



Marist College North Shore

Landscape Design Report
SSDA
February 2021

OCULUS

Marist College Design Report

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OCULUS

Landscape Architecture

Urban Design

Environmental Planning

Level 1, 5 Wilson Street, Newtown, NSW, 2042

PO BOX 307

p. 02 9557 5533

e. australia@oculus.info

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1.0

Introduction

1.1 Background

Introduction

This report supports a Stage Significant Development (SSD) Development Application (DA) for the expansion and redevelopment of Marist Catholic College North Shore, which is submitted to the Department of Planning, Industry and Environment (DPIE) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (the Act). Sydney Catholic Schools is the proponent of the SSD DA

Background

A 24-month study undertaken by Sydney Catholic Schools has identified a major deficiency in the provision of affordable, non-government education within the North Sydney Local Government Area (LGA).

The study also identified that the choice for families is extremely limited, as almost all of the schools in North Sydney provide single-sex education, with co-educational schools significantly underrepresented.

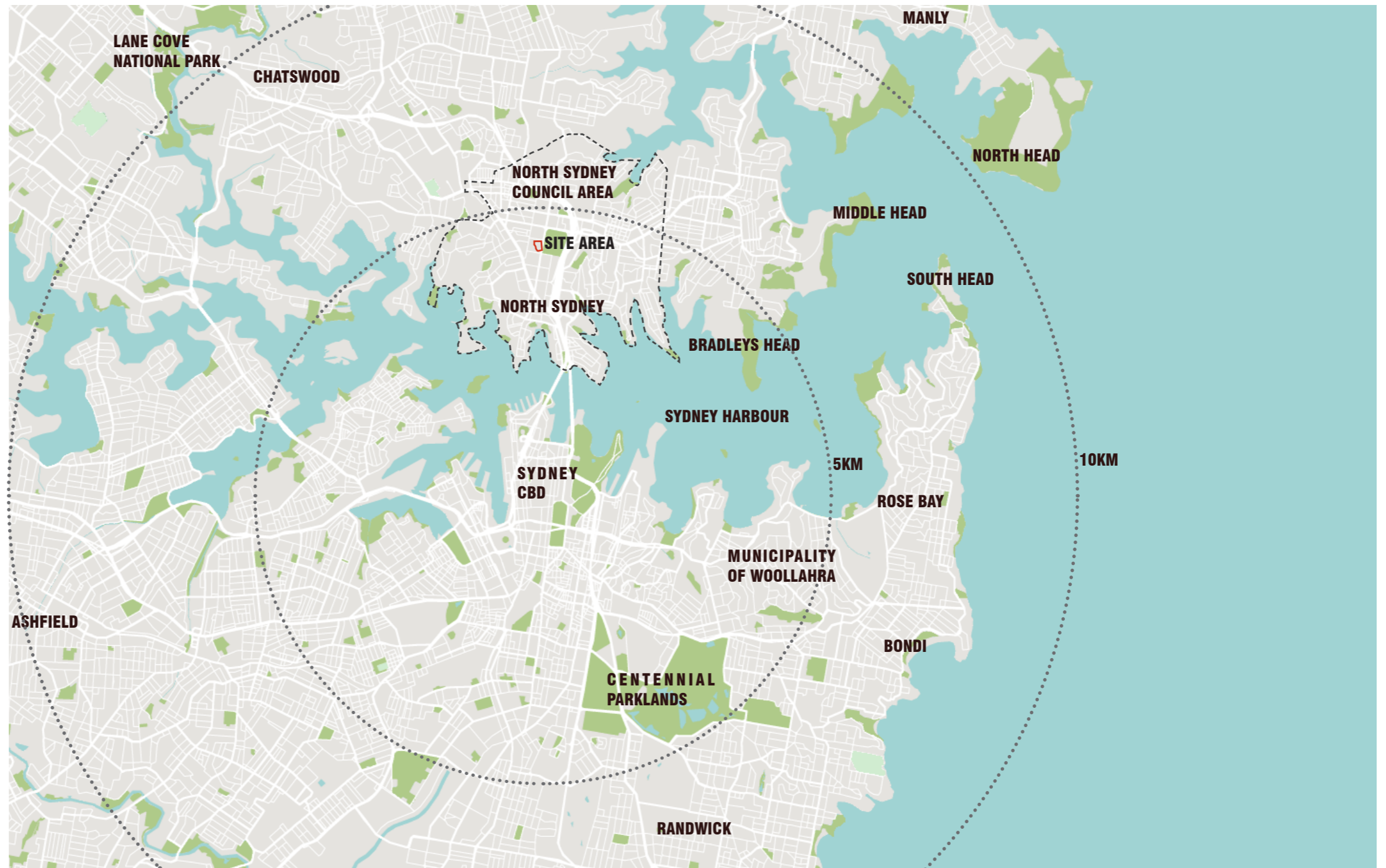
Sydney Catholic Schools, as operators of St Mary's Catholic Primary School and Marist College North Shore, is responding to this challenge and has identified a strategic response that can positively support the future of North Sydney.

Site Description

The site is located at 270 Miller Street, North Sydney within North Sydney LGA. It is bound by Carlow Street to the north, Ridge Street to the south, Miller Street to the east, and Ridge Lane to the west. It is surrounded by a mix of civic, residential and commercial uses. The site has a total area of 22,420m².

It is approximately 700m north of the North Sydney CBD and located opposite St Leonards Park and North Sydney Oval. The site is strategically located between the Crows Nest and North Sydney, which will soon be connected by the Sydney Metro. The site is approximately 250m to the north of the future Sydney Metro Station at the corner of Miller and McLaren Streets.

Existing development on the site includes St Mary's Primary School, Marist College North Shore, St Mary's Church and Parish Centre, the former Presbytery and Monastery, as well as the two acquired terraces along Miller Street and a childcare centre known as the Jacaranda Centre.



1.2 Campus Context

North Sydney

North Sydney is a vibrant urban location on the northern side of Sydney Harbour, encompassing North Sydney CBD, an extensive number of educational institutions and the expansive green space of St Leonards Park. Miller Street is the key pedestrian axis, with wide, tree-lined footpaths running from North Sydney station, through the CBD and past St Leonards Park.

North Sydney is well connected by public transport from North Sydney train station, North Sydney ferry wharf and an extensive network of bus routes. The Victoria Cross metro station set to open in 2024 will bring added connectivity to the northern end of North Sydney CBD and will provide ease of access to surrounding schools and parkland.

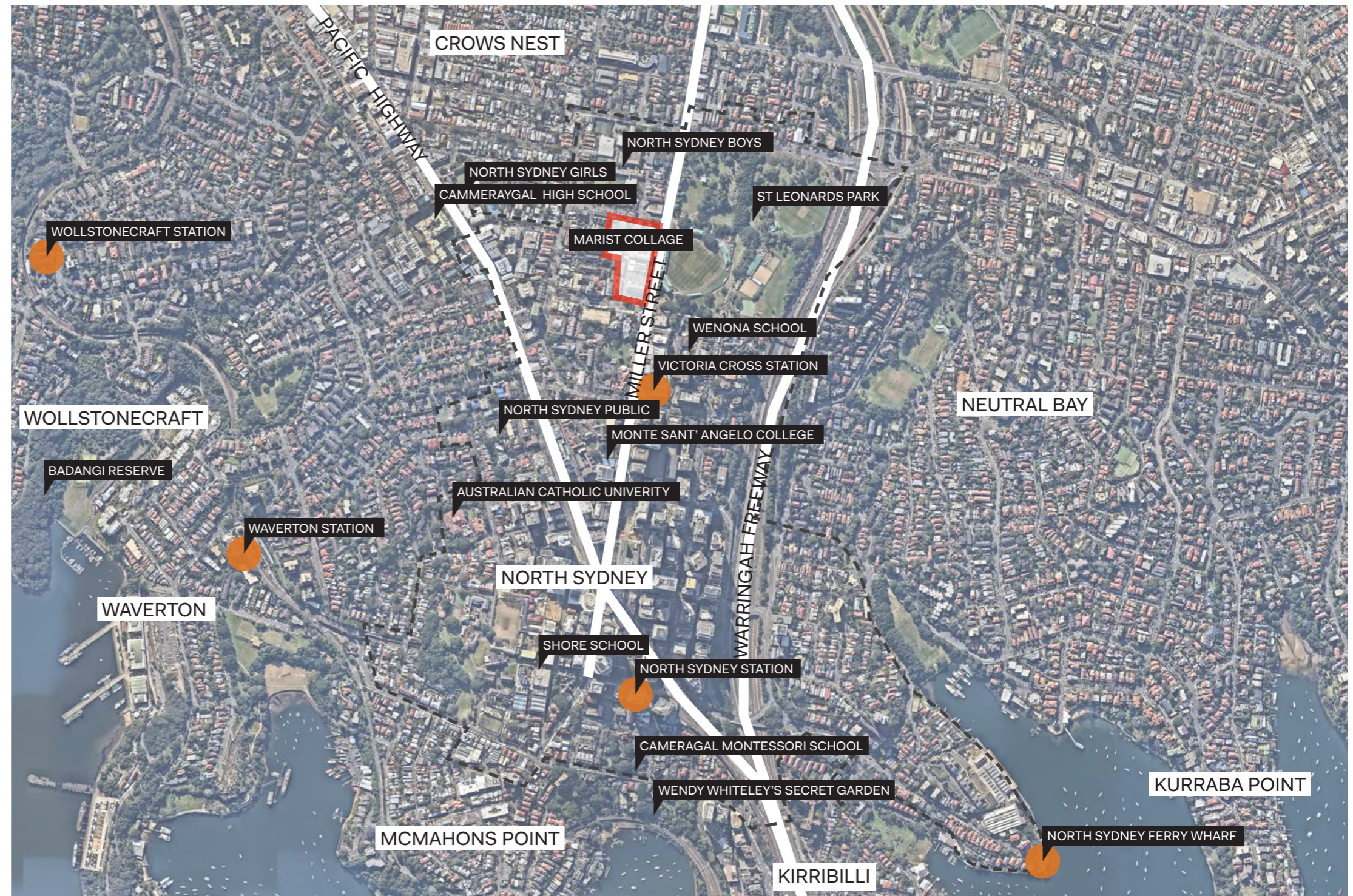
St Leonards Park is North Sydney's most extensive park and is of great community and historical value. The park encompasses extensive sporting facilities including two ovals, netball courts, a bowling green and cricket nets. The 15 hectares of Parkland are also enjoyed as a space for passive recreation, play and dog walking.

