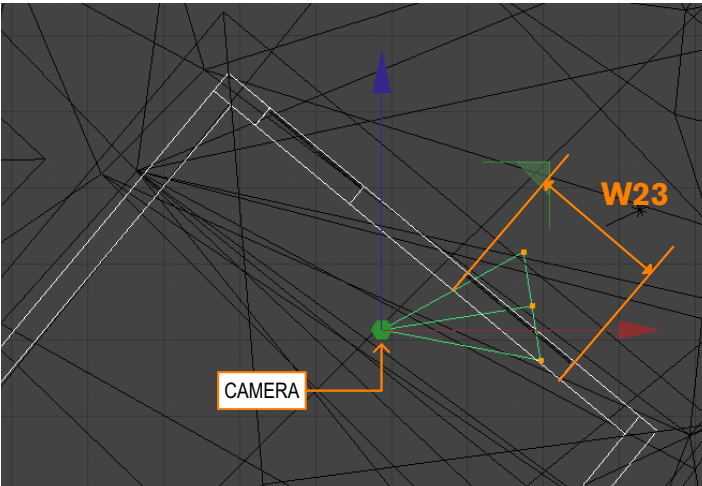


1/111 Carabella Street, Kirribilli
Floor Plan

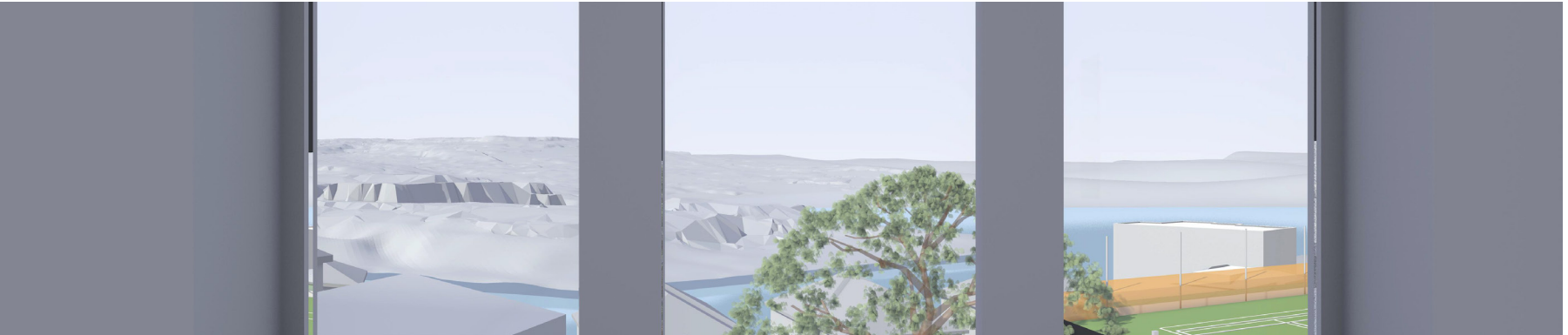


W23 - OBLIQUE VIEW

Bedroom

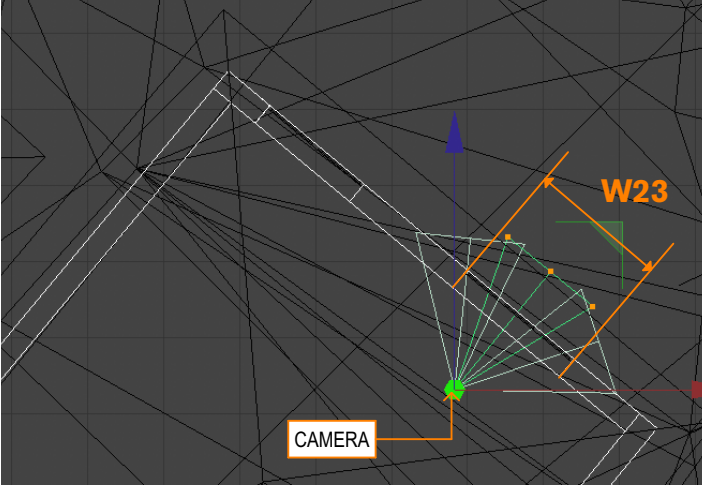


Camera Location from Model - Oblique View



W23 - PROPOSED TOTAL VIEW

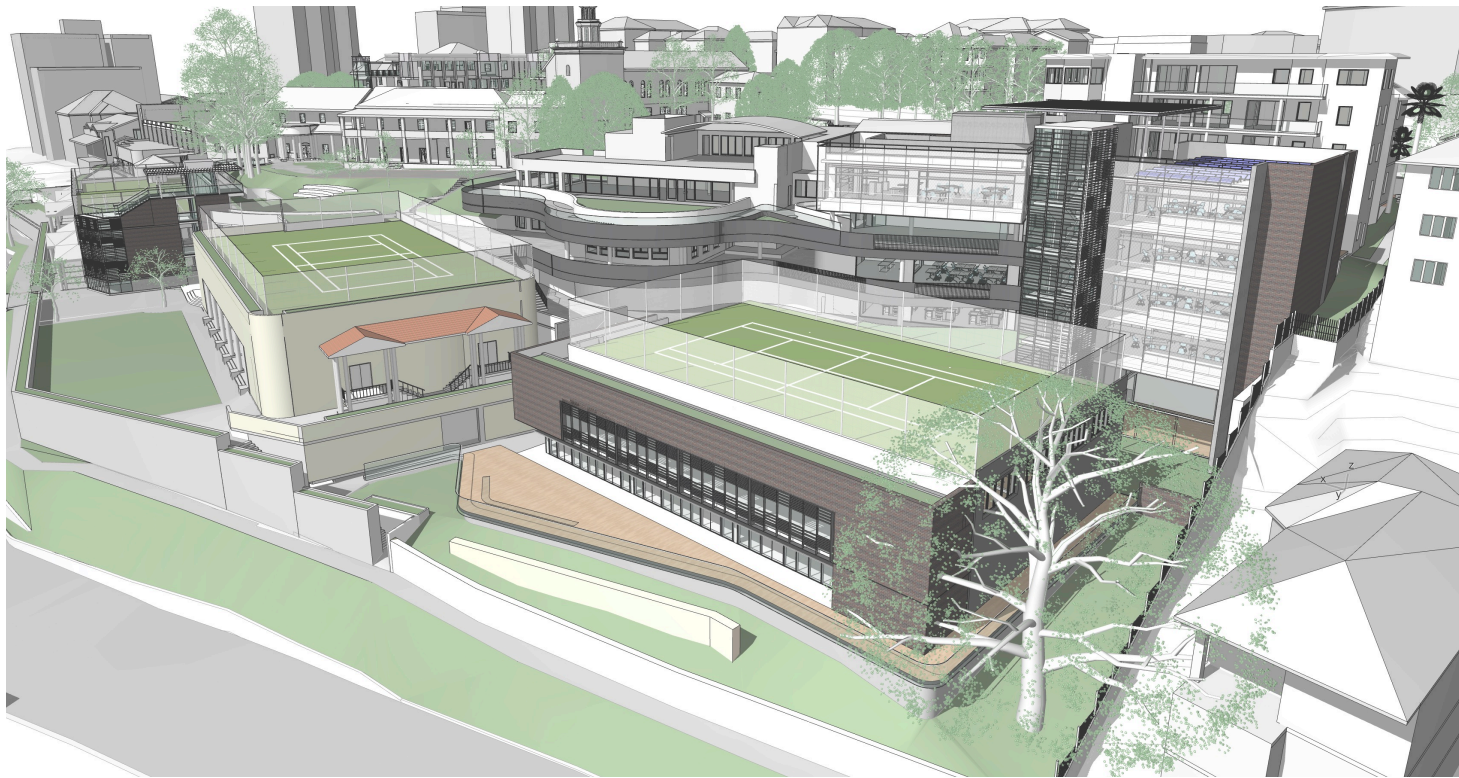
Bedroom



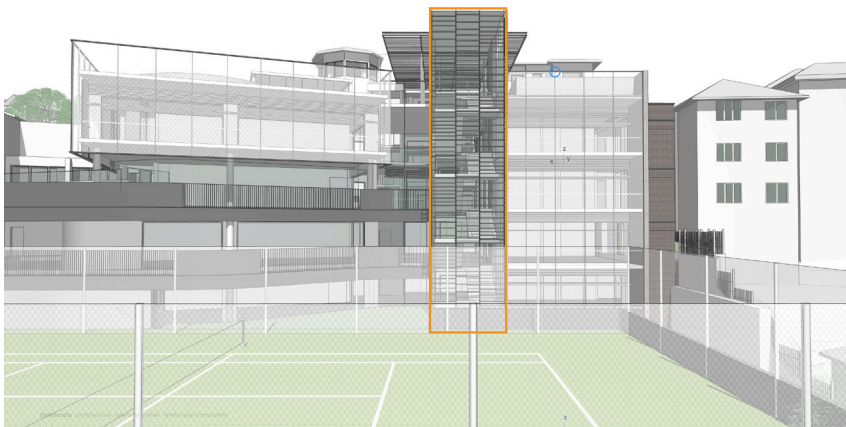
Camera Location from Model - Total View

3.0 Figure 2 Summary of Amendments Post Community Consultation

Original Community Consultation Scheme



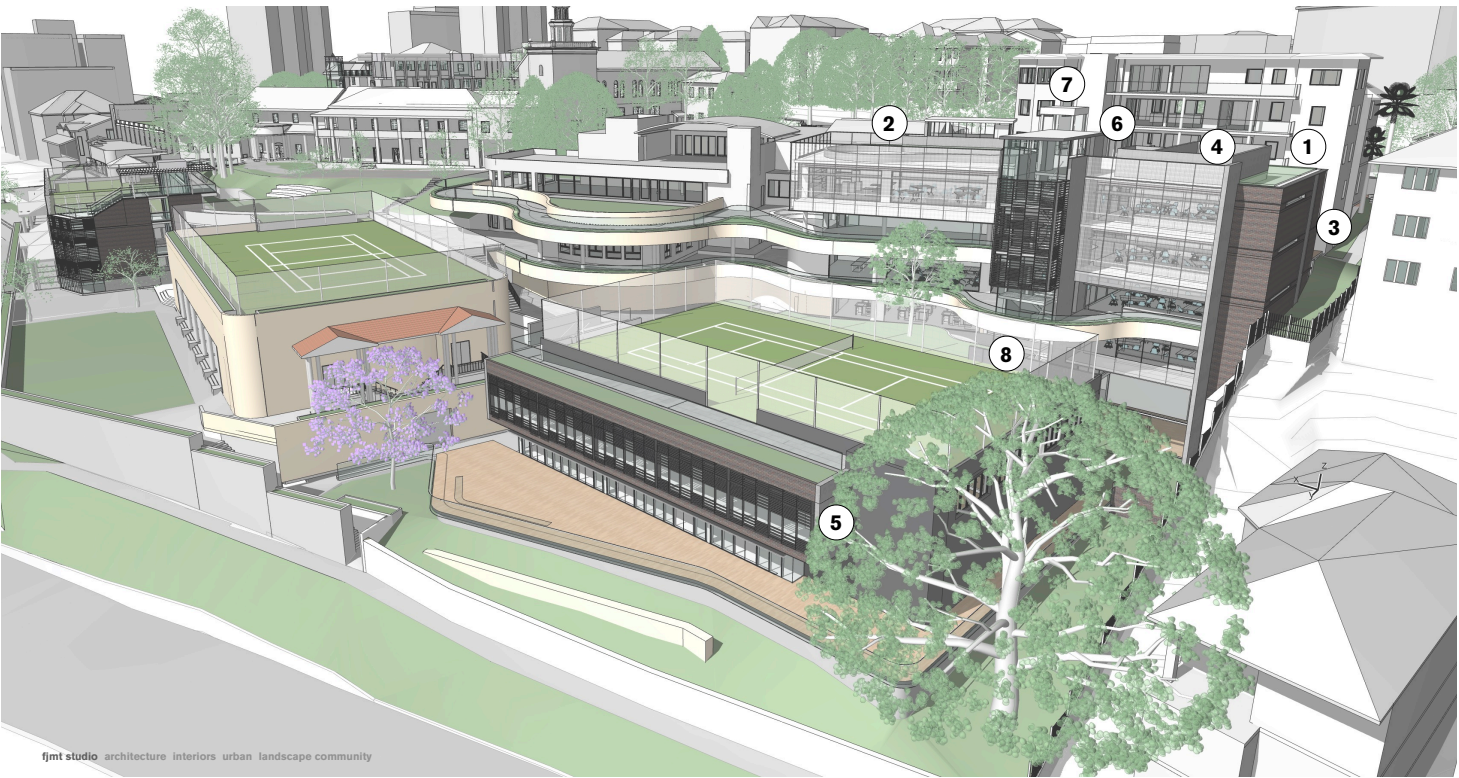
