

Ms Kate Tudehope  
Associate Director – Planning  
Ethos Urban  
173 Sussex Street  
SYDNEY NSW 2000

22/06/2020

Dear Ms Tudehope,

Loreto School Redevelopment – Modification 2 (SSD-7919-Mod-2)  
**Response to Submissions**

The exhibition of the development application including the Modification Report for the above proposal ended on 17 June 2020. All submissions received by the Department of Planning, Industry and Environment (the Department) during the exhibition of the proposal are available on the Department's website at <https://www.planningportal.nsw.gov.au/major-projects/project/26066>.

In accordance with clause 85A of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation), the Planning Secretary requires the Applicant to respond to all issues raised in these submissions and public authority advice in the Response to Submissions (RTS) report. Where necessary, technical supporting documents must be revised.

The Department has also undertaken a preliminary assessment of the EIS and, in addition to the issues raised in the submissions, the Department requests that you address the concern raised below.

**Visual impact of modified lift overrun**

The Department raises strong concerns that the proposed changes to the materiality of the lift overrun (from a transparent glass to concrete) would result in an adverse impact on the sky views enjoyed by the residents on the western side of the site (at 111 Carabella Street).

The Department's view impact assessment of the original proposal concluded that the transparent material of the lift overrun would assist in retaining the visual permeability and sky views for the affected neighbours. However, the proposed modification would not result in improving this previously assessed outcome. As a result, the Department considers that the proposed material of the lift overrun should be converted to a transparent material like glass (as previously approved).

Otherwise further justification should be provided as to why the proposed materiality change would result in a better outcome for the proposal, in terms of the view impacts.

Please provide the RTS report to the Department by 22 August 2020.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which your response to submissions is received by the Secretary are not included in the deemed refusal period.

If you have any questions, please contact Kathryn Glover, who can be contacted on 02 0274 6558 or at [Kathryne.Glover@planning.nsw.gov.au](mailto:Kathryne.Glover@planning.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'KH', with a stylized flourish extending to the right.

Karen Harragon  
Director, Social And Infrastructure Assessments  
Social & Infrastructure Assessments

**as delegate for the Planning Secretary**

