

Ms Maree Johnstone  
Business Manager

LORETO KIRRIBILLI LIMITED  
85 Carabella Street  
Kirribilli New South Wales 2061

05/07/2019

Dear Ms Johnstone

Modification 1 Loreto Kirribilli – Alternations to the built form (SSD-7919-Mod-1)  
**Request for Additional Information**

I refer to application, Modification 1 – Alterations to the built form Loreto Kirribilli (SSD-7919-Mod-1), at 85 Carabella Street, Kirribilli. After careful consideration, the Department is requesting that you provide the following additional or amended information to enable assessment of the application:

- The proposed modification would result in amendments to the building envelopes as approved by the Concept Proposal. Therefore, the approved architectural / landscape / stormwater plans in Schedule 2 of the development consent (Concept Proposal) must be resubmitted including the changes to the Stage 1 building envelope.
- The Modification Report must be amended to reflect that the modification relates to both the Concept Proposal and Stage 1 works (not only the Stage 1).
- The photomontage submitted as part of the Design Report does not correctly reflect the roof top plant room envelope over the amended innovation centre. A high balustrade appears to be proposed at the roof level. The plan / elevation and photomontage for the innovation centre should be consistent with each other.
- No sections have been provided (cross and long) through the innovation centre. Given that the internal spaces have been modified, the approved 'Sections' as listed in Schedule 2 and 3 should be amended and resubmitted. The amended sections through the buildings must clearly demarcate all finished floor levels (FFL) and relative levels (RL).
- The Modification report states that the plant room from the western boundary is relocated within the plant room on the roof. However, it is noted that an additional plant room is proposed on the south-eastern edge of the innovation centre roof (DA-2207). The FFL and RL of this plant room are required to assess the impact of the additional mass on the amenity of the adjoining residents. The roof plan should identify this additional enclosure (currently not labelled).

Please note that this is the most visually sensitive area of the site, due to its impact on the views currently enjoyed by the adjoining residents at No. 111 Carabella Street. The Visual Impact Analysis addendum shows that the plant room would be partly visible from Unit 9 / 111 Carabella Street (the upper level unit facing east). The impact of a roof garden (as originally approved) at this location is more suitable than a plant room enclosure

(notwithstanding that it is low height). You are requested to provide satisfactory justification to demonstrate that this plant room cannot be located elsewhere on the site.

- The FFL of the 'Lower Ground Floor' in DA-2201 is marked as 17.4 metres (m). The approved FFL of this floor was 17.00m. The discrepancy in the FFLs should be clarified in the amended plans.
- The 'Core Teaching Area' in DA-2501 is at FFL 23.76m. The approved FFL in this plan was 23.5m. Given that this level connects to other outdoor areas, clarification is required to demonstrate that level access is available in all areas surrounding this building.
- Additional FFLs / RLs are required to be marked on the outdoor courtyard areas (proposed to be modified or redesigned), both in the architectural and landscape plans. There are several level changes in the internal courtyards, and equitable access between all levels should be ensured.
- Additional FFLs and RLs are required to be provided on the 'Roof Plan' (DA-2207) to clearly demarcate the modified roof levels and plant room / stairwell / lift levels.
- The submitted western elevation for the innovation centre indicates that the sizes of the window openings have been increased. Additionally, a number of these windows would now be part of the learning studios / studio workshop areas, whereas previously these areas were used for storage (not habitable). Additional sight line diagrams / privacy analysis is required to demonstrate that the amendments to the sizes of the windows would not have additional impact on the adjoining neighbours to the west.
- Elevational shadow diagrams, identifying impacts of the proposed innovation centre on the Marian Centre, were provided as part of the original application. Given that the amendments to the envelope of the innovation centre would result in additional overshadowing of the Marian Centre, the elevational shadow diagrams should be re-submitted.
- The Modification Report does not indicate whether changes to the external finishes and materials are proposed. It appears from the Design Report that external finishes have been amended. During the assessment of SSD-7919, concerns were raised regarding the proposed building finishes. In response, the external finishes of the outdoor terraces and the lower floors of the buildings were proposed to include the sandstone and lighter colours (render) to match the existing buildings on the site. This is not reflected in the modification application. A table comparing the proposed amendments to the external finishes and any associated impacts of the changes, on the surrounding heritage conservation area or the heritage listed buildings on the site, should be provided.
- A loading area was identified in the previously approved 'Ground Level Plan DA-2205'. This loading area has been excluded from the amended plan. Please include this loading area and identify whether truck manoeuvring is impacted by the proposed reorientation of the building envelope (swept path diagrams may be needed).
- The staff room in DA-2206 includes one window opposite the east facing windows for the units at No. 111 Carabella Street. Previously this was a window for a circulation area (occasional use). However, this window, as modified, would be frequently used by the staff

members. Additional information is required to clarify the location of this window and any additional privacy impacts on the neighbours (sightlines may be needed).

- The previously approved outdoor courtyard, to the north of the rooms labelled as 'PDHPE' in the lower ground (level 4 and level 3), is proposed to be deleted. Please provide solar access diagrams to demonstrate that the PDHPE spaces would receive appropriate sunlight at these levels (this was raised as a concern during the assessment of SSD-7919).

You are requested to provide the information, or notification that the information will not be provided, to the Department by Mon 05 August 2019. If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

If you have any questions, please contact Aditi Coomar, who can be contacted on 8217 2097 or at [aditi.coomar@planning.nsw.gov.au](mailto:aditi.coomar@planning.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Beattie', with a stylized, flowing script.

Andrew Beattie  
Team Leader School Infrastructure Assessments  
Social And Infrastructure Assessments