8 Original Community Consultation Scheme



SSD Revised Scheme

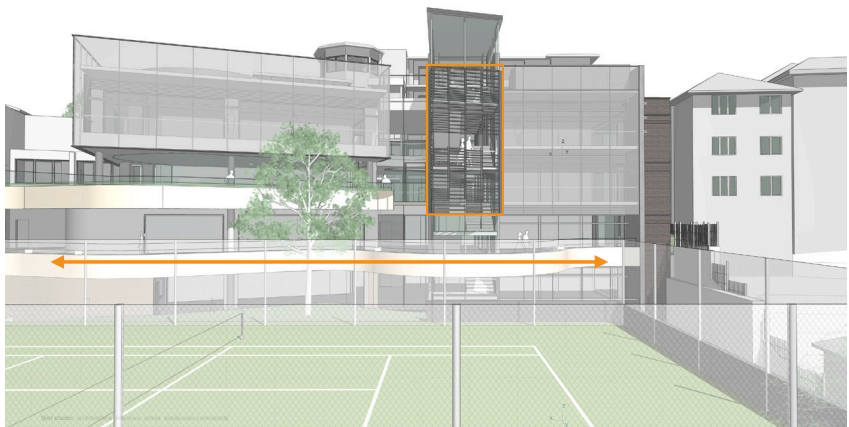
Summary of Changes

- 1 Parapet reduced in height and introduction of an integrated planter creating a landscaped buffer to 111 Carabella Street.
- 2 Increased roof garden
- 3 Western boundary facade articulation; through high level windows and brick detailing
- 4 Relocated and reduced footprint of mechanical plant - Acoustically treated
- 5 Building setback to improve access to light and air - 22 Elamang
- 6 Louvred roof removed
- 7 Glazed Lift
- 8 Reduced bulk and scale of connector form