Schools within the area include Marist College North Shore, St Mary's Primary School, North Sydney Boys, North Sydney Girls, Cammeraygal High School, Wenona School, North Sydney Public, Monte Sant' Angelo College, Shore School and Cameragal Montessori School. Australian Catholic University, North Sydney Campus is also situated nearby.

Marist College North Shore

Marist College North Shore is a Catholic College for boys located in North Sydney. The school was established 1888, the fourth Marist school to open in Australia. Initially the school consisted of two rooms and was situated on the site where St Mary's Primary School now stands. In 1916 the school moved to neighbouring Carlow Street from where it has expanded, amalgamating with Marist Brothers Mosman in 1965.

Marist College North Shore is a High School, teaching years 7 to 12. The school is situated across the road from the extensive St Leonards Park and sits within the same block as St Mary's Church, St Mary's Primary School and the Ron Dyer Centre. The Campus is a short walk from North Sydney CBD and sits directly off Miller Street, North Sydney's key pedestrian axis. Many of the students disembark from buses on Miller Street directly outside the school.



1.3 Site History

Indigenous Heritage

The Cammeraygal People have been the carers of the land for thousands of years before the European settlers landed. North Sydney was once rich in native flora and fauna and the Eora people would have enjoyed a wide selection of foods. Today it is possible to catch seafood in the harbour and see native trees, fruits and vegetation that would have sustained groups and families of Indigenous people.

Development of the School

The adjacent aerial images taken in 1943 and 2020 show the development of the campus with the purchase of adjacent residential houses increasing the land holdings and allowing the school to grow. It also shows the continuity of the relationship between St Mary's Church and Marist College North Shore.

The images show that the campus has grown extensively while the surrounding area has remained much the same. When the school moved to Carlow Street in 1916, it had 300 students and taught boys from primary school through to year 10. 1965 saw the amalgamation of Marist Brothers Mosman with Marist Brothers North Sydney, at which time the school changed its name to Marist College North Shore and restructured to teach years 7-12. Significant building work began. To meet the needs of this changing student body, the campus expanded east towards Miller Street, solidifying the block as an education precinct.

In its current state, the campus lacks any unified vegetated space with extensive hard surfaces bordered by narrow planting dominating the outdoor areas. The secondary college, primary school and pre-school, whilst located on the same site, are essentially separated from each other.

The current school caters for years 7-12, with 864 students. In 2021, the school will commence being a co-educational college, with a gradual transition to increasing student numbers to 1440.



IMAGE.1943 Aerial
CREDIT. Six Maps nsw.gov.au



IMAGE.2020 Aerial
CREDIT. Nearmap.com

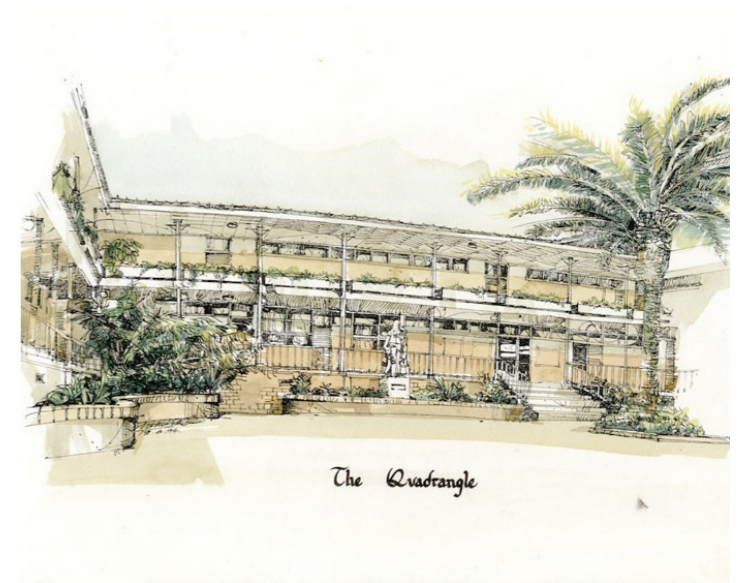


IMAGE. 1994 Water Colour and Ink Drawing
CREDIT. Marist College North Shore, John Dear



IMAGE. 1913 Football Team Photo
CREDIT. Marist College North Shore

1.4 Built Heritage

Heritage Buildings

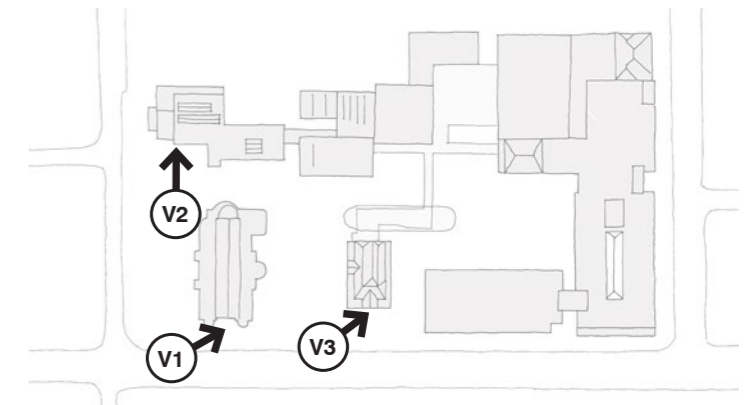
Marist College North Shore is situated in close proximity to St Mary's Church, St Mary's School and the Ron Dyer Centre.

St Mary's Church is a grand and aesthetically rare piece of Inter-War Romanesque architecture. Opened in its current form in 1938, the site has been home to a church since 1855 and many of the deconstructed materials from the previous church were reused in the construction of the current building.

Across the carpark from the Church on the northern side is the Presbytery building.

St Mary's Primary School also contains a historic school building.

Marist College North Shore is situated directly across Miller Street from the extensive St Leonards Park, dedicated by William Tunks (the first Mayor of St Leonards) in 1876.



Key Plan



St Mary's Church

Historic church building



Presbytery

Church administration building



St Mary's Primary School

Historic school building



St Leonards Park

Extensive parkland and sporting facilities



2.0

Analysis

2.1 Site Analysis

Context

The existing conditions of the site present a range of challenges to the new landscape masterplan. Amongst others, the topographical nature of the campus and the relationship of new building works to existing trees present two major constraints to the design; with equitable access, emergency vehicle circulation and opportunities to retain / replace new trees needing to be carefully considered in order to create a holistic landscape response.

The masterplan for the new Marist Catholic College is designed to achieve a clarified and connected learning campus for North Sydney, with St Mary's Church and community amenity at the very heart of the new precinct.

The new campus will deliver a connected, sustainable and activated precinct, with new learning facilities in support of a growth in student numbers within the high school - from 864 students (current) to 1440 students, with a gradual transition from a boys school towards co-educational learning from 2021.

The project qualifies as a State Significant Development (SSD) as it is predominantly for the purpose of new school facilities in preparation for an increase in student numbers. The masterplan will provide a new strategy for accommodation and the expansion of existing facilities through adaptive re-use, as well as the construction of new precinct buildings and spaces.

The anticipated scope of the SSD DA is as follows:

1. Retention of key buildings including St Mary's Church and Parish Centre, the former Presbytery and Monastery, St Mary's Primary School and some existing buildings on the western boundary;
2. Demolition of existing buildings along Miller Street and Carlow Street;
3. Construction of a mixed-use education precinct comprising a high school, early learning centre and space for school expansion including:
 - adaptive reuse of the existing Presbytery, and alterations and additions to retained educational buildings;
 - construction of a new educational building on the corner of Miller Street and Carlow Street;
 - construction of a new mixed-use building along Miller Street, accommodating teaching facilities, a early learning centre, and auditorium;
 - construction of a new basement car park; and
 - provision of ancillary canteen/café uses.



