



Loreto Kirribilli
IPC Briefing
11th September 2018

Loreto Kirribilli IPC Briefing DoP Conditions for discussion

B5 Building Design - To maintain appropriate levels of privacy to the adjoining neighbours and enable view sharing, the Applicant must modify the design of the “learning hub” building, through the following:

- (a) Delete the raised roof garden;
- (b) Floor level of the roof must not exceed FFL 34.5;
- (c) Restrict any access to the roof above the learning hub except for maintenance and cleaning purposes only;
- (d) Remove the 1.5 m high glass balustrade and propose alternative balustrades;
- (e) Access for circulation or fire egress purposes is restricted to the area between Marian Centre and the lift /stairs at the southern end only; and
- (f) Remove any lift opening on the northern side.

E17 Landscaping - The roof above the learning hub must not include a roof garden.

F8 - The roof top of the new learning hub in the western precinct is to be only used for maintenance and cleaning purposes and not for any other use.

F9 Noise Control - Other Uses - The roof area between the Marian Centre and the learning hub, up to the southern façade of the building is to be used for circulation between the two buildings (Marian Centre and learning hub) to avoid any adverse amenity impact on the surrounding residents.

Loreto Kirribilli Development Consent Condition B5 - Building Design

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- (c) Restrict any access to the roof above the learning hub except for maintenance and cleaning purposes only;
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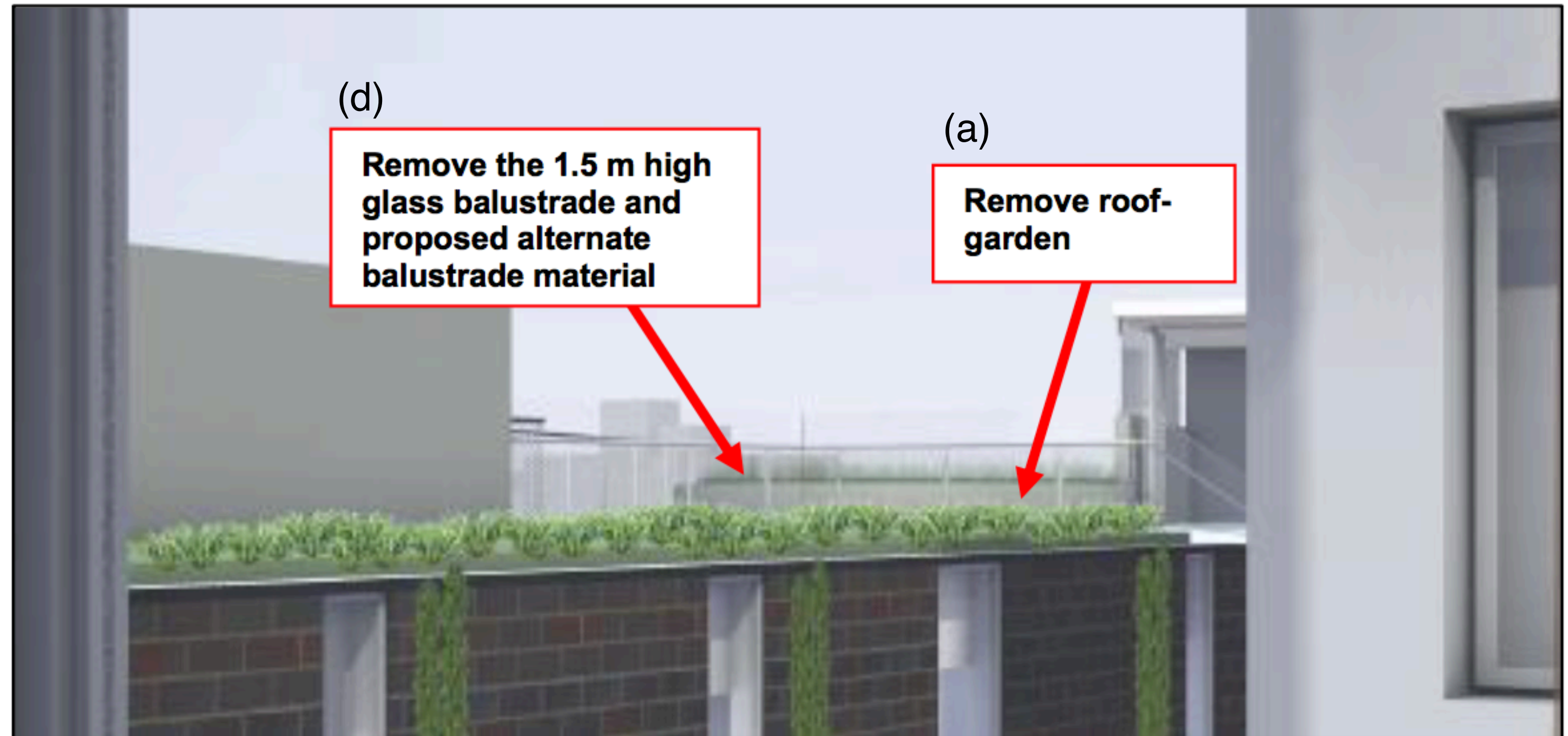


Figure 36: View of the roof from Unit 9/111 Carabella Street (Source: Applicant's RtS)

(Source: Page 43 - DPE Environmental Assessment Report)