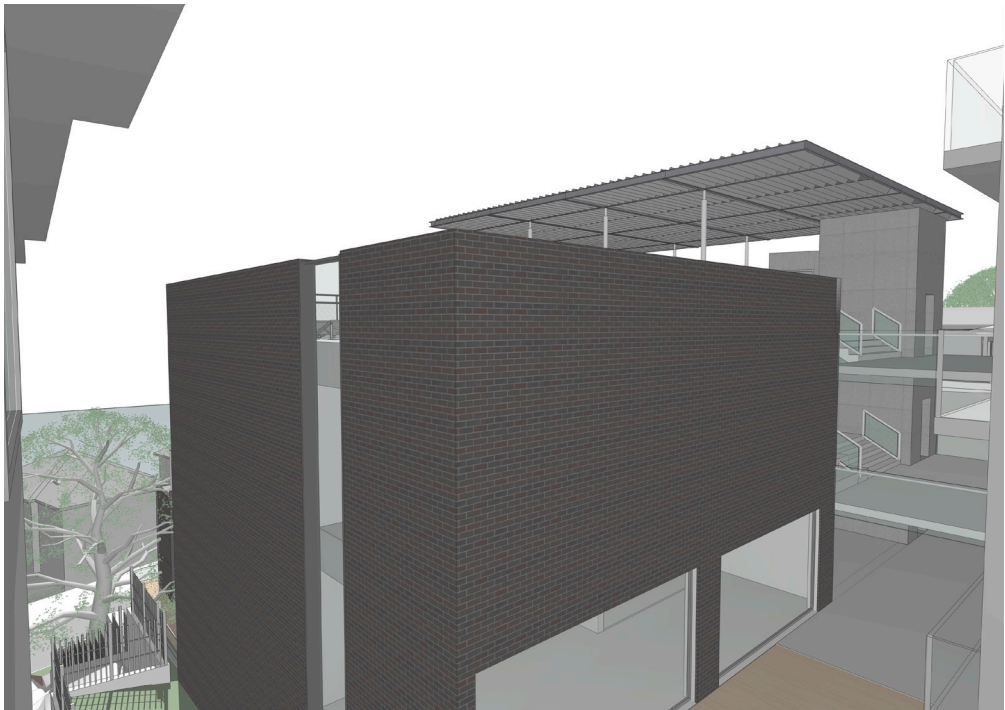


8 SSD Revised Scheme

Reduced bulk and scale of connector form

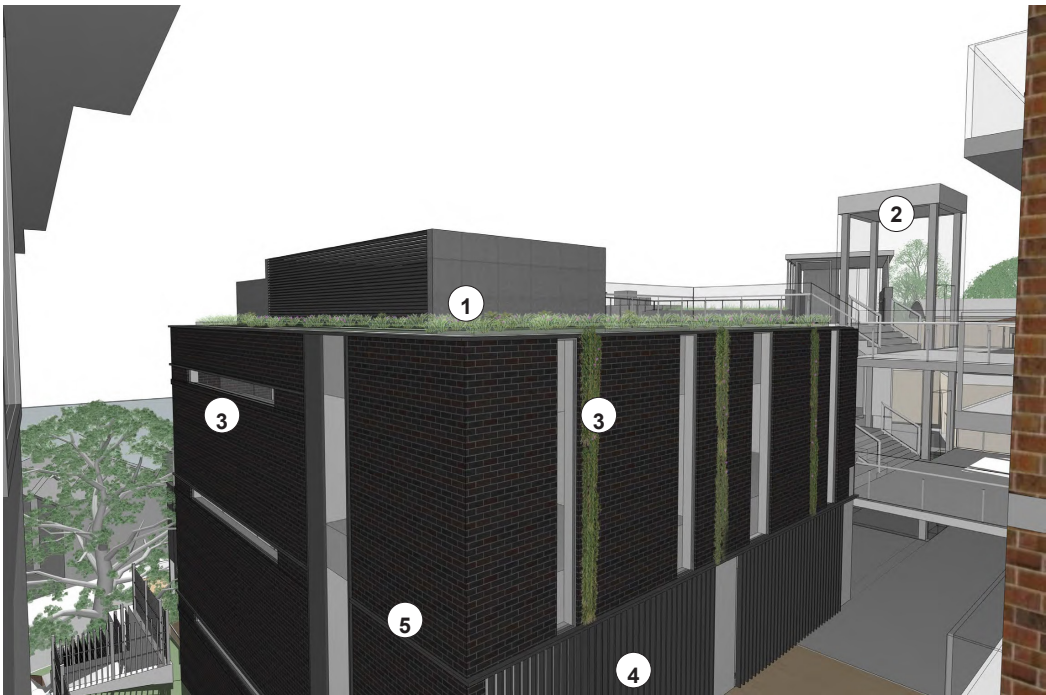


Original Community Consultation Scheme

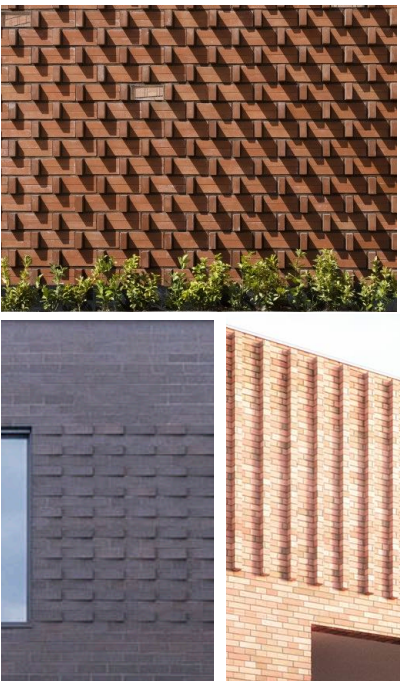


SSD Revised Scheme

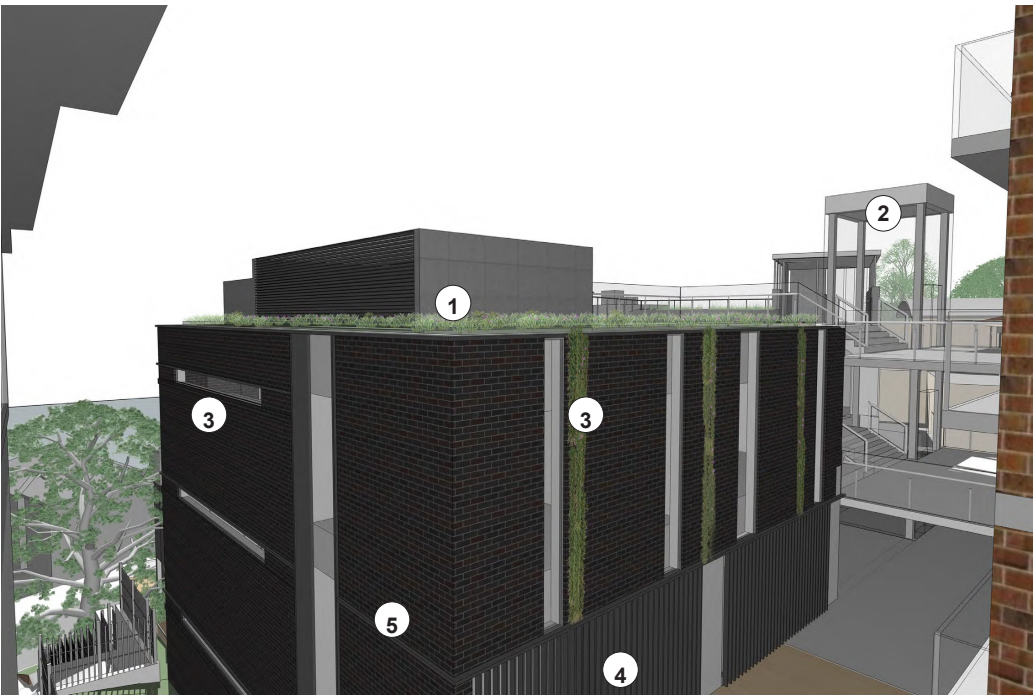
- ① Parapet reduced in height
Integrated planter
creating a landscape
buffer to 111 Carabella St
- ② Glazed lift
- ③ Introduced high level windows
and slot windows
- ④ Privacy screen
- ⑤ Brick detailing



Proposed Scheme



Facade Treatment - Brick Detailing



Original Community Consultation Scheme



SSD Revised Scheme



Original Community Consultation Scheme



SSD Revised Scheme



4.0 Figure 3 Solar Access

4.1 111 Carabella Street North Eastern Elevation

North Sydney Council

Comment:

The proximity to the boundary of the new Learning Hub building inclusive of the overall height of the building. The depth of the building is such that shadowing to 111 Carabella Street will be expanded and extended to being to cover the north eastern elevation of the building and further reduce

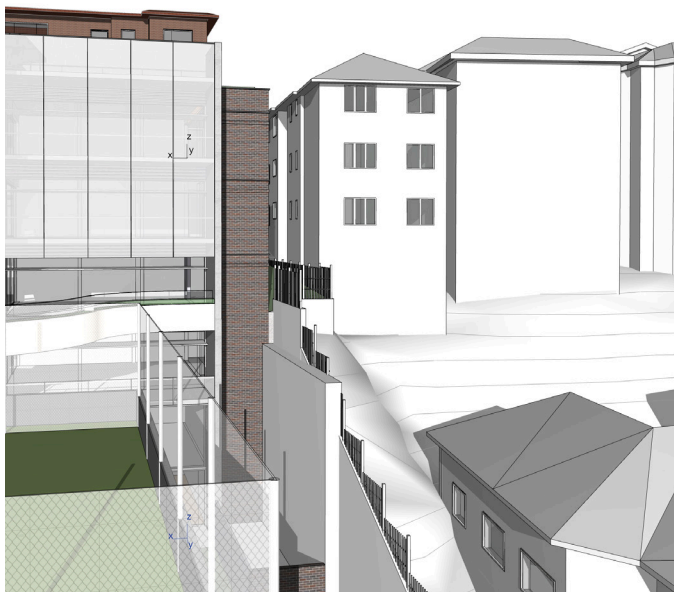
Response:

The bellow views illustrate solar access to the North Eastern Elevation of 111 Carabella during the morning on June 21. It can be seen that the proposed building will not impact the available solar access to this elevation.

