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Aditi Coomar  
Department of Planning & Environment  
320 Pitt Street  
SYDNEY NSW 2000

Your Ref: SSD 7919

Council Ref: DA371/17  
(KRR) (CIS)

23 March 2018

Dear Madam,

**RE: REDEVELOPMENT OF LORETO SCHOOL (MASTERPLAN, STAGE 1 AND CONCEPT STAGE 2 AND 3)**

Council acknowledges receipt of the Response to Submissions prepared by Ethos Urban and provided to Council on 27 February 2018.

North Sydney Council has reviewed the revised proposal package. It is considered that beyond the submission of the Workplace Travel Plan, minor refinements to the design and supplementary heritage information, the proposal is not significantly changed and the further information is not considered to adequately respond to Council's concerns.

Particular concern is raised regarding local traffic concerns and the rejection by the applicant to consider the internalisation of a pick-up / drop off zone. Whilst an increase in student population is not specifically noted as being sought as part of this proposal, *Planning Circular PS 17-004 Regulating Expansion of Schools* makes it clear that absolute caps to student numbers in the form of conditions of development consent should be avoided particularly if impacts can be reasonably addressed through amendments in the application and negotiated during the assessment process.

The subject proposal will increase the potential for the school to take on more enrolments and increase the school's student and staff population. This application seeks a 50-year term in which to undertake works but has no corresponding 50-year traffic projection plan in place to deal with current traffic issues nor projected traffic issues. It is utopian to expect that there won't be additional pressure on the school to increase student population in the coming years. With no consideration given to provision of an internalised pick up / drop off point, the proposal in its current form can only exacerbate the local temporal traffic problems the area is experiencing. This issue is of such concern, that were Council assessing the proposal, it would likely withhold any consideration for approval until a mutually agreeable outcome was negotiated.

Council also notes that other schools in near vicinity including Shore North Sydney have recently undergone major alterations and additions and have been able to incorporate internalised pick up and drop off facilities to their proposals to facilitate increased demand. Whilst it is appreciated that the Loreto School site is a more constrained site, given that the School has put forward a Master Plan application seeking a 50-year approval timeframe, approval of such a proposal without any adequate resolution for pick up and drop off of children can only be to the detriment of the local Kirribilli residents.

Accordingly, Council reconfirms its objection to the development and requests that the application be held in abeyance until the current and future traffic impacts caused by the current school operation are resolved.

I trust that North Sydney Council's additional comments will be taken into consideration prior to the determination of this application. Should you have any questions regarding Council's submission, please contact Kim Rothe, Senior Assessment Officer, on 9936 8100.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Beattie', with a long horizontal flourish extending to the right.

Stephen Beattie

**MANAGER DEVELOPMENT SERVICES**