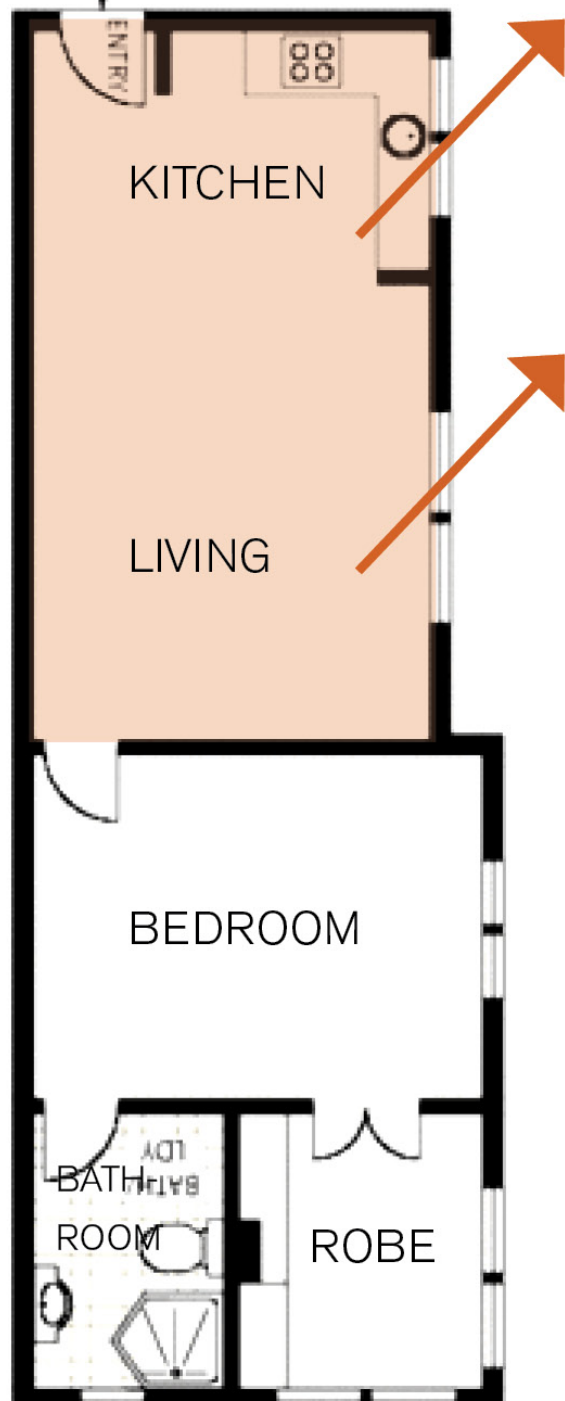
Loreto Kirribilli Unit 9/111 Carabella Street