Solar Access June 21



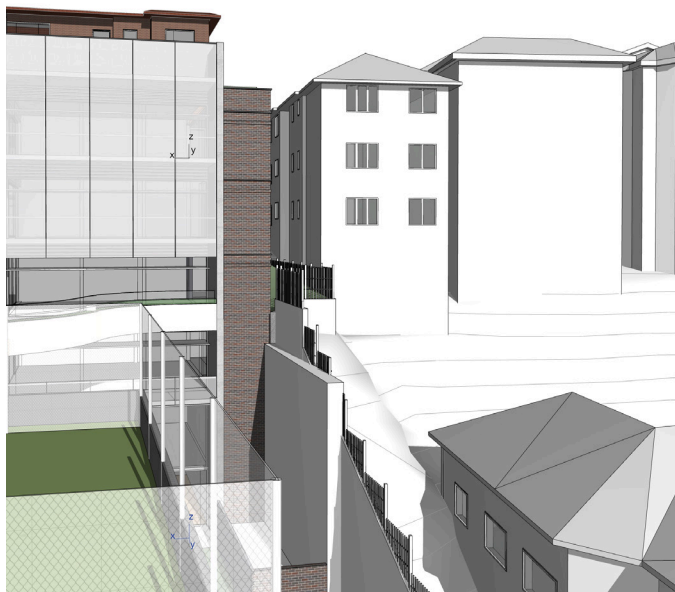
8am



8:30am



9am



10am

4.2 Figure 3b Solar Access 111 Carabella Street

EXISTING - JUNE 21ST



9:00 am

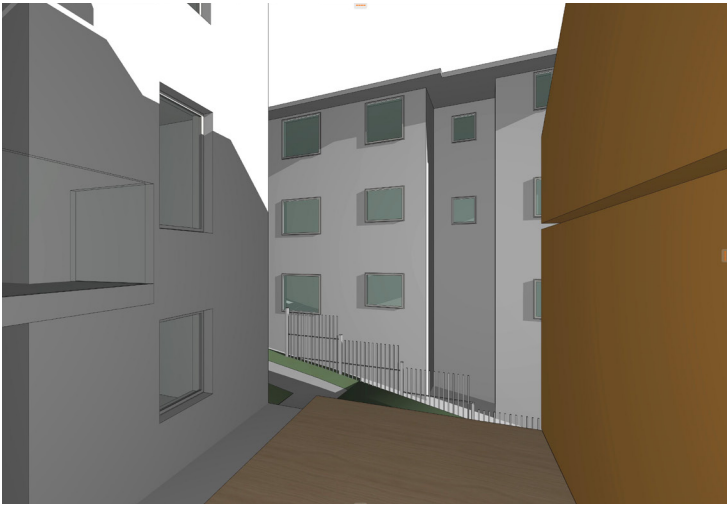


12:00 pm

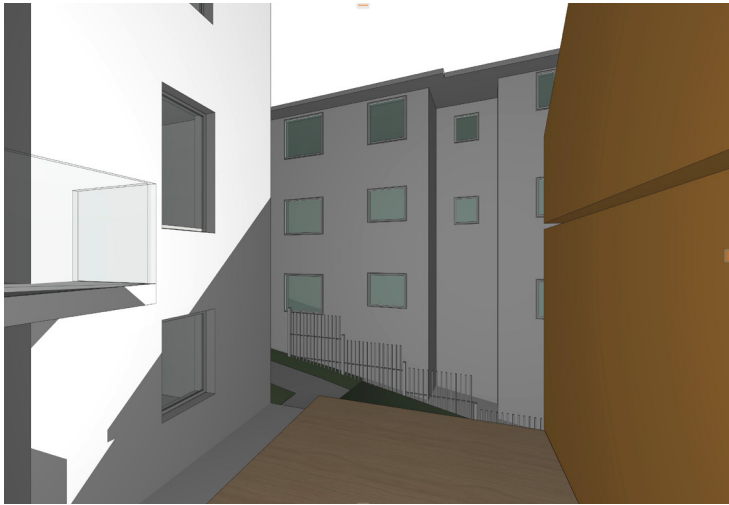


3:00 pm

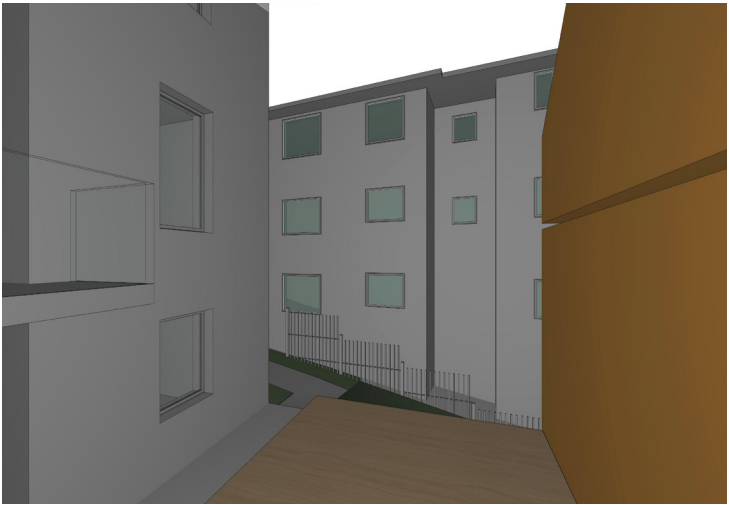
COMPLYING ENVELOPE - JUNE 21ST



9:00 am



12:00 pm



3:00 pm

PROPOSED SCHEME - JUNE 21ST



9:00 am



12:00 pm

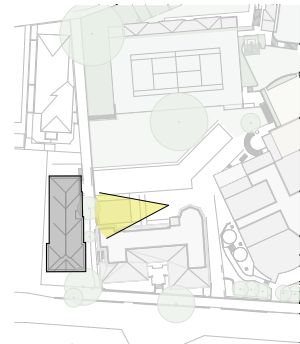


3:00 pm



- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 - ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
 - DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

keyplan



NTS

legend

03	25/7/17	SSD Submission	AWY
rev	date	name	by
			chk

fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street 4 + 61 2 9251 7077 w fjmtstudio.com



project
Master plan
85 Carabella Street, Kirribilli
Sydney NSW 2061

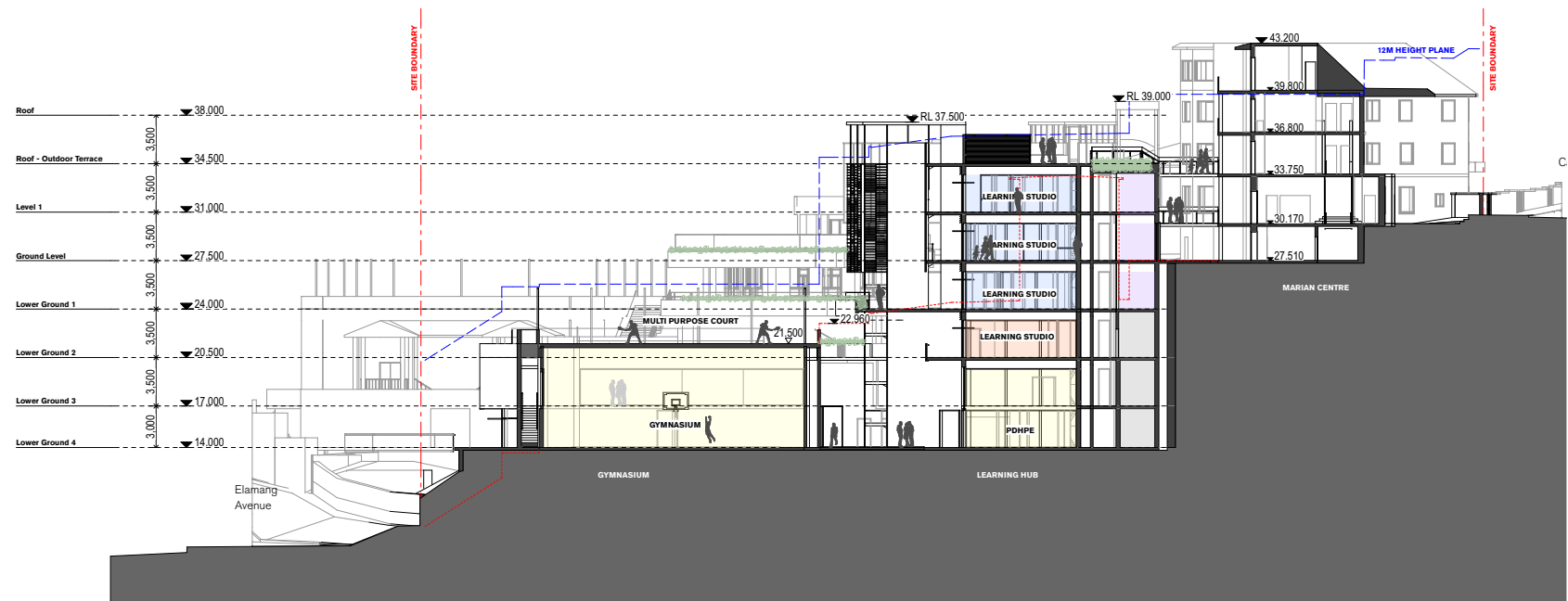
title
Shadow Diagrams
111 Carabella St Facade Shadow Studies

scale	Not to Scale	first issued	22	25/7/17
project code	sheet no.	revision		
LKMP	DA-5009	03		