Site Images



St. Mary's Church, Miller Street

St. Mary's Church frontage to Miller Street



Internal Vehicle Access

Vehicle access road to existing car parks and Ron Dyer Centre basement car park



St. Mary's Church Northern Frontage

St. Mary's northern frontage and internal vehicle access to car park



Existing Car Park to St. Mary's Church

North-west frontage of St. Mary's Church to internal car park



Central Courtyard

Central courtyard of the College



Central Active/Passive Play

Asphalt and line marked courts in the main existing play space



Impromptu Parking

Cars parked in undefined space



Car Park Pedestrian Crossing

Pedestrian crossing across car park exit



Hard & Soft Areas

The existing site consists of a high proportion of hard surfaces with the main soft surfaces being the existing gardens on the south side of the Church and in front of the Presbytery building.

The College is dominated by hard paved surfaces including the existing at-grade car park, courtyards and main play space in the north part of the site.

The existing site comprises:
10 975 m² Hard Surfaces (79%)
2 993 m² Soft Surfaces (21%)

LEGEND

-  Existing Hard Surface
-  Existing Soft Surface







Existing Trees & Canopy Cover

The existing site includes a number of existing trees including some high value trees as noted in the Arboriculture Impact Assessment report prepared by TreeIQ. The main tree groups are located in the gardens south of the Church and east of the Presbytery, on the west and north sides of the existing preschool, and within the open spaces areas of the school. There is a diverse mix of Australian native and exotic tree species of varying ages, sizes and condition. The existing tree canopy across the site is approximately 20%.

The masterplan explored various layout options, however, locating the two main new buildings in the northern part of the site along the Miller and Carlow Street frontages enables to creation of the new public piazza space between the Church and Presbytery, the new north-south axis through the site, and the central courtyard space for the school. These key moves to integrate the precinct with its context and significantly improve accessibility and usability across the precinct, result in the new buildings being located where they are proposed and the resultant loss of some trees in the north part of the site.

LEGEND

-  Existing Tree - high value
-  Existing Tree - moderate value
-  Existing Tree - Low Value
-  Existing Tree - Outside Site Boundary



Entrances & Edge Conditions

The existing site lacks a clear hierarchy and legibility of entries. The main vehicle entry into the school is from Ridge Street with an exit onto Miller St. There are a number of pedestrian entries off Miller, Ridge and Carlow Streets, some combined with vehicle access.

Existing edge conditions create a lack of connection with the surrounding context. The new precinct will be far more inviting and connected with the public domain and the community.

- LEGEND**
- ● ● ● ● ● Various fencing
 - ● ● ● ● ● Wooden fence
 - ▨▨▨▨▨▨▨▨ Wall with hedge
 - ▨▨▨▨▨▨▨▨ Planted edge
 - ▬▬▬▬▬▬▬▬ Building wall
 - ▬▬▬▬▬▬▬▬ Low wall
 - (with dashed line) Open entry gate
 - (with solid line) Secure entry gate



Built Form & Levels

There is a gradual fall across the site from south to north and from east to west. This presents some challenges in terms of achieving universal access within the site.

The existing buildings have developed over time without a coherent masterplan resulting in poor internal circulation and legibility, a series of disjointed and poorly connected internal spaces, and limited opportunity to link internal and external space. The masterplan provides the opportunity to address all of these issues and create a much more connected and holistic precinct where secondary school, primary school, pre-school, Church and Presbytery can more closely relate to one another.

LEGEND






+RL 31.00 Existing Levels

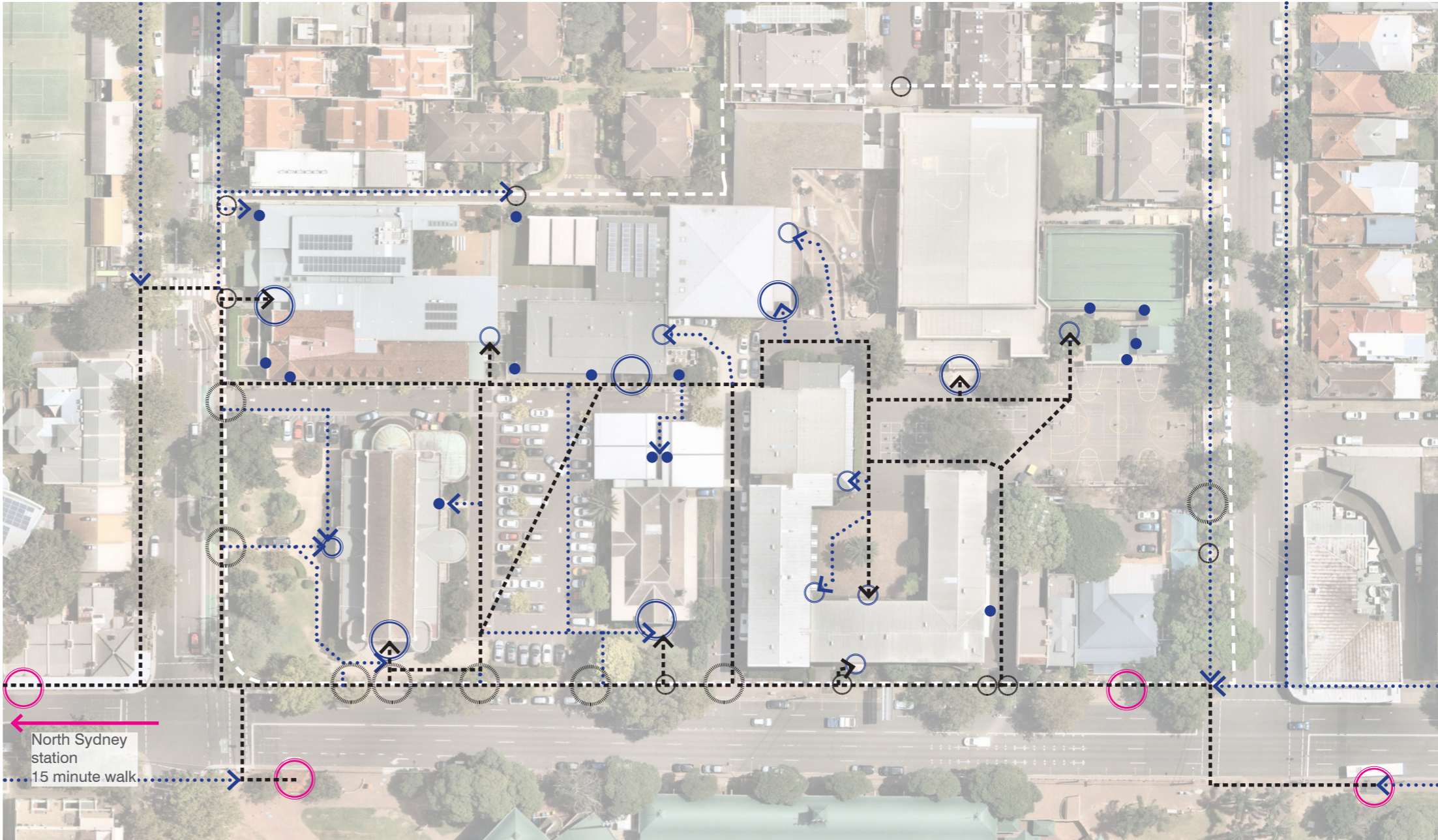
- 1** St. Mary's Church
- 2** St. Mary's Presbytery
- 3** Marist College (Block A)
- 4** Jacaranda Cottage
- 5** St. Mary's Primary School
- 6** Ron Dyer Centre
- 7** Marist College (Walter Moore Building)
- 8** Marist College (Learning Resource Centre)
- 9** Marist College (Block F)
- 10** Marist College (Block C)
- 11** Marist College (Block E)



Pedestrian Circulation

The existing site is characterised by poor quality pedestrian circulation, a lack of legible wayfinding and potential for conflicts with vehicles, arising from the multiple points of entry into the site, the extent of vehicle penetration into the site, and the disjointed arrangement of existing buildings and spaces between.