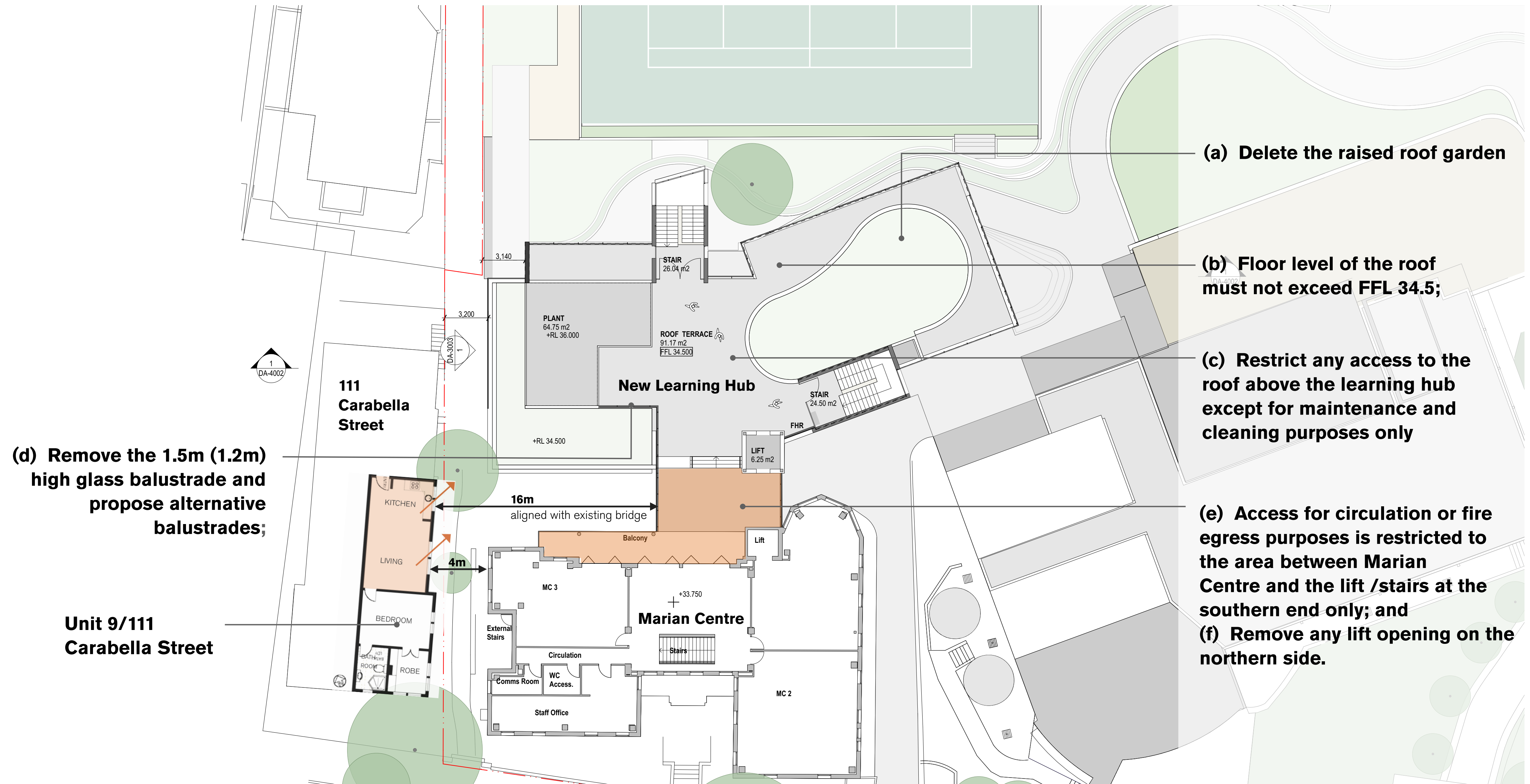
Kitchen window



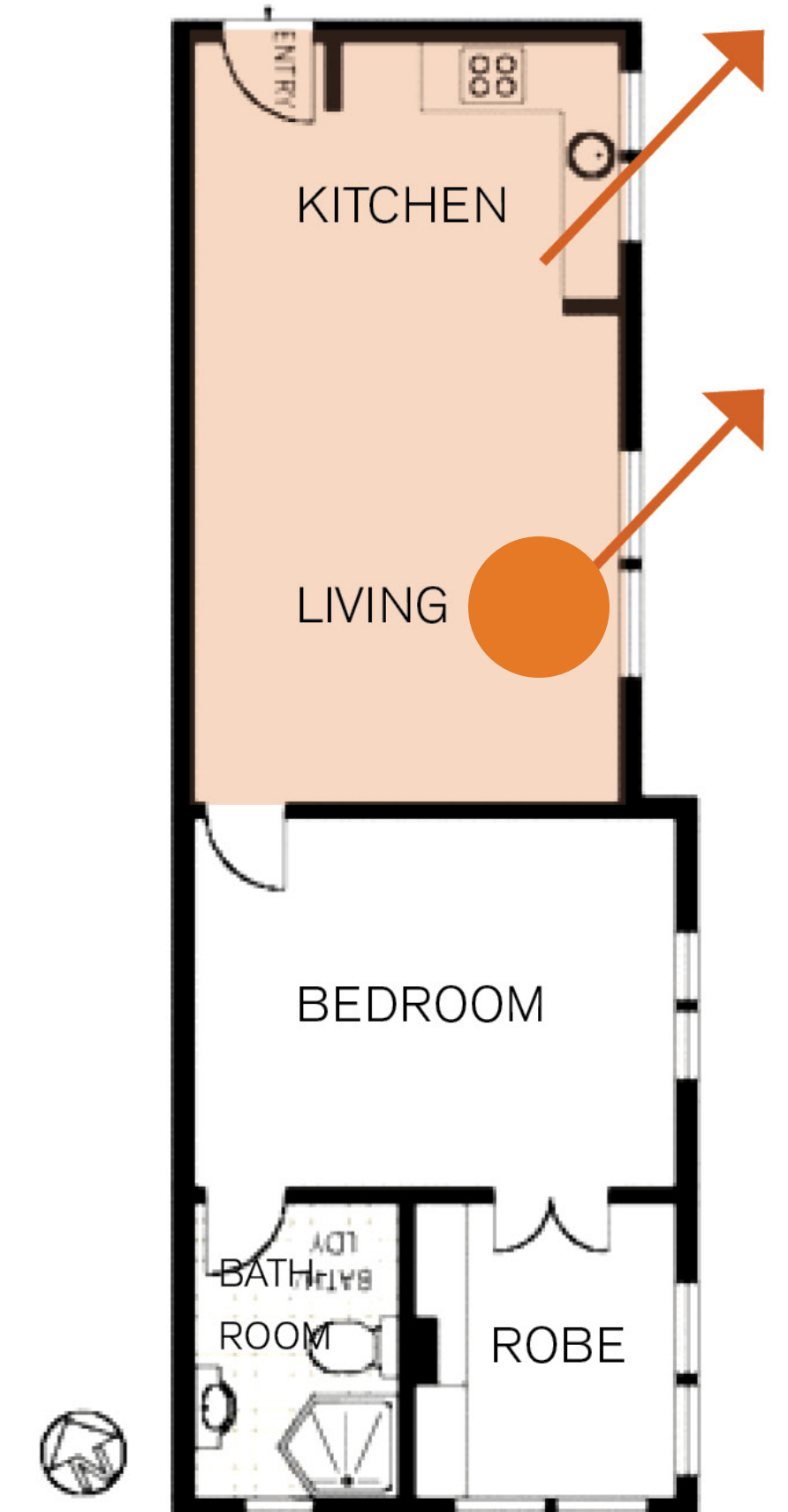
Living room window



Loreto Kirribilli Development Consent Condition B5 - Building Design



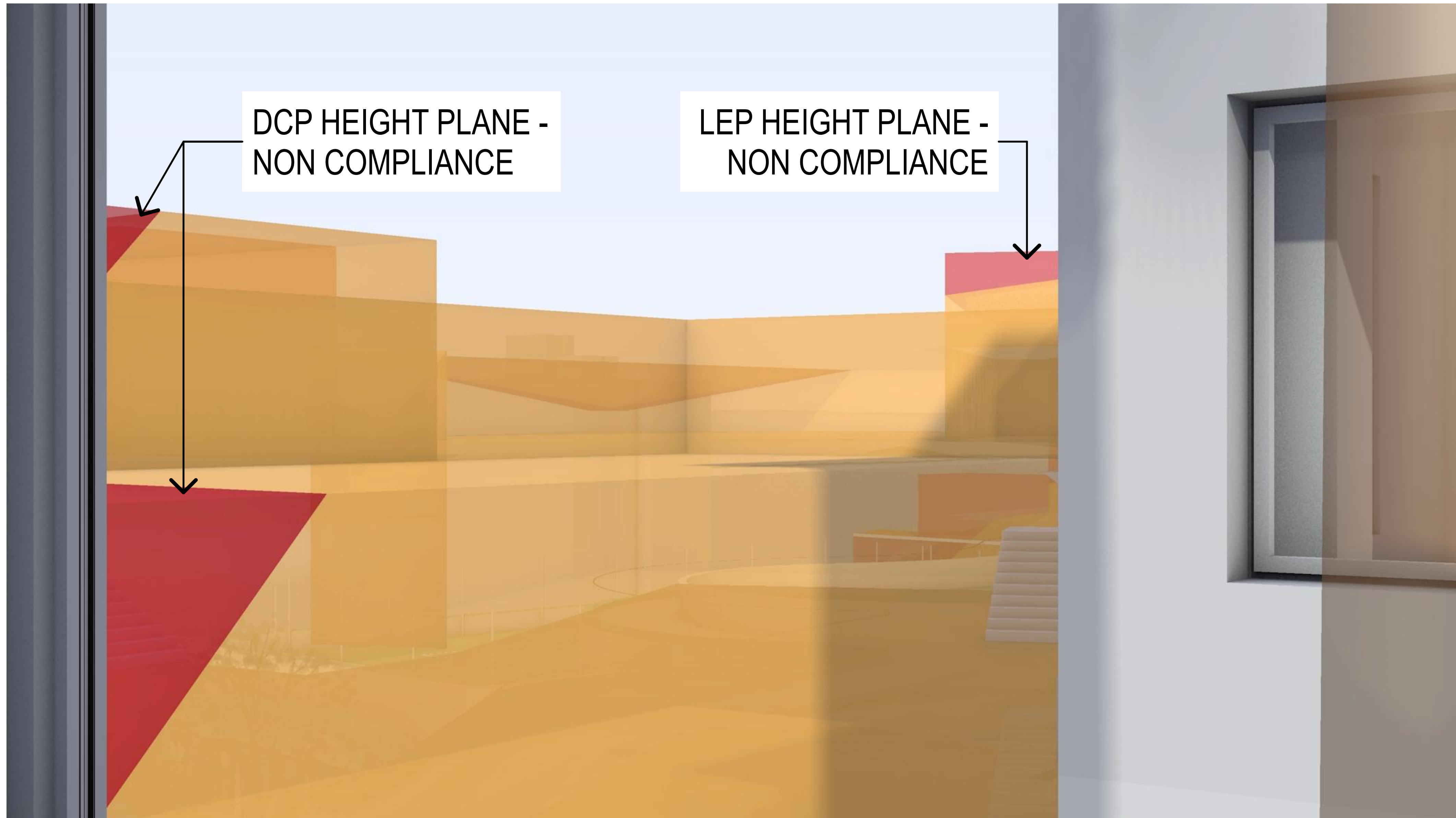
Loreto Kirribilli Unit 9/111 Carabella Street - Existing View