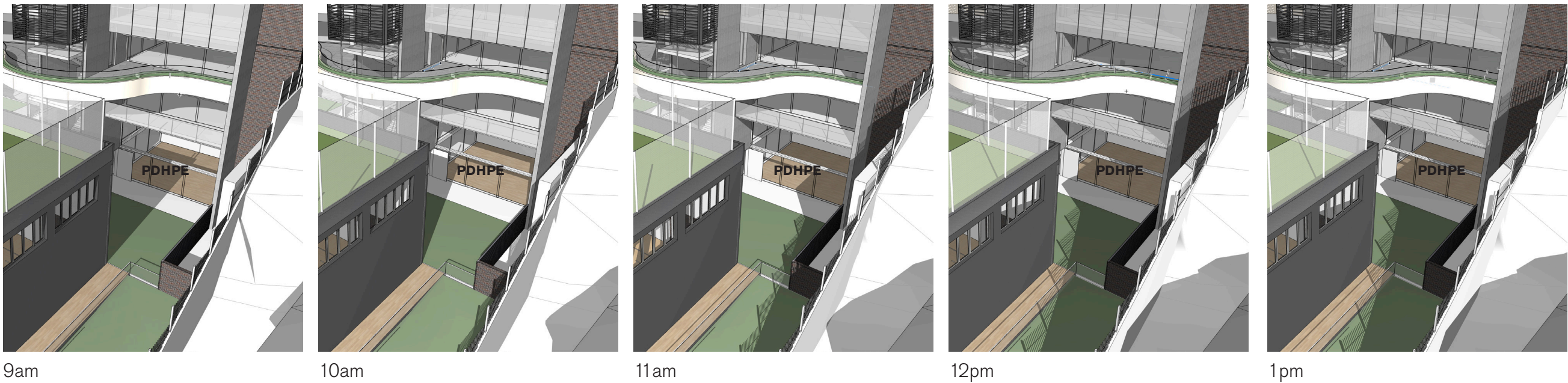
4.3 Figure 4 Solar Access PDHPE Lower Ground Level 3 and 4

Government Architect NSW

Comment : Satisfactorily provide natural light and air to all learning spaces including the PDHPE classrooms in Lower Ground 3 and 4 of the Learning Hub.



Solar Access June 21



5.0 Figure 4 Bicycle Parking

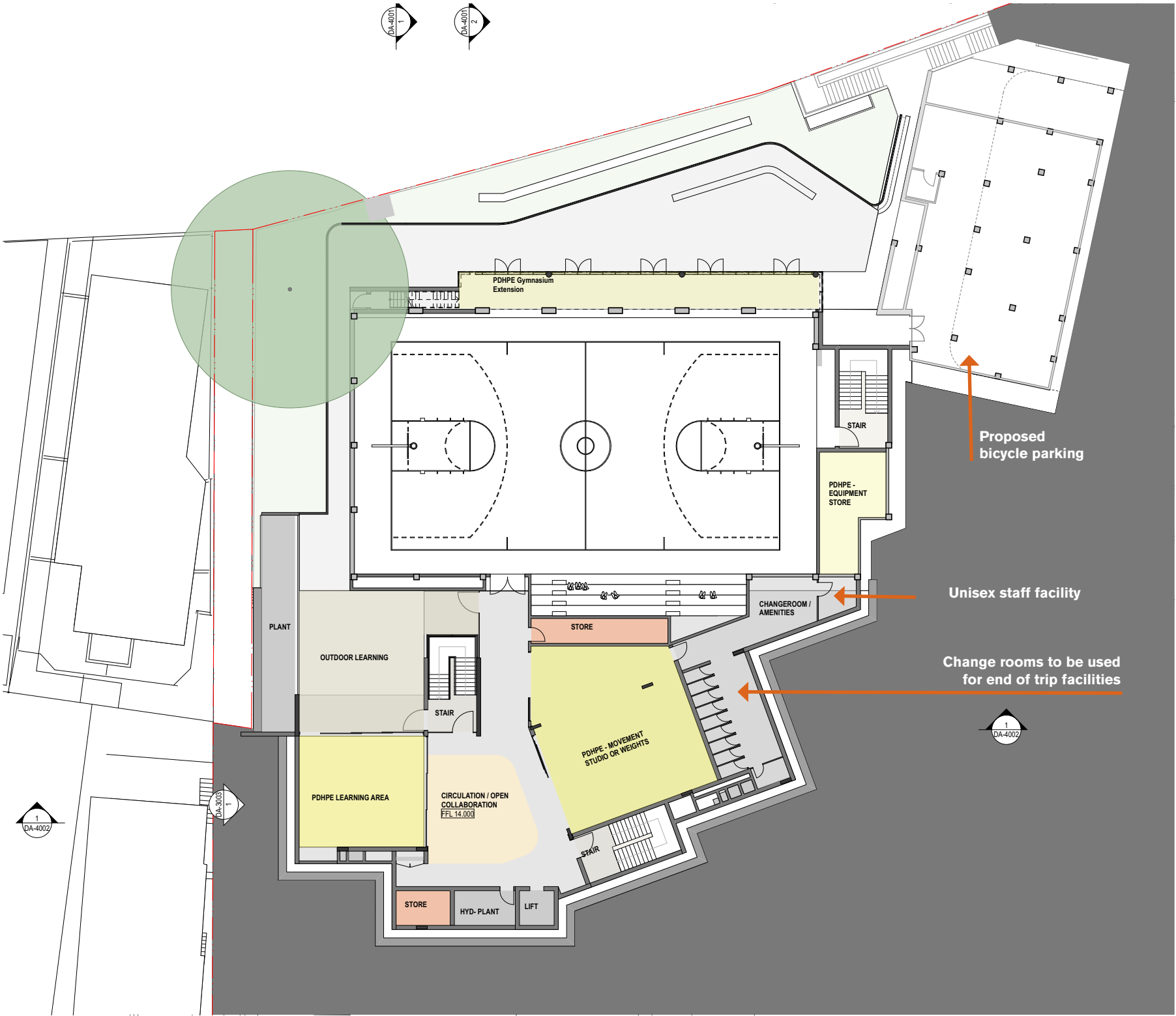
Government Architect NSW

Comment :

No bicycle parking is provided. The transport and traffic survey showed that no students or staff arrive at school by bicycle, and that the school is very well serviced by public transport. However due to the density of the surrounding residential area street parking is in high demand and therefore all car trips and parking to the school should be discouraged. Bicycle parking and end of trip facilities should be provided.

Response:

Approximately 20 bicycle parking spaces are able to be provided in the existing sports storage area on the lower ground level of Centenary Hall with the end of trip facilities within the adjacent Lower Ground level of the New Learning Hub. Access is able to be provided directly off Elamang Avenue via a stair ramp on the existing stairs.