- LEGEND**
-  Public Transport
 -  Site Entrance
 -  Building Entrance
 -  Primary Pedestrian Movement
 -  Secondary Pedestrian Movement

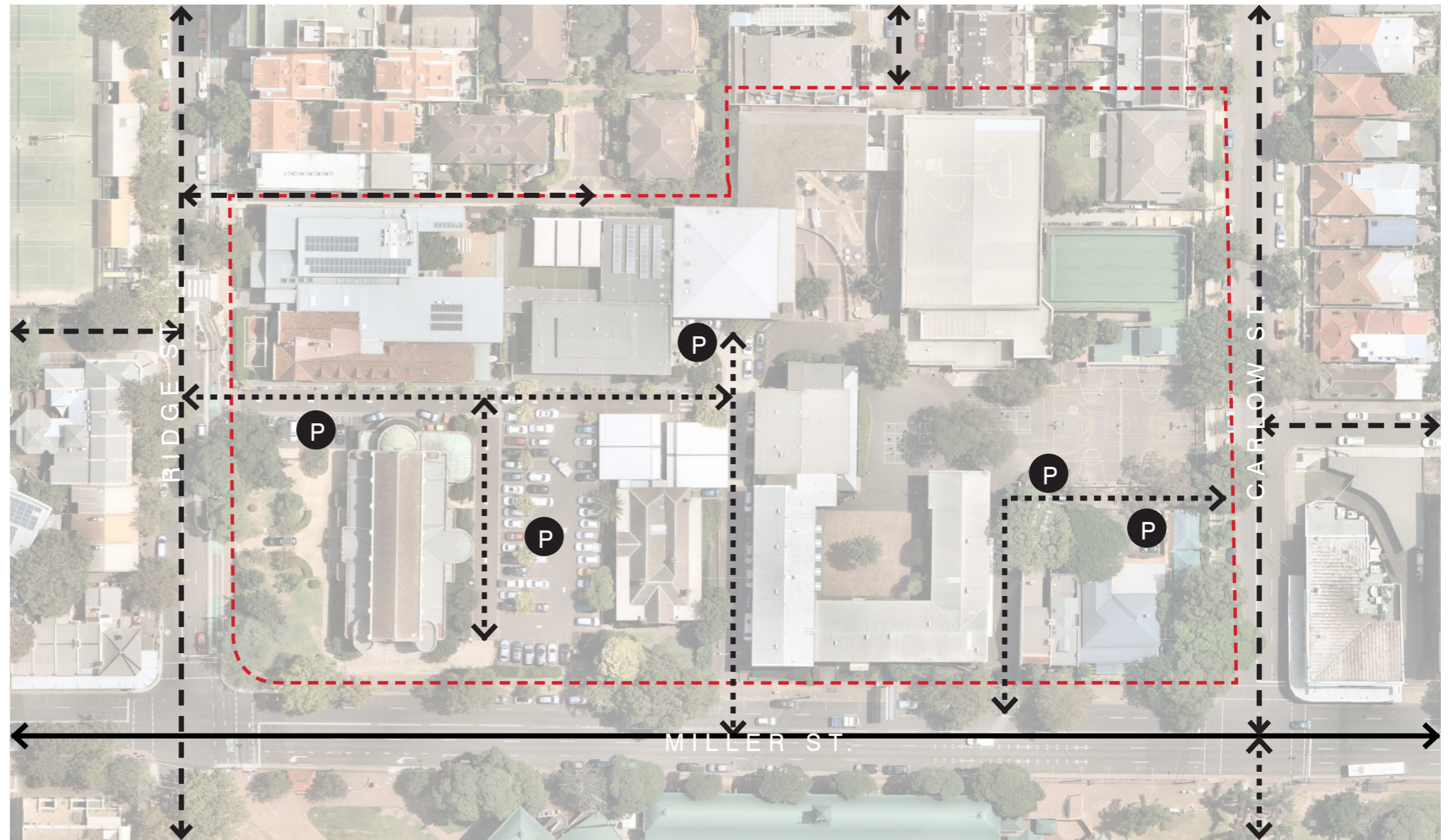


Vehicle Circulation

The existing site has significant areas dedicated to use by vehicles at the expense of the pedestrian environment. The main vehicle entry is from Ridge Street with an exit on Miller Street. The current at-grade car park occupies the key space located between the heritage Church and Presbytery buildings. The current extent of vehicle penetration into the site and the amount of space dedicated to vehicles reinforces the dominance of private vehicles over pedestrians within the precinct.

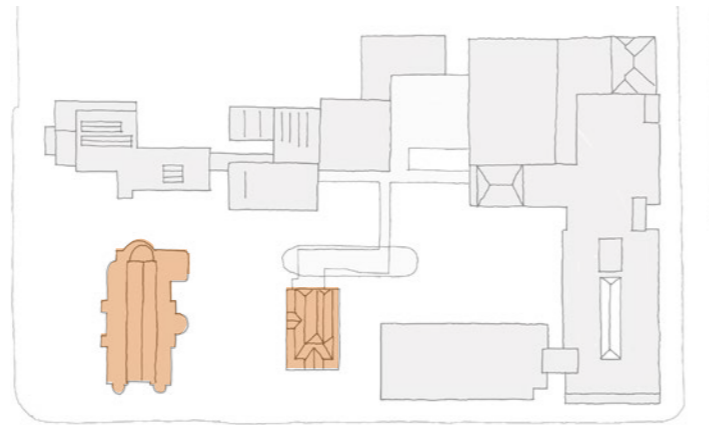
LEGEND

-  Major Road (check classification)
-  Minor Road (check classification)
-  Shared Way
-  Maintenance Access
-  Parking



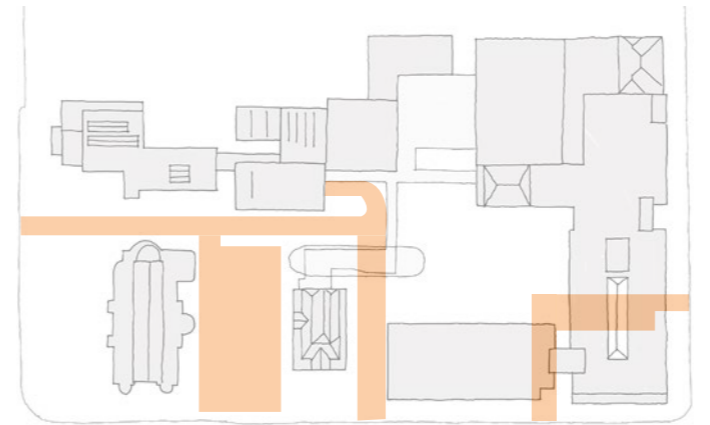
2.2 Constraints

The existing site and particularly its access, buildings and functional requirements create a number of constraints for the proposed landscape design.



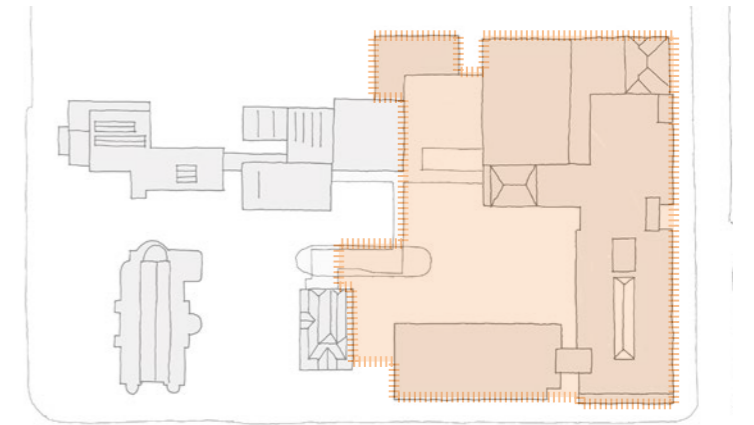
01. Heritage Architecture

Existing heritage architecture and built-form provide cultural context and meaning whilst pre-determining the extent and form of new spaces. These elements are to be respected and celebrated. In particular, the Church and Presbytery are key buildings on the site and their setting should be respected and enhanced. The Church should continue to be the dominant building on the site. The masterplan respects this by locating the two main new buildings in the northern part of the site with the smaller/lower canteen building located centrally adjacent to the Presbytery. The proposed landscape design will significantly improve the setting of both the Church and Presbytery buildings.



02. Vehicle Movement

Currently vehicular movement dominates the site with large areas of car parks and internal driveways, Vehicular access to the Ron Dyer Centre basement must be retained, however, the removal of the existing at-grade car park will allow vehicle movements from the Ridge Street entry into the site to be significantly reduced and controlled in a timed manner. This will allow the current north-south street to become a sharedway and the space prioritised for pedestrians.

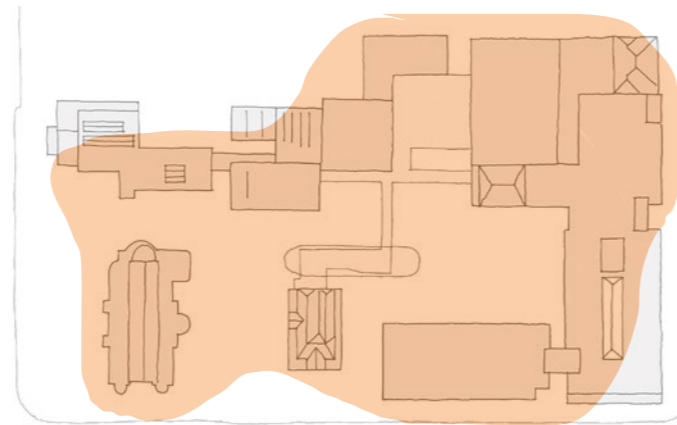


03. Security

The security of teachers and students is paramount within a school, therefore consideration of a secure yet inconspicuous perimeter is required. The secure line for the school will largely be created by built form, limiting the requirement for fencing. There will be a fence line with gates running between the Presbytery and new Miller Street building across the entry to the pre-function courtyard, and between the new canteen and existing building to the west. The Church surrounds and garden, Presbytery garden, sharedway and piazza space will all be publicly accessible.