Loreto Kirribilli Unit 9/111 Carabella St - Existing Living Room View - **From Model**



Loreto Kirribilli Unit 9/111 Carabella St - Existing Living Room View - Proposed Envelope

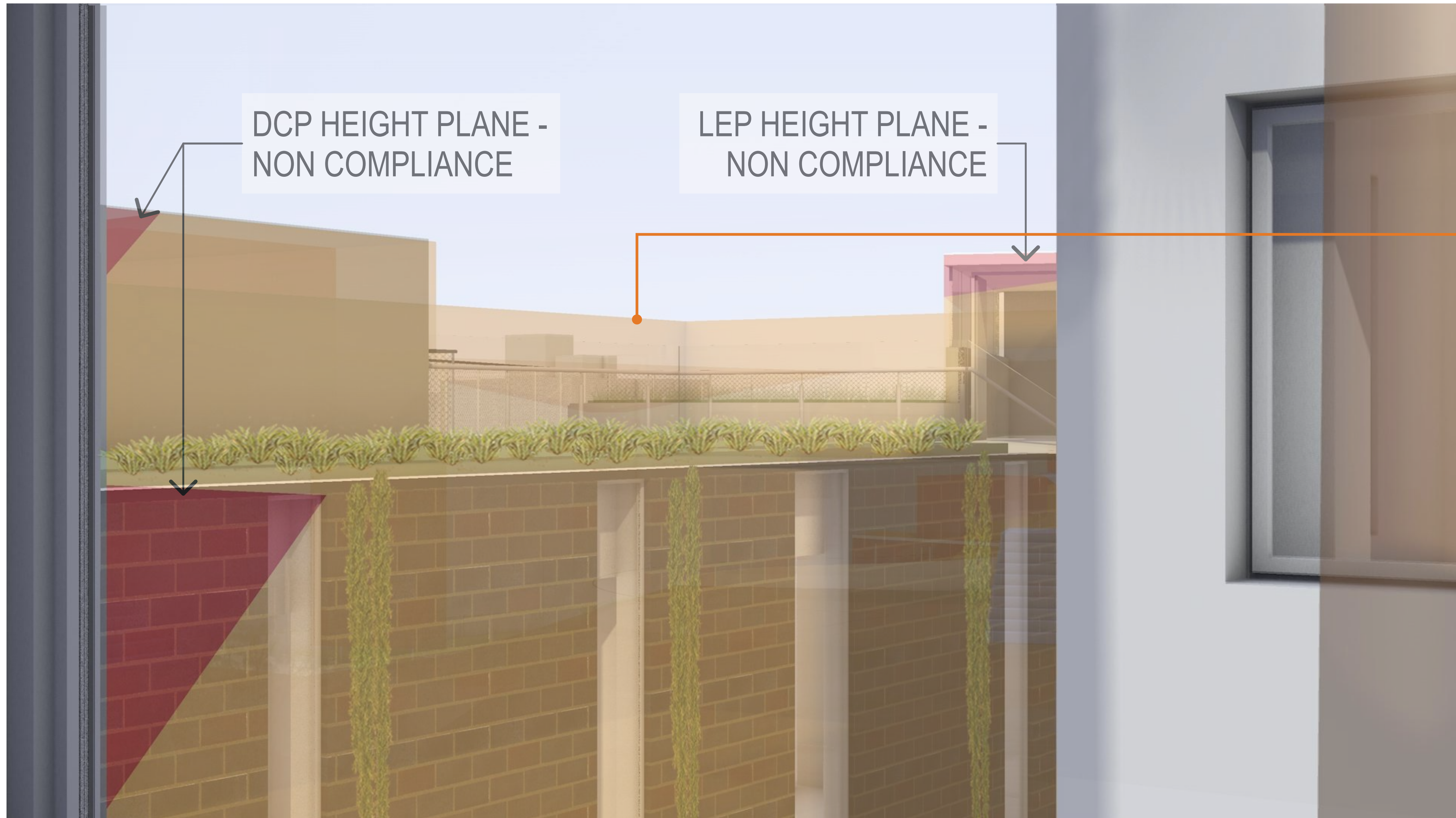


- Complying Envelope
- Non - Complying Envelope

Loreto Kirribilli Unit 9/111 Carabella St - Existing Living Room View - **Proposed Learning Hub**



Loreto Kirribilli Unit 9/111 Carabella St - Existing Living Room View - Proposed Learning Hub



