



9th November 2017

Karen Harragon
Director, Social and other
Infrastructure Assessments
320 Pitt St
SYDNEY NSW 2000

Dear Karen,

Please find our review of the SSD 7919 proposal for the Loreto Kirribilli Concept Proposal and Stage 1 Development Application.

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.

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.
- Seek to reduce the impact on view and amenity where the proposed buildings are within the limitations of the LEP/DCP height maximums.
- 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)
- Demonstrate the ability to replace significant trees. The proposal has a negative impact on the available deep soil on the site.
- Satisfactorily provide natural light and air to all learning spaces including the PDHPE classrooms in Lower Ground 3 and 4 of the Learning Hub.
- Address potential privacy issues from the accessible roof spaces to the adjacent apartments.

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GA NSW

- 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.

Kind regards,



Olivia Hyde
Director of Design Excellence

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COMMENTS IN RESPONSE TO STATE SIGNIFICANT DEVELOPMENT APPLICATION SSD 7919 LORETO KIRRIBILLI CONCEPT PLAN AND STAGE 1 DEVELOPMENT APPROVAL.

BACKGROUND

The Department of Planning has asked the Government Architect NSW to provide independent design review commentary on State Significant Development application SSD 7919 Loreto Kirribilli Concept Proposal and Stage 1 Development Approval.

The application is for demolition of existing buildings, removal of a significant number of trees, the construction of new school buildings and connector elements which will improve the access and connectivity throughout the school.

The proposal does not increase the student numbers significantly. It is stated that the current student population is not adequately catered for in the existing school buildings.

REVIEW

This review is conducted with reference to the GA NSW Design Guide for Schools.

1. Context, built form and landscape

The school exists in a built up and mostly residential area and is extremely confined within its' boundaries. Due to the quantity of building already existing on the school grounds the new works do not have a significant impact on the view of the school from streets surrounding the site. There is significant impact on light and views to the apartment buildings adjacent to the school in Carabella St.

The Stage 1 proposal includes one significant new building which requires the demolition of existing buildings and the removal of a grade A (highly significant) tree. 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.

The height exceedance of the northern precinct connector building is acceptable to the minimal impact on surrounding views and amenity.

2. Sustainable, efficient and durable

The proposal includes ESD elements sufficient to achieve a 6 star Green Star As Built rating. This is commended.



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.

3. Accessible and inclusive

The proposal is largely directed by a need to improve the accessibility and connectivity through the school and the concept plan appears to address these issues cleverly and efficiently by proposing 'connector' elements which provide lifts and rationalise the pathways through the school.

Loreto Kirribill is a private school and so while the contribution to their own school community is very high, they have not noted any access or support to the wider community in terms of access to spaces or facilities after hours. No strategy to improve performance in this way has been included in the proposal.

4. Amenity

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.

5. Health and Safety

The health and safety of the student and staff population has been well considered throughout the proposal.

6. Whole of Life, flexible, adaptable

A key factor in the sustainability of a school over time will be in its' ability to be flexible as educational pedagogy evolves. The proposal addresses the need for flexibility in teaching methods.

7. Aesthetics

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.

DESIGN EXCELLENCE PROCESS

No design excellence process has been undertaken for this project, though it is noted the architectural firm generally produces work of a high standard and is included on the NSW Government Architects Pre-Qualification List for Strategy and Design Excellence.

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