



architecture
interiors
urban
landscape
community

21/07/20

Karen Harragon

Director,
Social And Infrastructure Assessments
as delegate for the Planning Secretary
NSW Planning, Industry and the Environment

Dear Karen,

**Loreto School Redevelopment – Modification 2 (SSD-7919-Mod-2)
Response to Submissions_ Visual impact of modified lift overrun**

We write in response to your letter to Ethos Urban dated 22/06/20 regarding the change of materiality of the lift and lift overrun on the roof top of the new development at Loreto Kirribilli from glazing to off form concrete.

As the project has developed, we are continually reviewing material costs to achieve the best outcome for both the school and also the neighbouring properties to meet our project budget.

Unfortunately the current cost of the lift glazing has increased substantially. Due also to current circumstances, to minimise the risk of supply chain delay for the glazing and a potential further increase to costs, we have elected to revise the materiality to an off form concrete finish.

The relocation of the kitchen exhaust system and the significant reduction of the mechanical plant, on the roof has opened up this area to provide a greater sense of space and access to views for the neighbours to the west (refer to **Attachment 1**). The height of the lift overrun has also been reduced. These improvements will greatly enhance the roof top amenity which will assist with the off setting of the material change. Due to the thermal requirements for the glazing, we do note that completely clear glass is not achievable, therefore any glass used would need a tint or a performance film which will reduce the transparency.

Our intention is to use a high quality off form concrete which we are confident that we can achieve due to the rectilinear lift form.

We trust that the above information assists with an understanding of the view loss and our strategies to provide an improved amenity for the neighbours as they look across the roofscape.

Yours sincerely,

Elizabeth Carpenter

Managing Principal

Directors

Richard Francis-Jones
Jeff Morehen

Principals

Elizabeth Carpenter
Geoff Croker
David Haseler
Christine Kwong
Johnathan Redman
Sean McPeake
Adrian Yap
Simon Barr
Annie Hensley
Lina Sjögren
James Perry

Associate Principal

John Perry

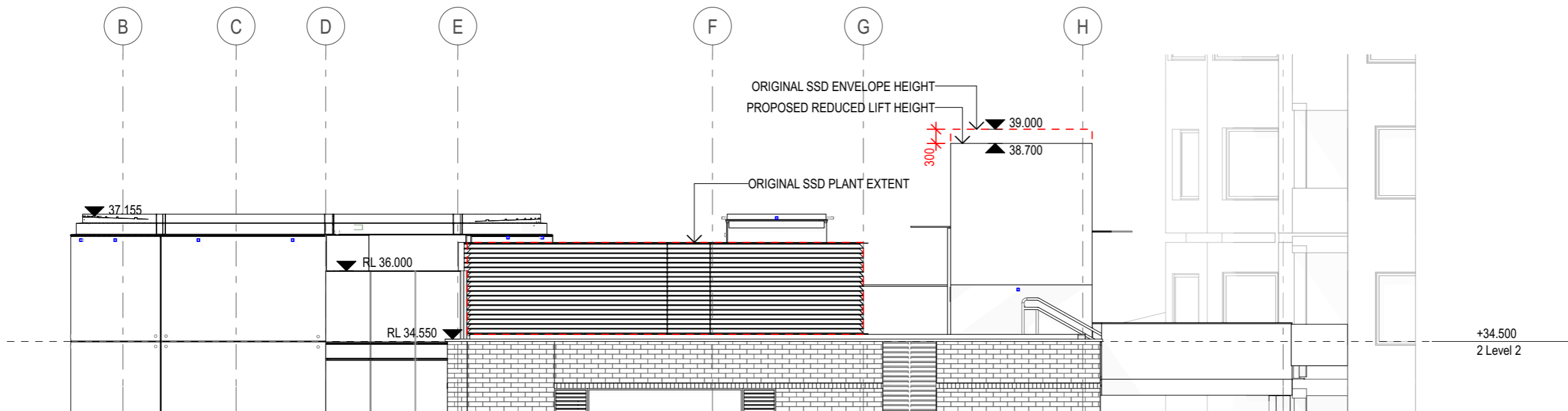
Senior Associates

William Pritchard
Soenke Dethlefsen

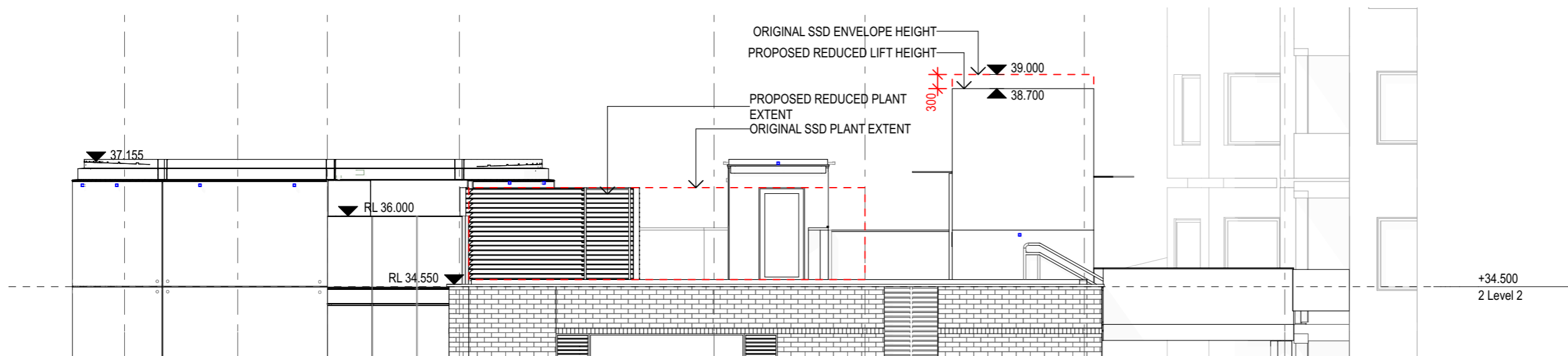
Associates

Christopher Bridge
Andrew Chung
Phillip Pham
Daniel Bourke
Louise Goodman
Michelle Ho
Alison Jones
David Moody
Katherine Tracey
Kathleen Selle
Iain Blampied
Cassandra Halpin-Smyth
Richard Tripolone

cc fjmt file, fjmt accounts



West Elevation - Original SSD Plant
1:100



West Elevation - Reduced S4.55 Plant
1:100