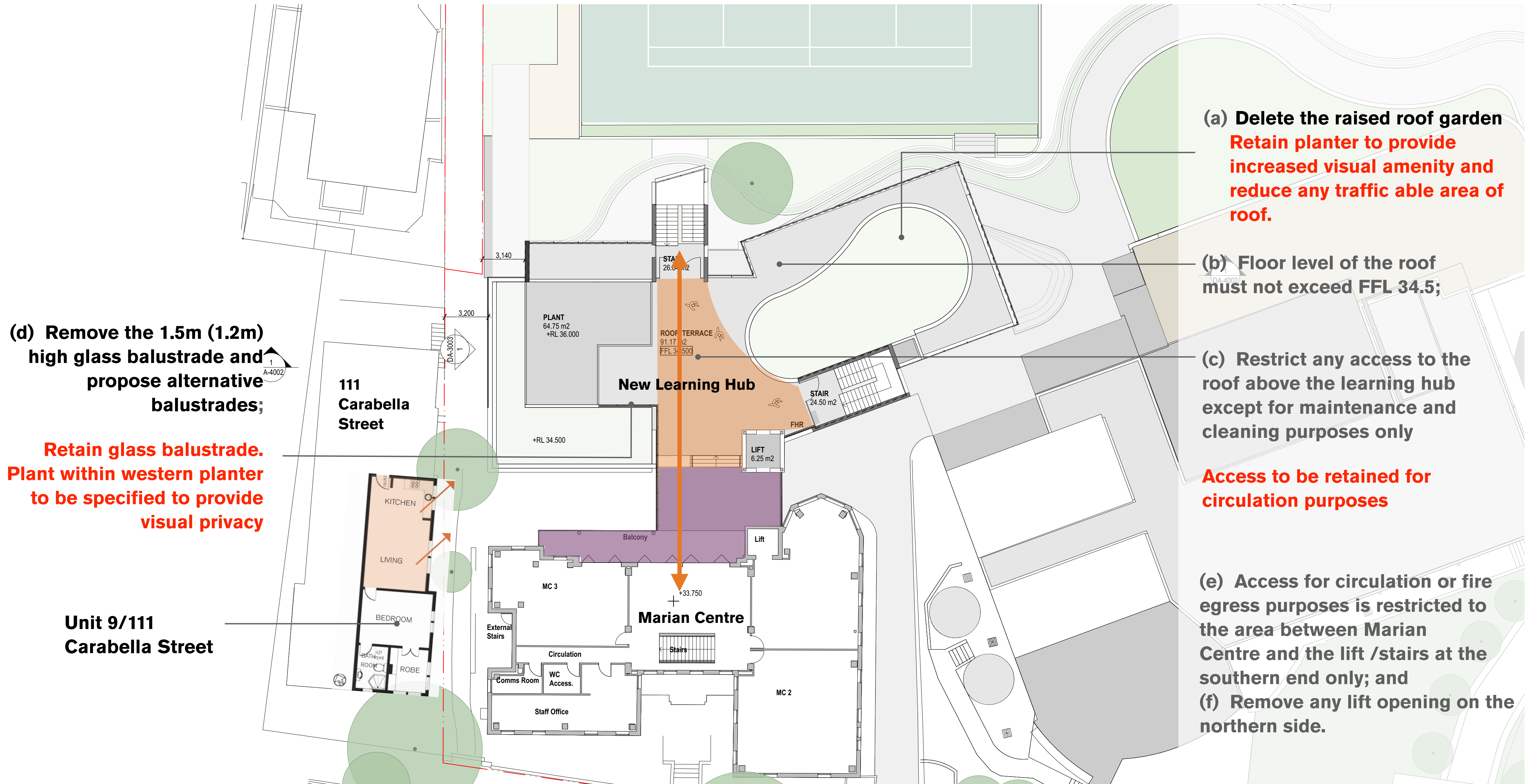
Loreto Kirribilli Unit 9/111 Carabella St - Proposed Learning Hub - Proposed DPE Amendments