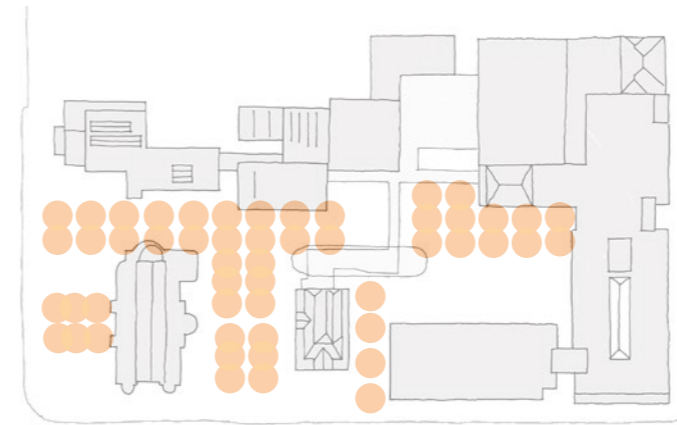
2.3 Opportunities

The development of a holistic, site-wide masterplan encompassing the school, Parish and community functions of the site provides significant opportunities to improve access and circulation, usability and functionality, and amenity of the precinct.



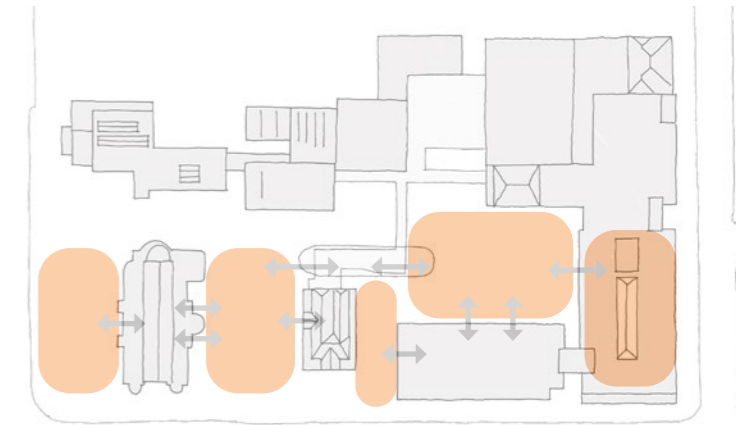
01. Uniting Disparate Spaces

Unification of disparate and underutilised spaces within the campus create an opportunity to enhance the community focus of the school, improve access and circulation within the site and provide more functional spaces. The masterplan proposes a much more coherent and legible structure with a main north-south circulation spine through the site between Ridge and Carlow Streets, with a series of east-west links and spaces located off this. The proposed site planning will result in a more permeable and connected precinct.



02. Increasing Greenery

The reclamation of existing hardscape and car parks present an opportunity to increase the amount of deep soil, softscape and vegetation across the campus. Currently, most of the outdoor spaces within the site are paved and inhospitable. The landscape design will enable more soft, permeable and planted surfaces to be incorporated into the landscape spaces, thereby helping to reduce urban heat and stormwater runoff, as well as increasing amenity and biophilic aspects of the design. The upper levels of the new buildings also provide opportunities to integrate planting into the design.



03. Improving Amenity

Consolidation of spaces and new spatial programming creates various opportunities for upgraded and new student and staff amenities. In particular, the creation of a new public plaza space, the new central courtyard for the College, the new pre-function courtyard, and the upgraded Church and Presbytery gardens will help to improve the functionality and amenity of the external environment. In addition, the rooftop spaces and terraces on both of the main new buildings and the canteen/cafe, will provide further opportunities for external use of space and integration with the built form.



3.0

Landscape Master Plan

3.1 Reference Documents

There are a number of key reference documents that have informed the landscape design including a number of GA NSW design guides as outlined on the following pages.

These have provided the framework and overarching principles for the landscape design.



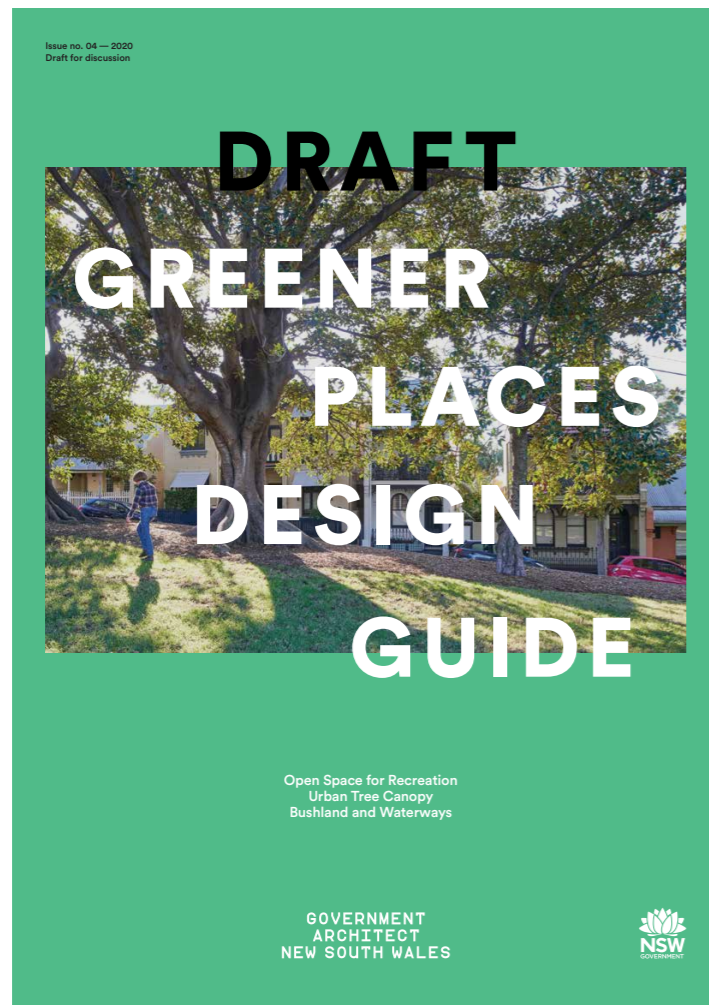
Designing With Country

- Elements of designing with Country:
- 01. Nature
 - 02. People
 - 03. Design
- Design approaches:
- 05. Architecture/Urban Design
 - 04. Passive Design
 - 06. Biophilic Design



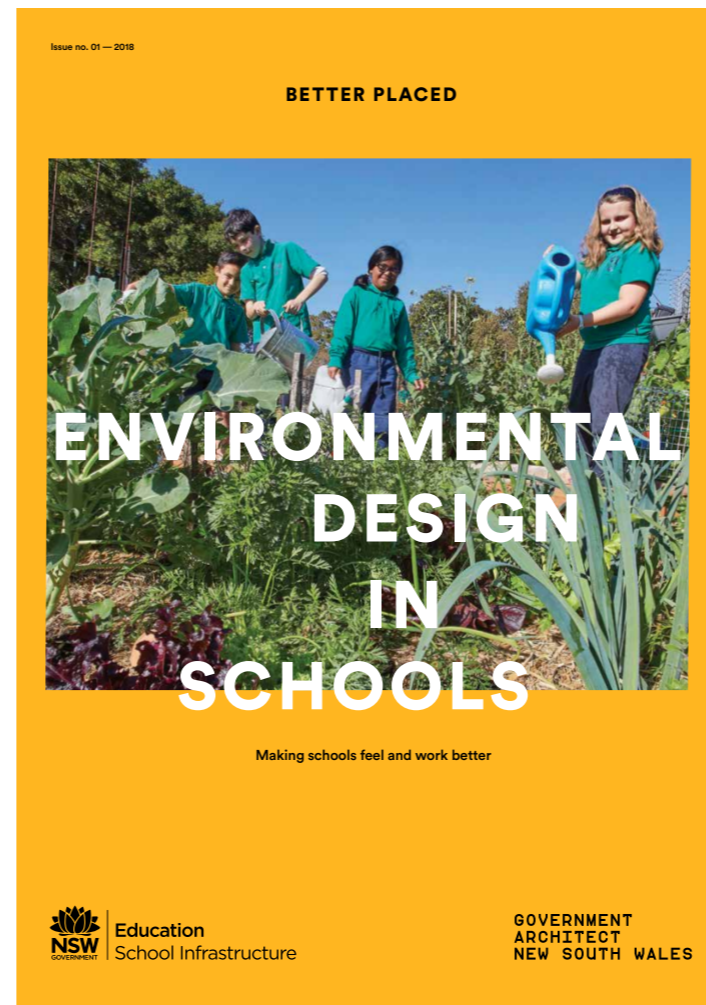
Design Guide For Heritage

- 01. Identify character
- 02. Work with scale and grain
- 03. Respond to form
- 04. Considered siting
- 05. Planting and landscape



Greener Places Design Guide

- 01. Open space for Recreation
- 02. Urban tree canopy
- 03. Bushland and Waterways



Environmental Design In Schools

- 1. Understand our physical surroundings.
- 2. Understand how our surroundings affect people.
- 3. Adopt strategies that will benefit people and our surroundings.