6.0 Solar Access Marian Centre

Marian Centre

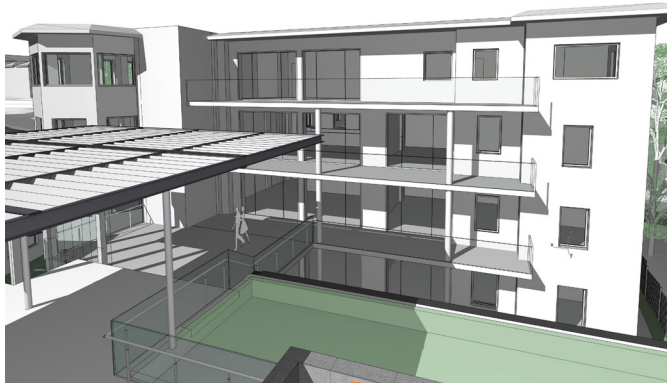
Solar Access



March 21 - Minimal Impact



9am



9am



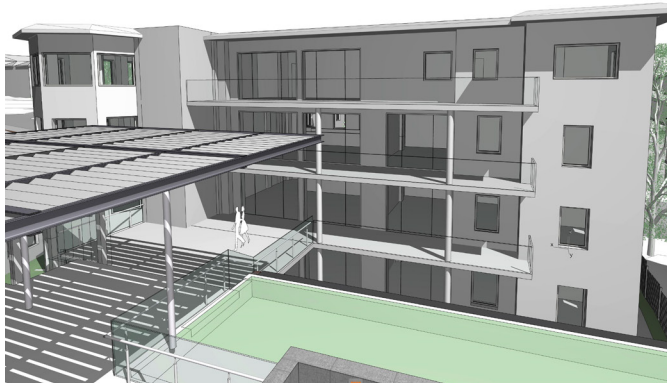
9am



9am



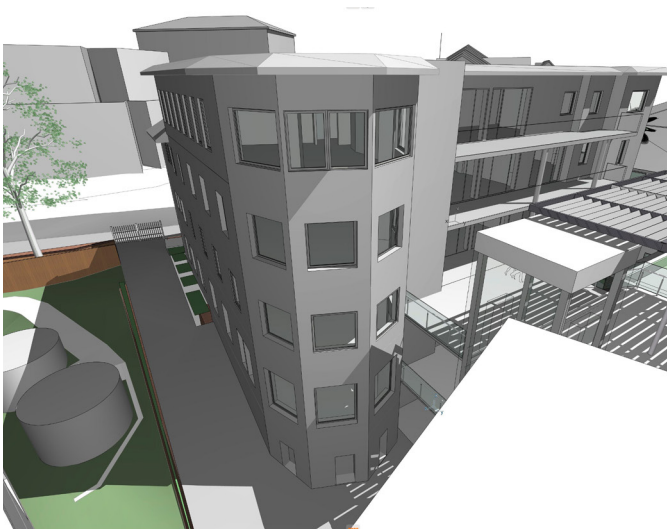
1pm



1pm



1pm



1pm

Marian Centre

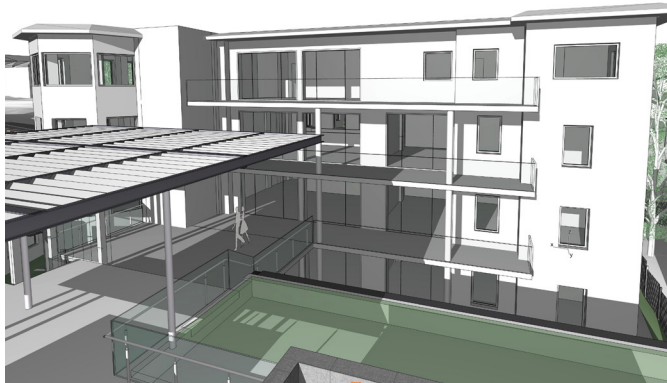
Solar Access



June 21 - Minimal Impact



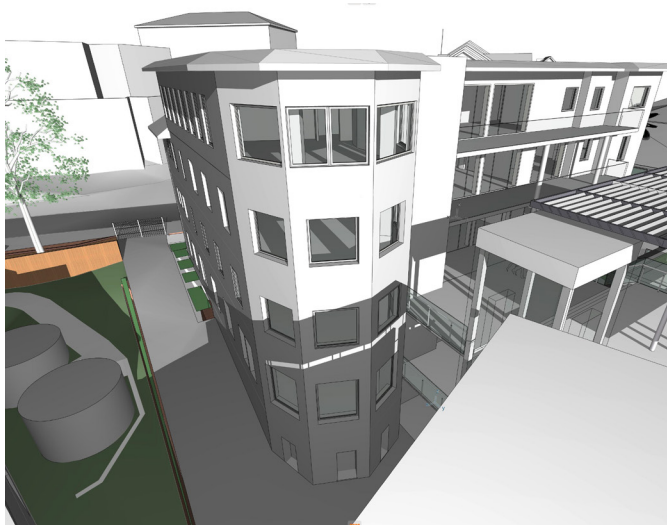
9am



9am



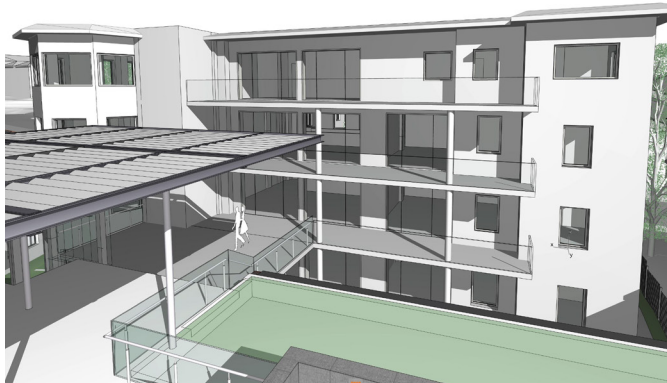
9am



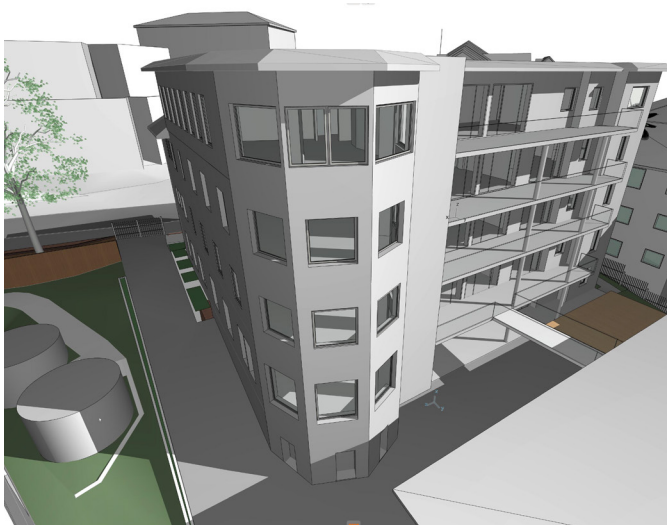
9am



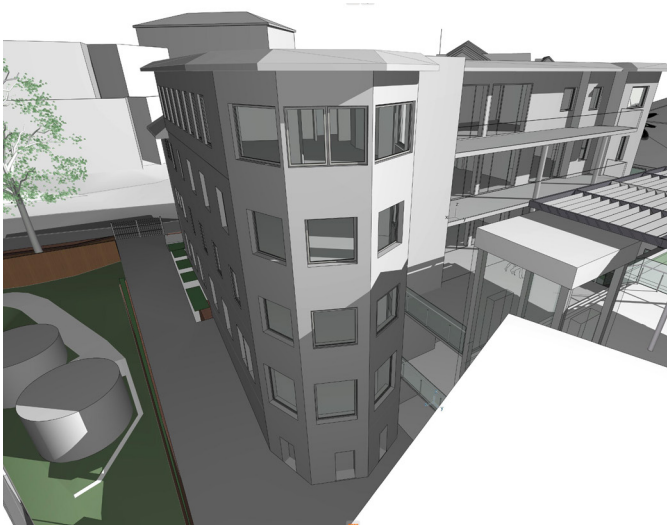
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1pm