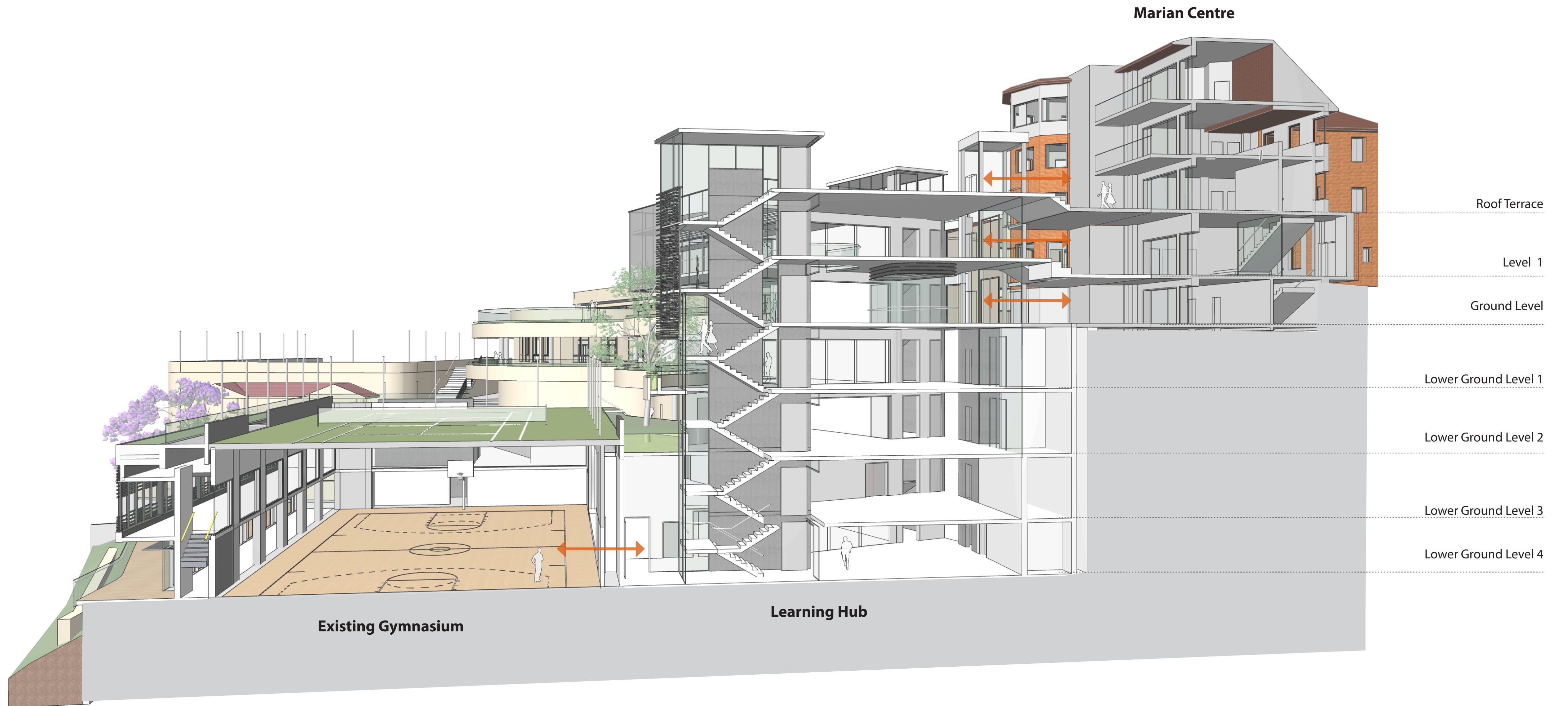


(a) Delete the raised roof garden

(d) Remove the 1.5m (1.2m) high glass balustrade and propose alternative balustrades;

Loreto Kirribilli Development Consent Condition B5 - Building Design





Section through Western Precinct looking east.

Loreto Kirribilli Unit 9/111 Carabella St - Existing Living Room View - **Proposed Learning Hub**



**Landscaping
to provide
visual privacy**

Community Consultation

Pre SSD Building Design Changes in response to Community concerns.

