

Jorge Van Den Brande

From: Glenn Snow
Sent: Monday, 24 September 2018 10:42 AM
To: David McNamara
Cc: Aditi Coomar; Karen Harragon; Jorge Van Den Brande; David Koppers
Subject: Loreto Kirribilli School SSD 7919
Attachments: IPC response.pdf

Dear David,

I refer to your letter of 18 September 2018 regarding the subject matter.

Please find attached the Departments recommendations on the proposed amendments.

If you have any queries, please contact Aditi Coomar on 8217 2097.

Regards,

Glenn.

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SSD 7919 – Redevelopment of Loreto Kirribilli

Response to the request for amendment to recommended conditions of consent

The following are the responses to the proposed amendments to the recommended conditions of consent:

Schedule 3 – Part B - Condition B5

The Department does not agree to delete the recommended conditions B5 (a), (c) to (f).

Reasons

Condition B5(a) and (c) - The Department recommended this condition to ensure that the use of the roof is restricted to cleaning and maintenance purposes only. The Applicant states that the usage of the roof would be restricted to occasional quiet activities. The nature and extent of such activities is unclear. If the roof garden is deleted and the usage of the roof restricted to cleaning and maintenance only, the visual and acoustic privacy of the occupants of No. 9/111 Carabella Street would be retained.

The Department does not agree to the Applicant's argument that deletion of the roof garden would result in non-compliance with the Design Quality Principles of the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP). On the contrary, use of the roof-top by the students may result in potential amenity impacts on the occupants of No. 9/111 Carabella Street in terms of visual and acoustic privacy (due to roof usage) and therefore would not comply with Design Principle 5 of the Education SEPP.

The site has a number of outdoor play areas on the roof tops of other buildings within the site and therefore loss of this garden would not result in any adverse impact on the availability of open space for students.

The Department notes that the roof of the learning hub would step down on the western side and planter boxes are proposed to retain the amenity of the neighbouring property. The Department supports this approach and considers that this complies with Principle 1 of the Education SEPP. The roof garden would provide minimal additional amenity to the neighbours, given its distance from the affected unit (No.9). However, if the roof garden is removed, then the finished floor level of the roof would be reduced by 500 – 600mm. This would partially restore the sky view available to the occupants of Unit 9/111 Carabella Street.

The Department agrees that Condition B5(d) can be reworded to reduce the height of the balustrade to be the minimum required by Building Code of Australia and the balustrade material to be transparent.

Condition B5(e) and (f) - The lift opening on the northern side is not required if access to roof top is restricted. The submitted plans indicate that alternate equitable access between the Marian Centre and the proposed learning hub are available on other floors. An equitable access is not required for maintenance purpose and the fire stairs provide emergency access in accordance with the Building Code of Australia requirements.

The adjoining neighbour has objected to this development on the basis of adverse impacts on visual privacy and this condition would partially address this submission.

Schedule 3 – Part B – Conditions E17, F8 and F9

The Department does not agree to the amendments of these conditions.

Reason

These conditions follow on from Condition B5 and are required to ensure that the roof usage is restricted in the future.