1pm



1pm

Marian Centre

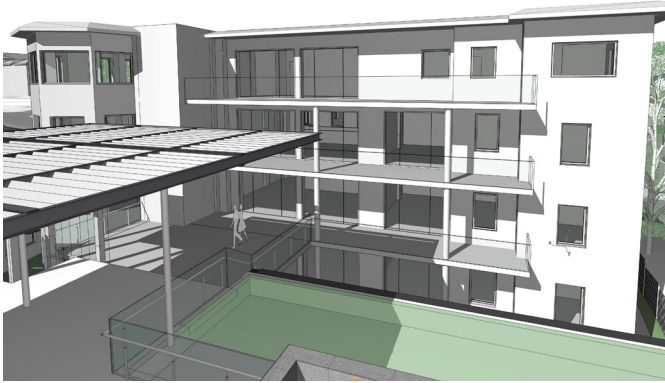
Solar Access



September 23 - Minimal Impact



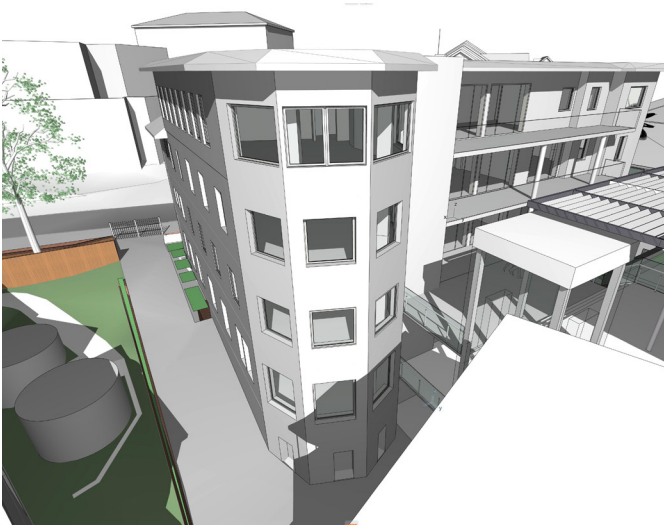
9am



9am



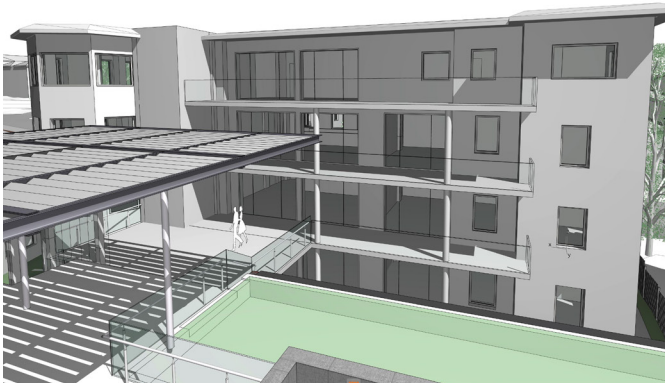
9am



9am



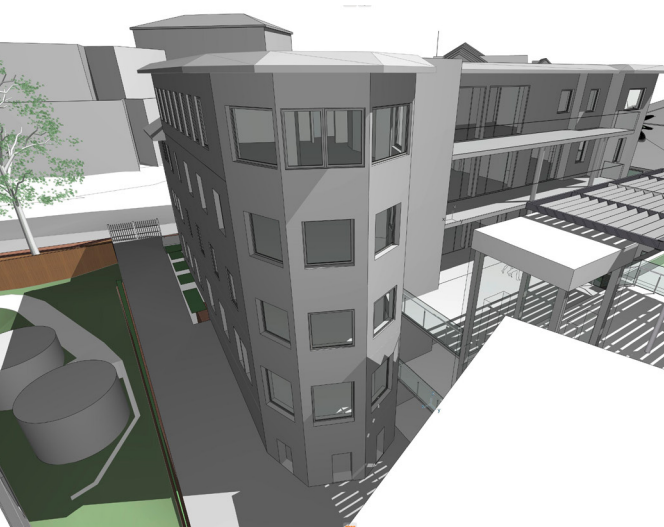
1pm



1pm



1pm



1pm

Marian Centre

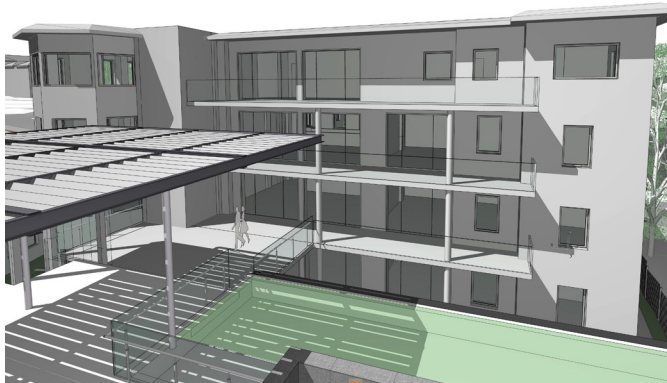
Solar Access



December - Minimal Impact



9am



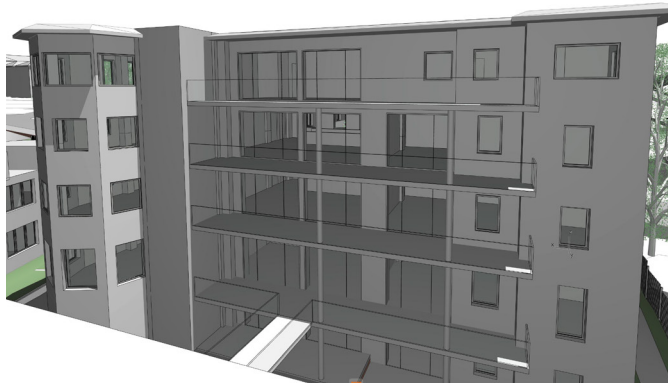
9am



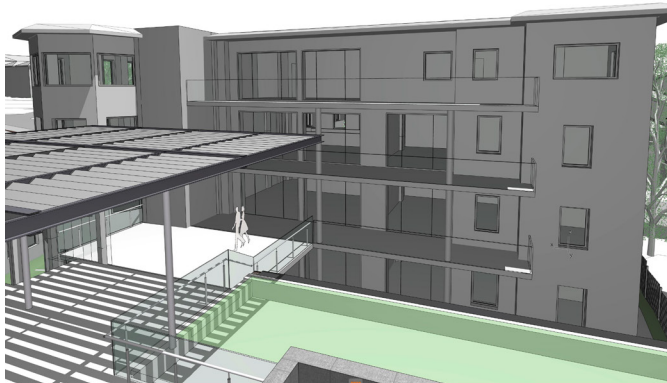
9am



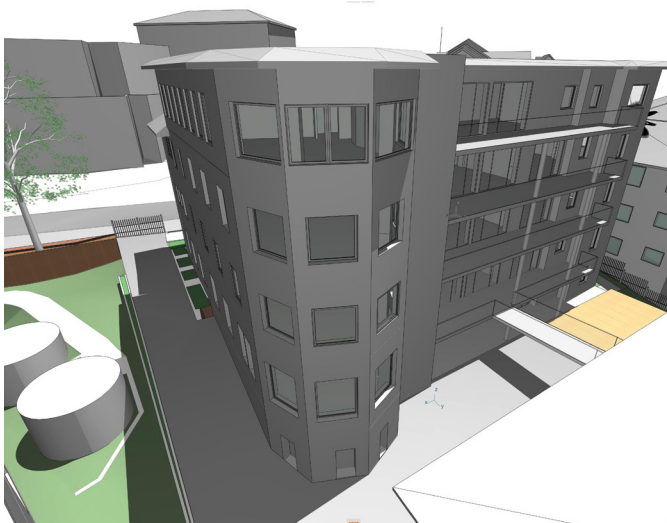
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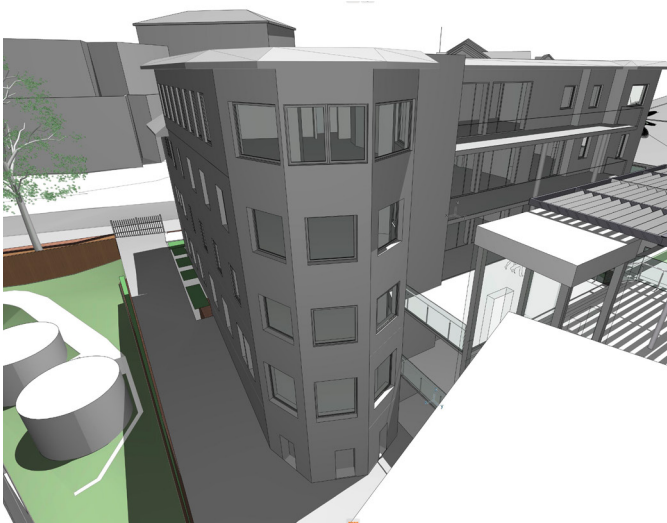
1pm



1pm



1pm



1pm

In Response to the Tranplan Letter 14/11/17 - 111 Carabella Street

4 PLANNING PRINCIPLES

4.1 View Sharing

Picture 1 references W7 from the View Impact assessment (refer below). It is acknowledged that the proposed development envelope will obstruct the existing harbour views, however this portion of the obstructed view is within the complying envelope (as indicated in orange). In order to maintain the harbour views illustrated in the provided photograph the height of the development would be required to match the existing B-Block height at RL33.620 which is approximately 3m below the allowable 12m LEP height plane.

Images from Tranplan Letter (Page 10)



*Picture 1 – Existing view of the harbour, forests & sky from inside the Living room (Ref W7 on View Analysis plans)**

U9/111 Carabella St - Oblique Views



PROPOSAL - ABOVE DCP/LEP HEIGHT CONTROLS

PROPOSAL - COMPLYING ENVELOPE

EXISTING VIEW

PROPOSED VIEW



W7 Living Room



W7 Living Room

240,000°

Picture 3 Page 11

Picture 3 incorrectly references W21 from the View Analysis Report. This photograph has been taken from the bedroom /study and should be referenced to W24 for comparison. Refer view from W24 (Drawing Sheet MP-61111 from the View Impact Assessment). From this view, there is no impact.

Images from Tranplan Letter (Page 11)



Picture 3 – Existing view of the harbour, forests & sky from inside the bedroom/study (Ref W21 on View Analysis plans)

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Figure 1 – Before & After from W21 on View Analysis plans*

Image from View Impact Assessment Drawing MP-61111 - W24 - Before & After View



W21, W22 Views

Images from Tranplan Letter (Page 13)

**Note 2: The impact of the proposal to the 2 apartments above i.e. W21 & 22 is similar; about a 50% reduction of views, but is due to the non-compliance. Refer to Figure 3 below.*



Figure 3 – Before & After from W21 & W22 on View Analysis plans

In regard to the view from W21, W22 and W23 views were tested from a number of angles to assess the percentage of overall view loss. Refer to the below image and attached drawing sheet SKMP-60.1/SKMP-60.2 for further details. W21 is taken from a worse case view point looking obliquely across the school site however when looking directly out of the window (Total View) there is no impact to the existing views. Also to note as illustrated below the view obstruction attributed by the non complying portion (shown in red) is considered to be relatively minor when considering both the total view and the oblique view and is the result of the non compliance with the DCP height plane, rather than the 12m LEP height control. W21 shows a small portion of harbour view loss and W22 shows small portion of sky loss from the non compliant envelope. Therefore the overall percentage view loss is considered to be minor.