Loreto Kirribilli Community Consultation - Building Design

Original Community Consultation Scheme



SSD Revised Scheme



Loreto Kirribilli Community Consultation - Building Design

Original Community Consultation Scheme



SSD Revised Scheme

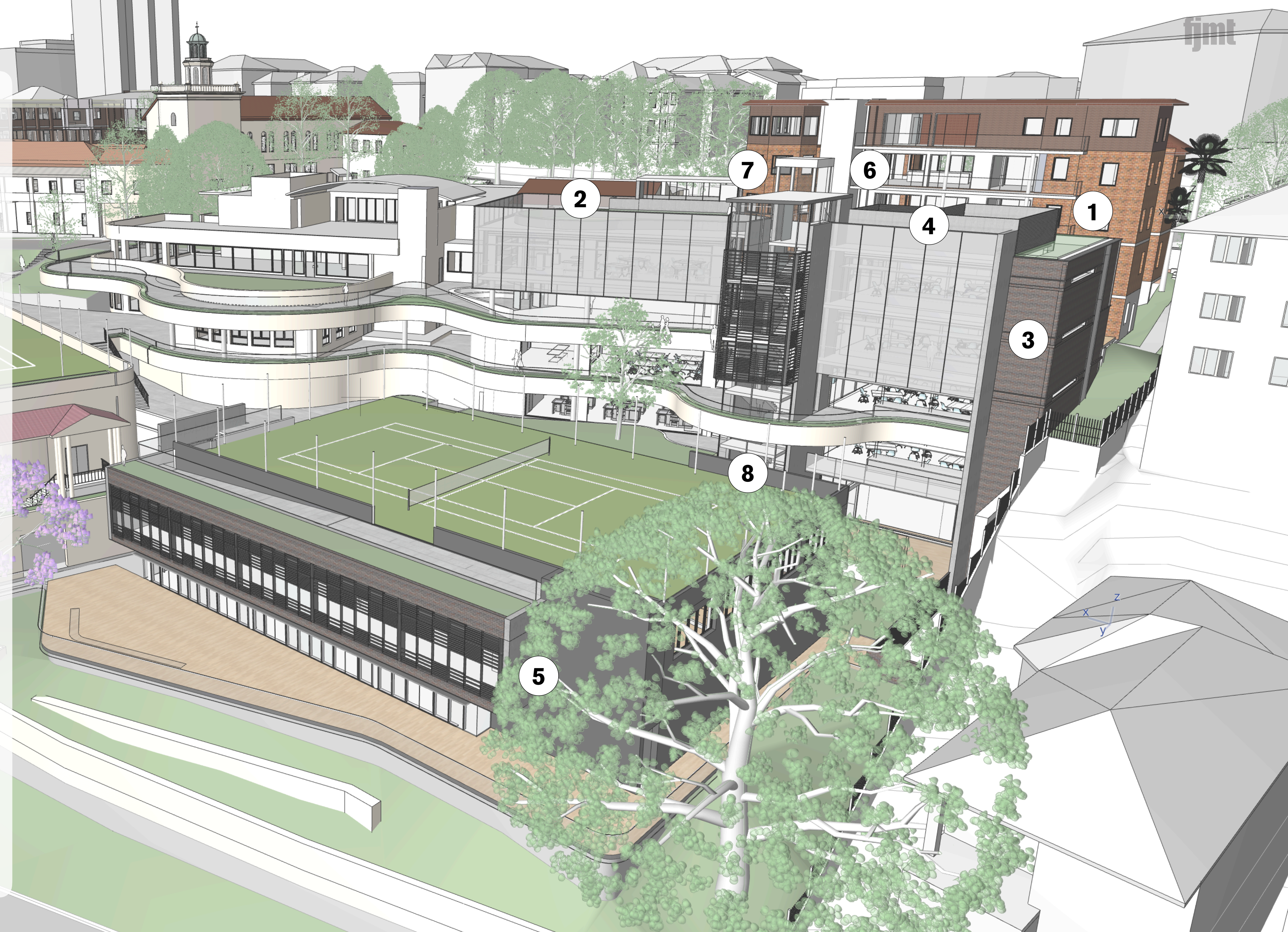


Loreto Kirribilli Community Consultation - Building Design

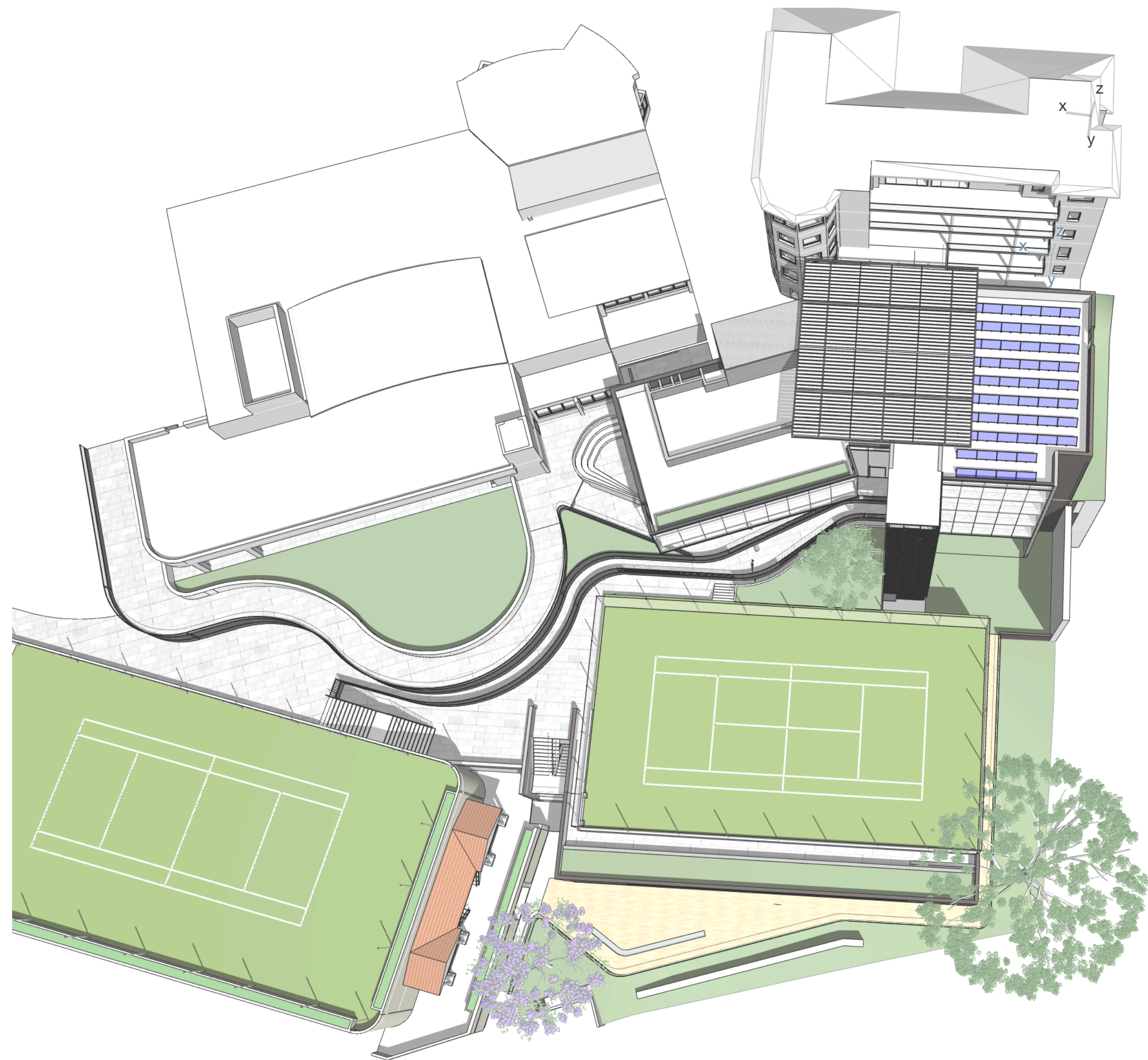
Revised SSD Scheme



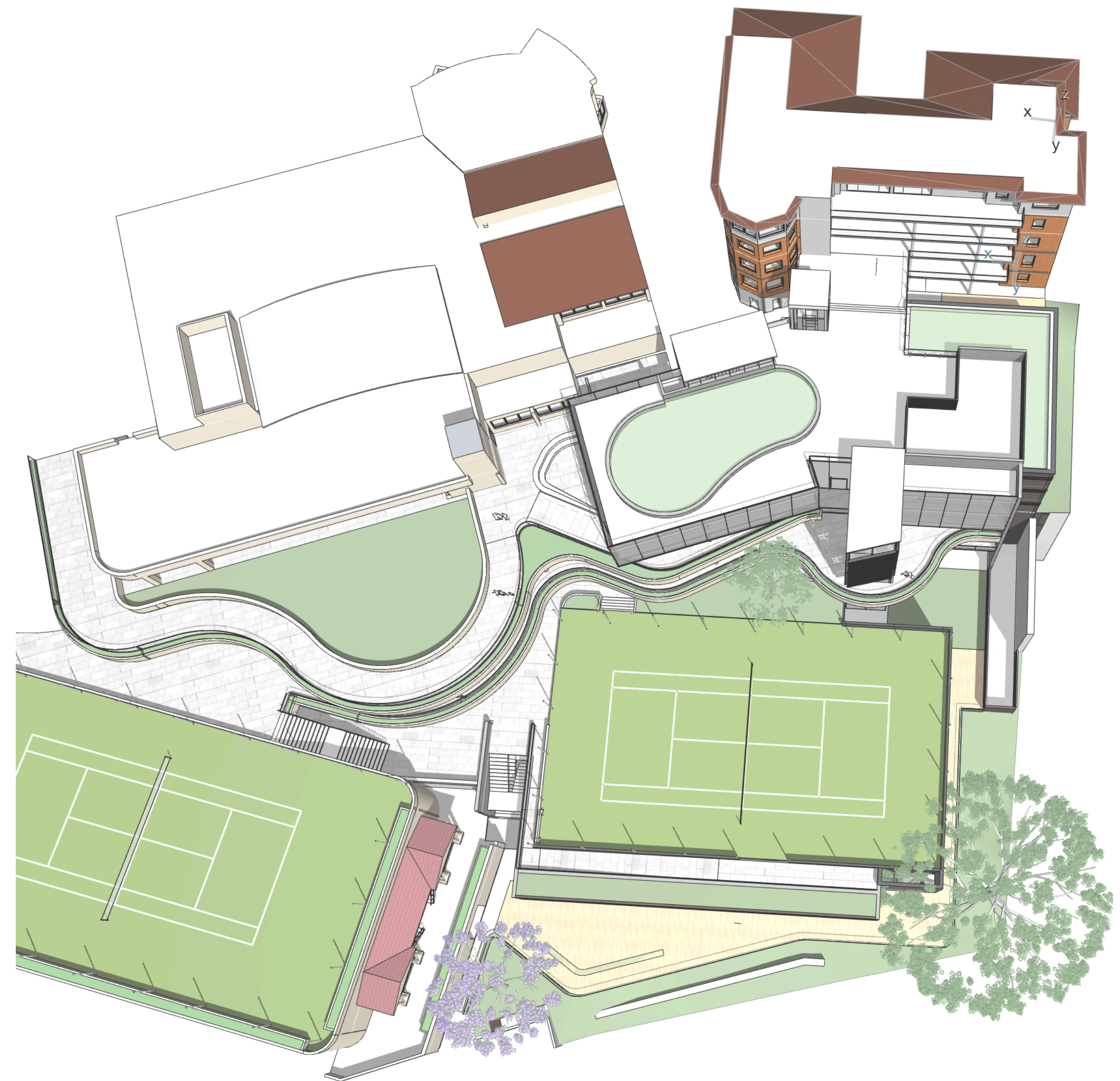
- 1** Parapet reduced in height
Integrated planter
creating a landscape
buffer to 111 Carabella St
- 2** Increased Roof Garden
(Reduced trafficable
area)
- 3** Western boundary
facade articulation;
Introduced high level
windows and brick
detailing
- 4** Relocated Mechanical
Plant - Acoustically
treated
- 5** Building setback to
improve access to light
and air - 22 Elamang
- 6** Louvred roof removed
- 7** Glazed Lift
- 8** Reduced bulk and
scale of connector
form