- Strategies:
- 01. Passive Design
 - 02. Biophilic Design
 - 03. Specialist environmental design



Design Guide For Schools

- 01. Context, amenity & character
- 02. Sustainable, efficient & durable
- 03. Accessible & inclusive
- 05. Amenity
- 04. Health & Safety
- 06. Whole of life, flexible & adaptive
- 07. Aesthetics

3.2 Campus Principles (Distil / By Others)

Campus Principles

1. Catholic Architectural Heritage

Working with existing heritage fabric within the precinct celebrates and rejuvenates the building assets of the site. The objectives of the master plan for heritage include:

- To work within best heritage practice principles and respect the existing heritage fabric with any new works;
- Where possible new additions to enhance and re-use the existing heritage buildings;
- If possible, careful demolition should be undertaken to reinstate the clarity of the precinct, provided learning spaces are not compromised;
- To provide a complimentary palette of materials to the heritage materials; and
- To understand and respond to the existing character of the heritage fabric.

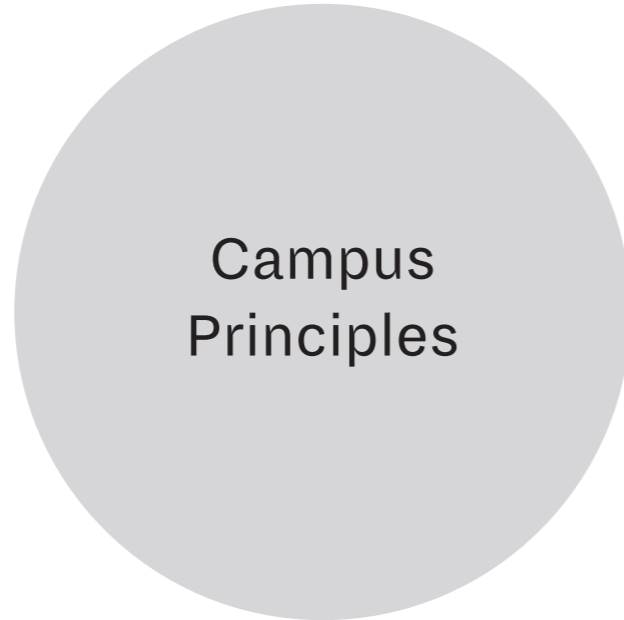
2. Catholic Education 'One-Stop-Shop'

The master plan aims to create a precinct for Catholic education that accommodates all academic stages from early learning to secondary school, with the potential of extension to tertiary education through on-site commercial university tenancy. This provides opportunity to centralise functions on-site and create an activated hub, with opportunities for commercial partnerships for the schools, church and parish.

3. Campus Heart

The campus heart provides literal and symbolic accessibility to all facets of learning: mind, spirit and body. In creating an activated heart, the master plan interweaves the old and the new to create a strong network of diverse learning and recreation spaces.

The master plan seeks to enhance and strengthen a sense of place in the campus, connected to the wider precinct. The Miller Street frontage has been identified as the "front" of the precinct, flowing through the piazza to a central "spine" that connects all functional areas of the campus by this common internal "street". It is important that this "street" is enhanced in any new works to the development of the campus. The intention of the master plan is that this central "spine" acts as circulation anchor for the precinct.



4. Connecting Axis/ Accessibility And Wayfinding

Clear and equitable access will create a new campus core and connect the disparate functions of the precinct. In order to strengthen the campus core the master plan proposes that access to each of the buildings is related back to the piazza, either through physical links or visual links.

Movement around the campus is anchored back to the central circulation spine, away from the edges of the site, hence strengthening the sense of community and containment. The master plan proposes:

- Any new building addition should address accessibility through the precinct;
- To provide a staged (high priority) approach to accessibility so that full accessibility can be realised as soon as is practicable;
- To fully integrate accessible pathways into the existing and new fabric so that each response is where possible equitable;
- To develop the access circulation and "campus connectors" to provide new orientation points;
- For new campus connectors to resolve accessible access to all buildings within its precinct; and
- To provide where possible a covered route with the new additions.

5. Enhancing The Landscape

Overlaid onto the new master plan are new opportunities for external learning and engagement. The master plan aims to:

- Preserve and enhance where possible the existing landscape;
- Orientate to and engage new works with landscape;
- If tree removal is required to meet other functional needs of the brief; replace with like; and
- Soften the edges - the current campus where possible utilises the roof tops of the lower level buildings. In the master plan, the use of rooftops is further enhanced.

Education Principles

1. PARISH HEART:

Be a ministry of active partners, with parish at its heart.

2. FOUNDING CHARISMS:

Be respectful of founding charisms.

3. BUILD SYNERGY:

Capitalise on location to build synergy with its communities in its educational provision.

4. PARTNERSHIPS:

Explore the possibilities of partnership in provision with local government in shared use facilities.

5. FLOW:

The precinct should demonstrate ease of movement and flow.

6. AUTHENTICITY:

The learning spaces and precinct should be collaborative, authentic and provide real world learning experiences. Healthy buildings and ecological design.

7. PASTORAL CARE:

Implement a pastoral program which reflects the increased size and complexity of the schools.

8. EDUCATIONAL EXPERIENCE:

Develop a genuinely coherent educational experience from early childhood to Year 12 and beyond, and the pedagogies, curricula, co-curricular activities and roles and structures which will deliver this.

9. ACADEMIC PERFORMANCE:

In the light of community expectation, maintain the existing focus on strong academic programs, and gifted education.

10. CO-EDUCATIONAL:

Be co educational both in curricula and co-curricular activities.

11. FLEXIBLE:

Adopt a flexible approach to calendar, timetable and length of the school day. Have facilities that have sufficient flexibility and promote innovation and flexibility of thought.

12. CONNECTIVITY:

ICT should be ubiquitous and connectivity essential. Additionally connect and network with feeder primary schools.

13. LIFELONG LEARNING

Commitment to continued learning as part of an educational practice and career building.

Education Principles

Marist education follows these objectives throughout the wider Marist education network.

1. PRESENCE

- Care
- Attentive
- Welcoming
- Earn trust, foster openness

2. SIMPLICITY

- Genuine
- Say what we believe and show it
- Honest before god and ourselves
- Seek humility and modesty

3. FAMILY SPIRIT

- Build community
- Acceptance and belonging
- Sharing
- Mutual respect
- Encourage leadership

4. LOVE OF WORK

- Ready to 'roll up our sleeves'
- Generous of heart, visionary and decisive
- Resilience
- Foster teamwork

5. IN THE WAY OF MARY

- Perfect model of the Marist educator
- tenderness, strength and constancy of faith

Master Plan Principles

1. Creation of a safe and welcoming parish.
2. A public precinct accessible by all and open to the community.
3. Building massing and heights to allow winter sunlight into the church plaza.
4. Create new accessible church entrances and egress from the north façade of the church (the former confessional recesses) into the church plaza to promote community.
5. Use the new piazza as the main public arrival point into the precinct.
6. Maintain existing primary school facilities as 2 stream co-educational environment.

7. Expanded co-educational high school of 1080 to 1200 enrolments with distributed and roof terrace recreation areas.

8. Establishment of a new SCECS operated childcare centre with 90 places.

9. Inclusion of commercial uses commensurate with the North Sydney commercial zone extension and complementary to parish mission and school outreach in airspace development above high school providing long term potential (10-15 year plus) ability to grow high school to 1740 enrolments.

10. Provision of wrap-around services to support the community and a program to enable activation of the precinct at many times of the day and night.

11. Retain the Roy Dyer Centre name but transition to school uses.

12. Retain the heritage former presbytery for adaptive reuse as a parish centre.

13. A master plan that engages with its urban context and key sight lines to heritage buildings.

14. Minimal fences: use building envelopes and level changes to meet school safe-guarding requirements.

15. Carefully selected through-site links to connect shared parish and school uses and facilities.

16. Enable connections to North Sydney public domain to the north as per the Council's CBD Public Spaces Vision strategy, and the harbour foreshore, landscaped and recreation areas to the South.

17. Open spaces to be connected, appropriately-scaled publicly accessible private open spaces with distinct landscape characteristics.

18. Respect the site's heritage and re-establish the Church and former presbytery building with purposeful landscaping along Miller Street.

19. Pedestrian and cycle priority: locate parking underground and position school kiss-and-drop appropriately with targets for Metro use by school parent and student priority.

20. Position car and loading access points discretely to minimise impact on pedestrian flows.

21. Encourage active transport and a healthy community – opportunities for bike parking and car sharing.

22. Provide additional complementary uses at the site that increase passive surveillance and site safety out-of-hours.

23. Create a co-located shared school administration building.

24. Consider integrated landscape strategies such as accessible green roof spaces and elevated landscapes to enhance built form and student experience.

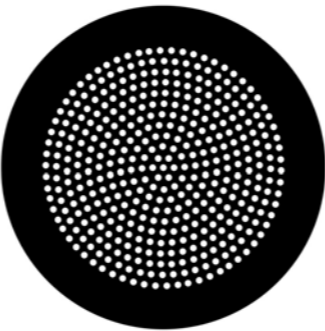
25. Creation of a sustainably responsible precinct.

3.3 Landscape Principles



01. Consider Context

Respond to the existing urban and public domain context of the precinct.



02. Indigenous Engagement

Consider the interpretation of Indigenous cultural heritage within the landscape design in consultation with the local Indigenous community.



03. Embed Sustainability

Ensure sustainability is integrated into the design.