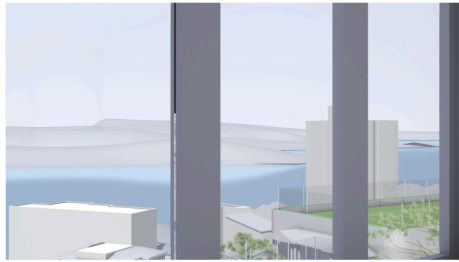
Images from SKMP-60.1 - W21

PROPOSAL - ABOVE DCP/LEP HEIGHT CONTROLS
PROPOSAL - COMPLYING ENVELOPE

fjmt

architecture
interiors
urban
landscape

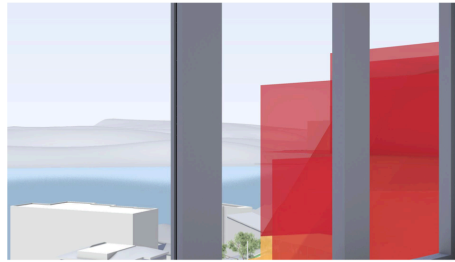
EXISTING VIEW



W21 - OBLIQUE VIEW

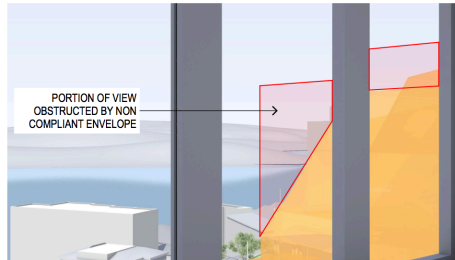
Bedroom

PROPOSED VIEW



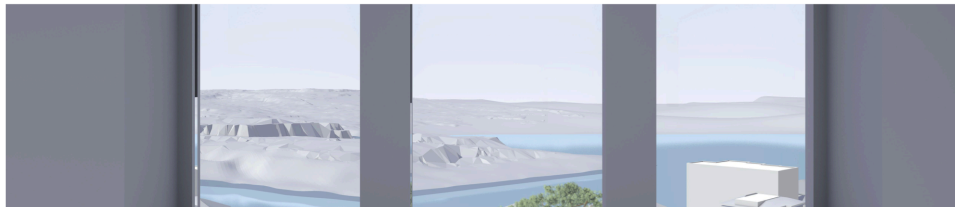
W21 - OBLIQUE VIEW

Bedroom



W21 - OBLIQUE VIEW

Bedroom



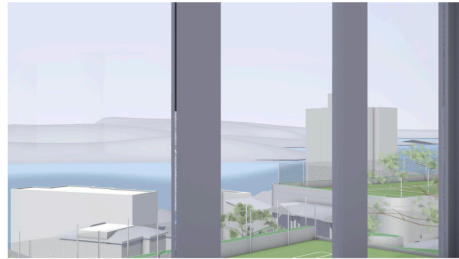
W21 - TOTAL PROPOSED VIEW

Bedroom

Images from SKMP-60.2 - W22

PROPOSAL - ABOVE DCP/LEP HEIGHT CONTROLS
PROPOSAL - COMPLYING ENVELOPE

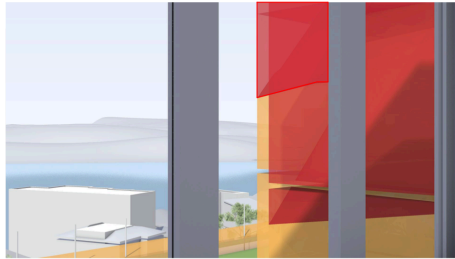
EXISTING VIEW



W22 - OBLIQUE VIEW

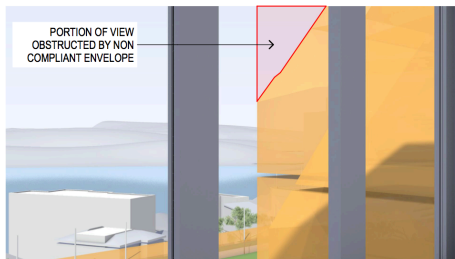
Bedroom

PROPOSED VIEW



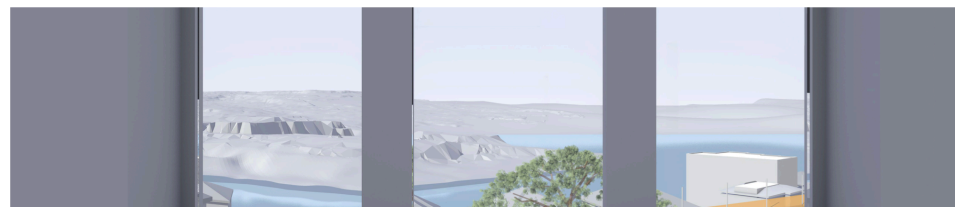
W22 - OBLIQUE VIEW

Bedroom



W22 - OBLIQUE VIEW

Bedroom



W22 - PROPOSED TOTAL VIEW

Bedroom

Images from Tranplan Letter (Page 12)

**Note the significant impact of the non-compliant proposal; about a 50% reduction of views*



Picture 4 – Existing view of the harbour, forests & sky from inside the bedroom room (Ref W23 on View Analysis plans)



Figure 2 – Before & After from W23 on View Analysis plans*

**Note 1: The significant impact of the proposal (compliant or not); about a 50% reduction of views.*

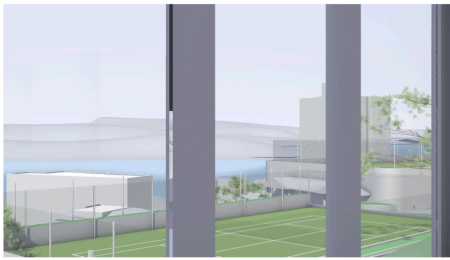
W23

The view loss in this view is attributed to the compliant portion of the proposed building envelope. Similar to above and in reference to the below images and attached drawing SKMP-60.3 when considering both the total view and the oblique view the impact of the compliant envelope is considered minor.

Images from SKMP-60.3 - W23

PROPOSAL - ABOVE DCP/LEP HEIGHT CONTROLS
PROPOSAL - COMPLYING ENVELOPE

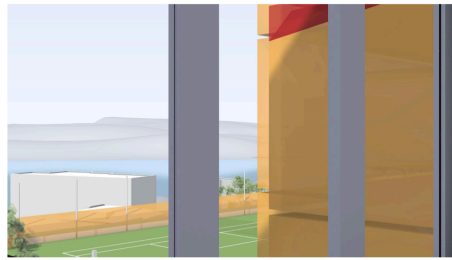
EXISTING VIEW



W23-OBLIQUE VIEW

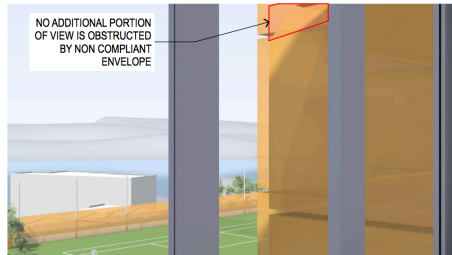
Bedroom

PROPOSED VIEW



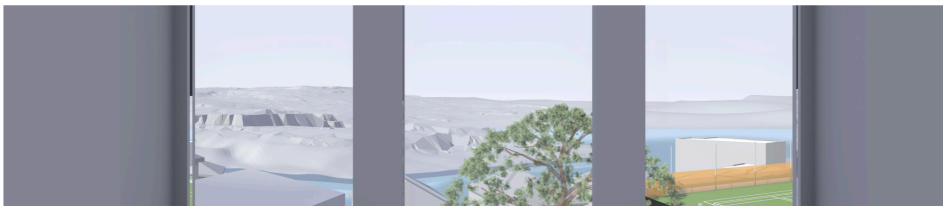
W23-OBLIQUE VIEW

Bedroom



W23 - OBLIQUE VIEW

Bedroom



W23 - PROPOSED TOTAL VIEW

Bedroom

Picture 5 Page 13 - W26

Picture 5 page 13 incorrectly references the view from window W26 in figure 4. Refer below to the correct reference for the W26 view from Drawing sheet MP-6111. From this image the proposed development envelope for the gymnasium extension does not obstruct the existing harbour views. The photograph provided (Picture 5) also further illustrates this as the existing tennis court is not as visible and also identifies a greater extent of harbour views than illustrated in the model views.

Images from Tranplan Letter



Picture 5 – Existing view of the harbour, forests & sky from inside the extended living / dining room
(Ref W26 on View Analysis plans)

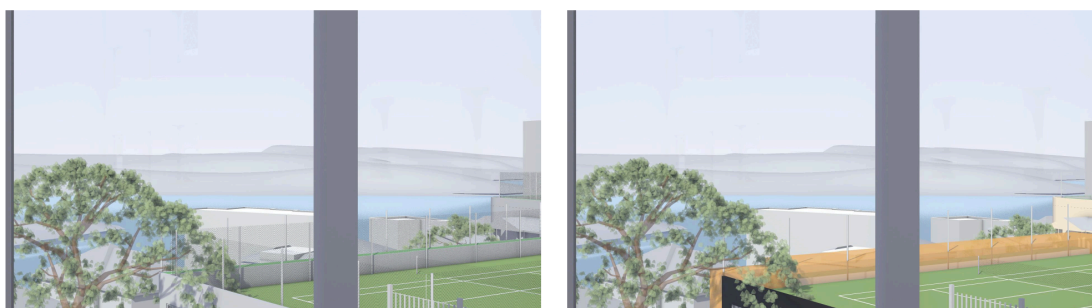
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Figure 4 – Before & after comparison from W26 *

Image from View Impact Assessment Drawing MP-61111 - W26 - Before & After View



W26 Bedroom

W26 Bedroom