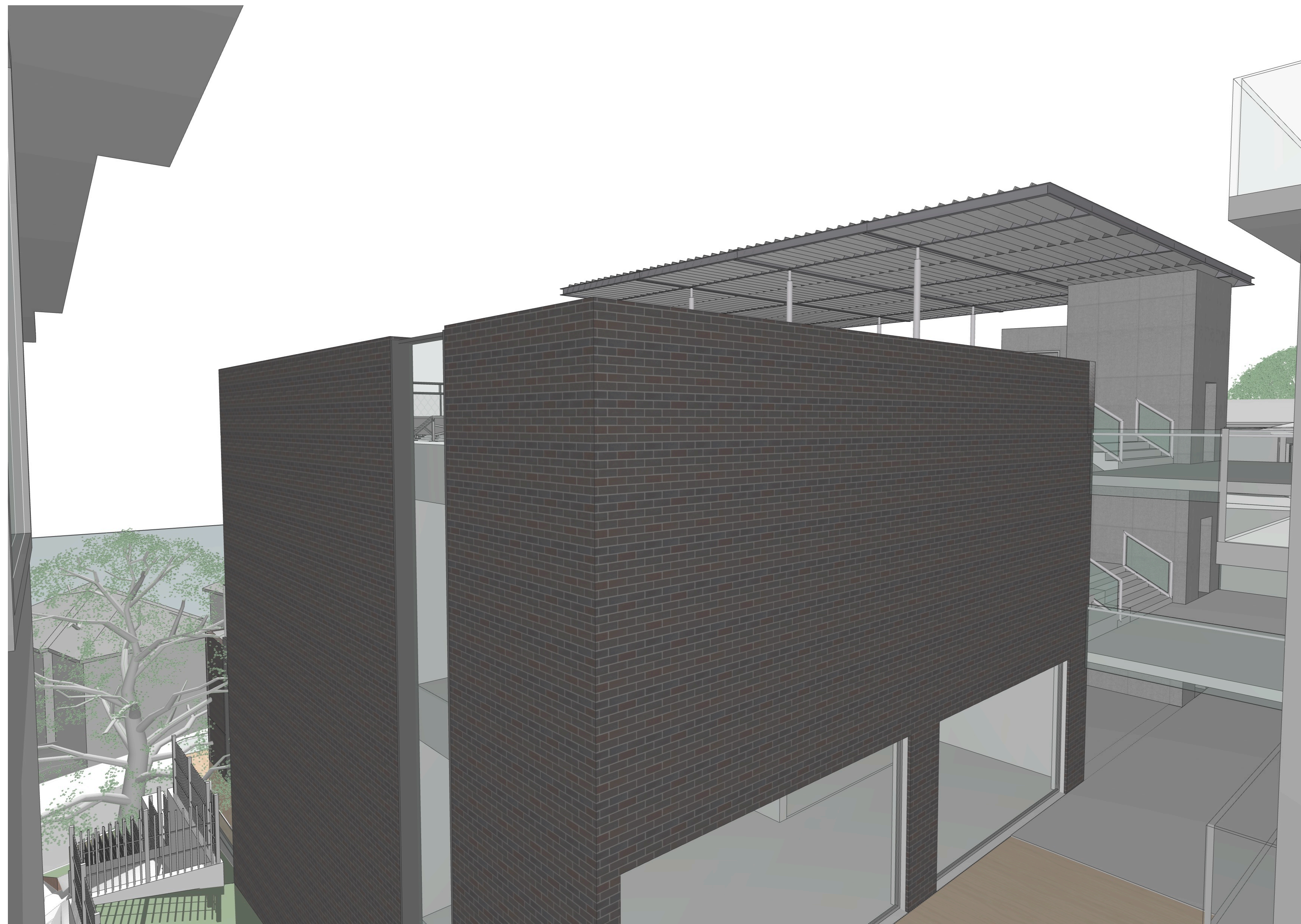
Loreto Kirribilli Community Consultation - Building Design



Original Community Consultation Scheme



SSD Revised Scheme



- 1** Parapet reduced in height
Integrated planter
creating a landscape
buffer to 111 Carabella St
- 2** Glazed lift
- 3** Introduced high level windows
and slot windows
- 4** Privacy screen
- 5** Brick detailing