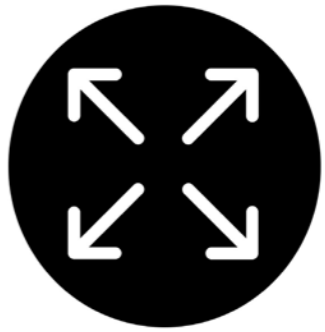
04. Integrate Security

Integrate security requirements into the built form and landscape, and minimise use of fencing.



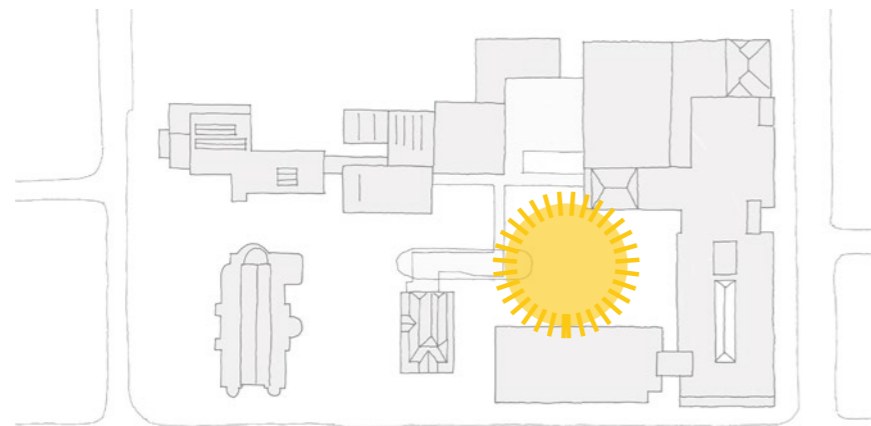
05. Diverse Spaces

Maximise usability, pedestrian priority and amenity across the site.



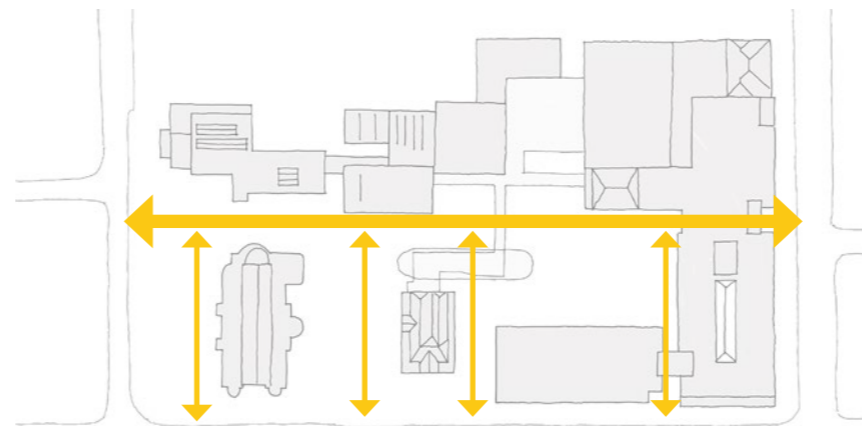
06. Maximise Potential

Utilise rooftop and undercroft spaces to supplement ground level spaces for active and passive recreation.



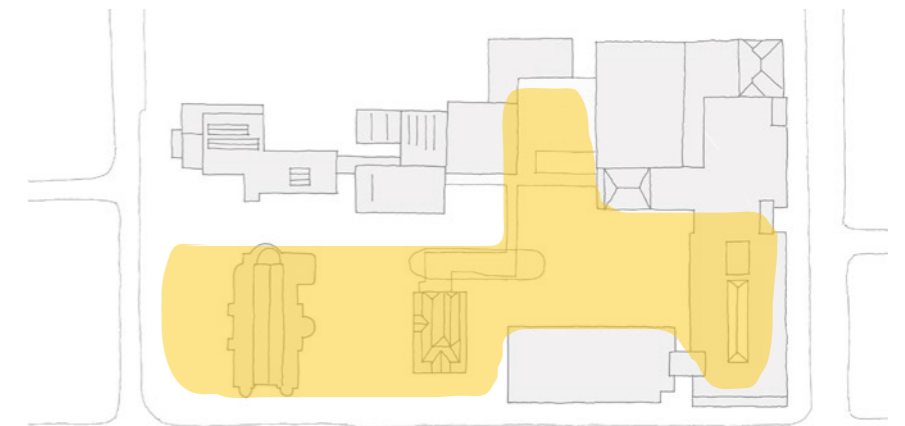
07. Central Heart

Establish a new central courtyard space as the Campus 'heart'.



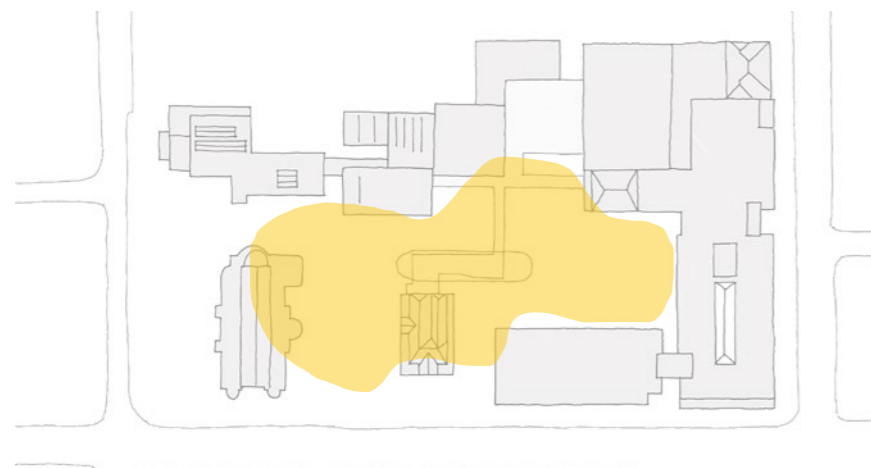
08. Strong Axis

Reinforce the primary north-south axis and east-west linkages as part of a legible master plan.



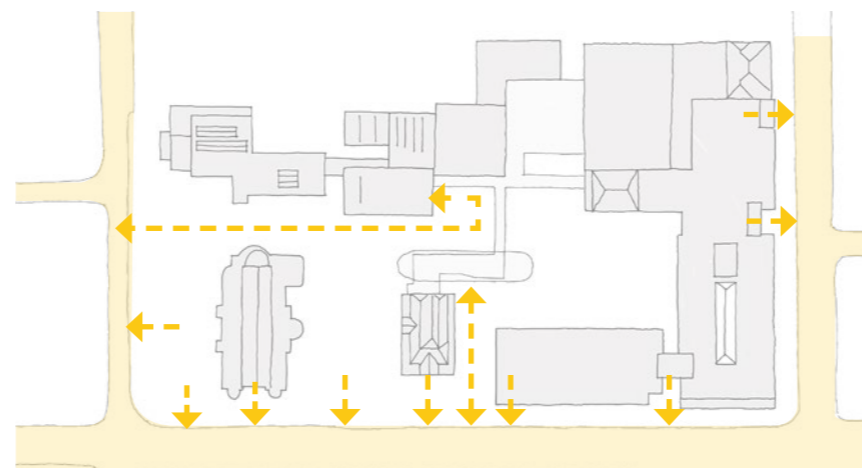
09. Prioritise Pedestrians

Create diverse types and sizes of pedestrian-focused spaces, including more intimate passive and learning spaces.



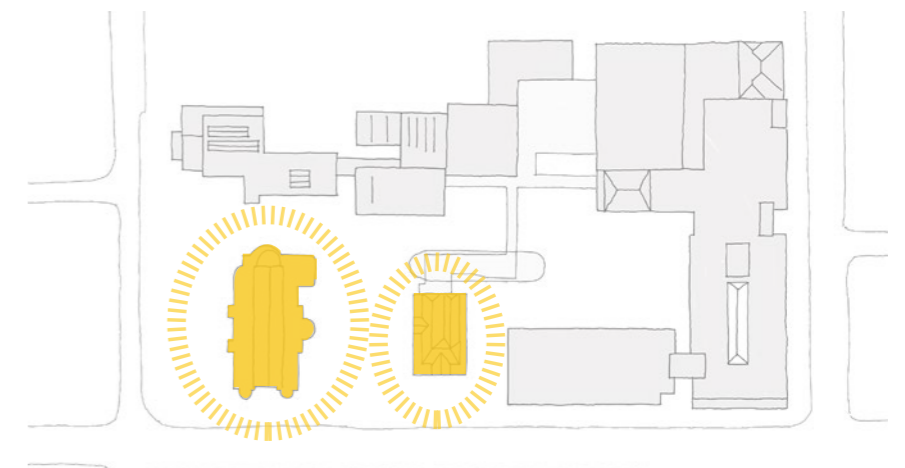
10. Unite the Site

Create a new public piazza space which links the Church and Presbytery.



11. Engage with the Street

Orientate the main site entries and frontage to Miller Street and Carlow Street.



12. Respect Heritage

Enhance the setting of existing heritage buildings.

3.4 Campus Landscape Master Plan

Introduction

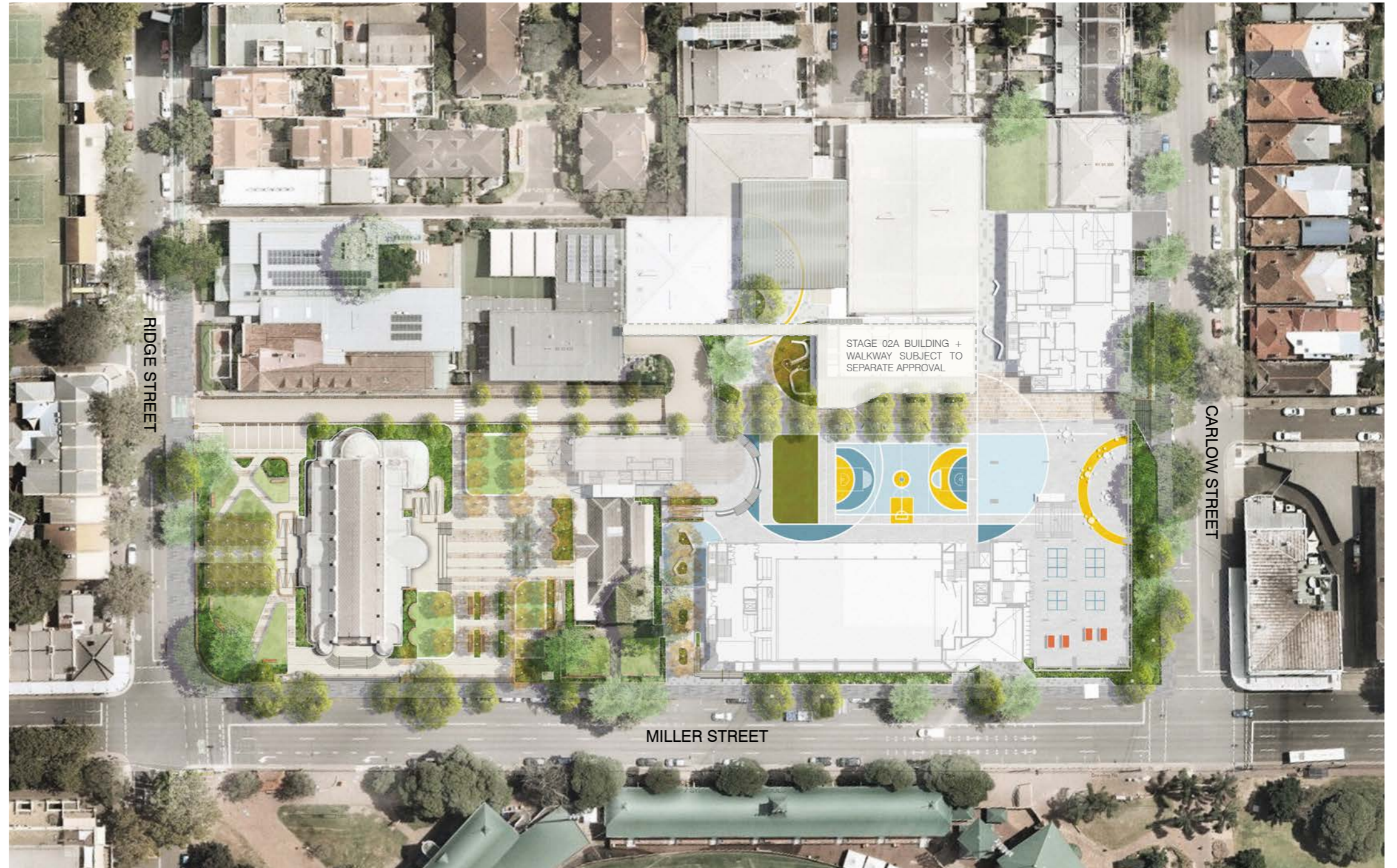
The landscape master plan for the Campus has been developed in response to the following:

1. Relevant reference documents including GA NSW design guides.
2. Overarching design principles including Campus principles, educational and Marist principles and Master Plan principles.
3. Landscape design principles.
4. Integration with the overall Campus Master Plan.
5. Engagement with key stakeholders including Sydney Catholic Schools, the Catholic Archdiocese of Sydney, and the local Parish.
6. Advice from the two GA NSW SDRP sessions held on 29.07.20 and 09.09.20.

the landscape master plan aims to achieve a unified and connected Campus where school, parish and the community can come together

The landscape master plan responds to its context in terms of its relationship with St Leonards Park opposite, the three street frontages around the site, and the character of the adjacent public realm.

The landscape design responds to the overall master plan by reinforcing the key north-south axis and secondary east-west linkages, defining the key external spaces, and integrating with the existing and new buildings.



Church Precinct

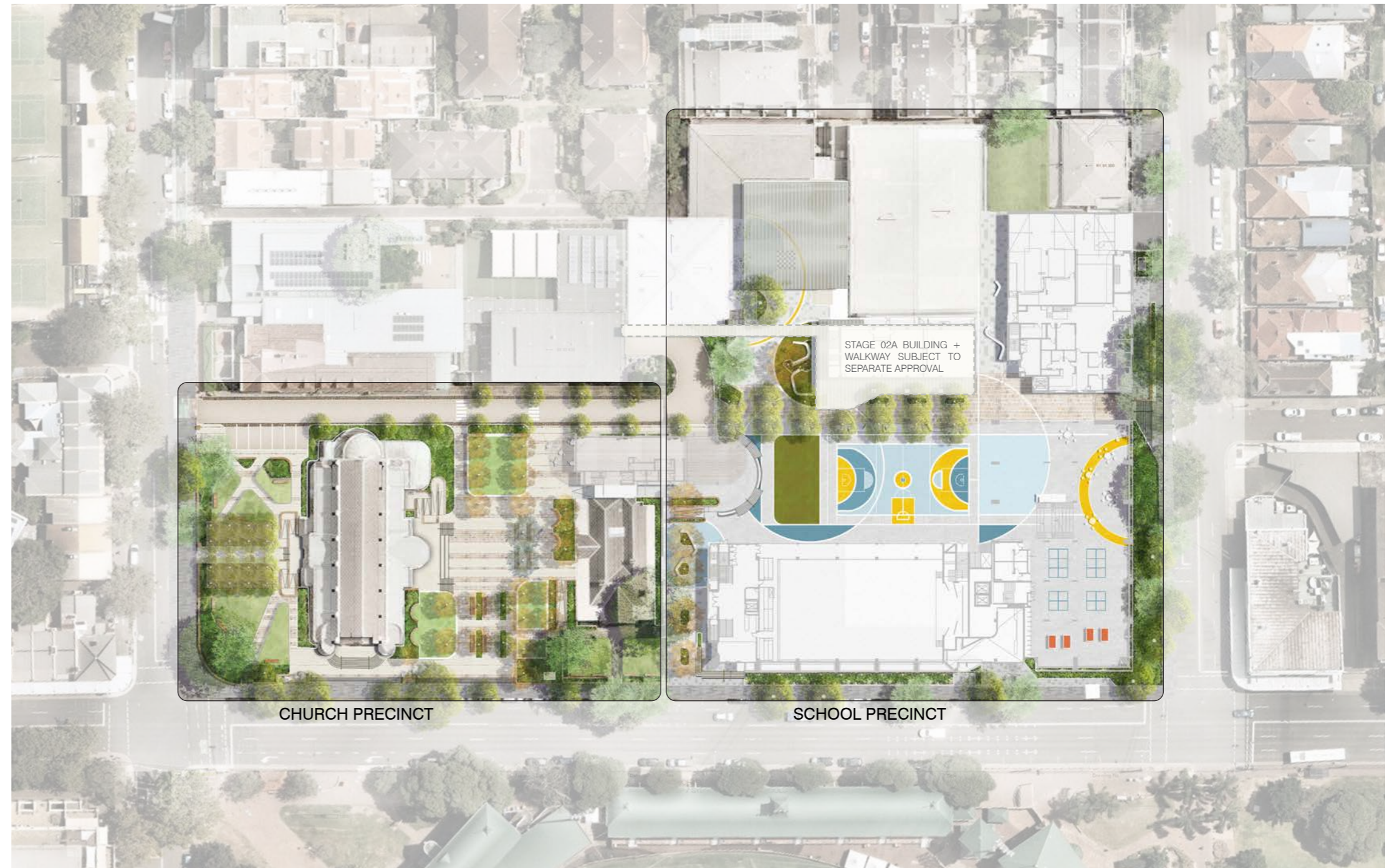
The Church Precinct is centred around the St Mary's Church and Presbytery buildings and includes the following spaces:

- the new public piazza space;
- the upgraded garden on the south side of the Church;
- the upgraded garden in front of the Presbytery on Miller Street; and
- the sharedway forming part of the main north-south axis and the interface with the primary school and Ron Dyer Centre.

School Precinct

The School Precinct is located in the north part of the site and includes the new buildings on Carlow Street and Miller Street, and the new canteen/cafe building. It includes the following spaces:

- the new central courtyard;
- the pre-function courtyard between the Presbytery and new auditorium;
- the undercroft space at the bottom of the new Carlow St building;
- the main north-south pedestrian spine through the school;
- the existing COLA space on the west side of the precinct;
- the landscaped setbacks along Carlow and Miller Streets; and
- the rooftop spaces and upper level terraces associated with the Carlow and Miller Street buildings.



3.5 Ground Level

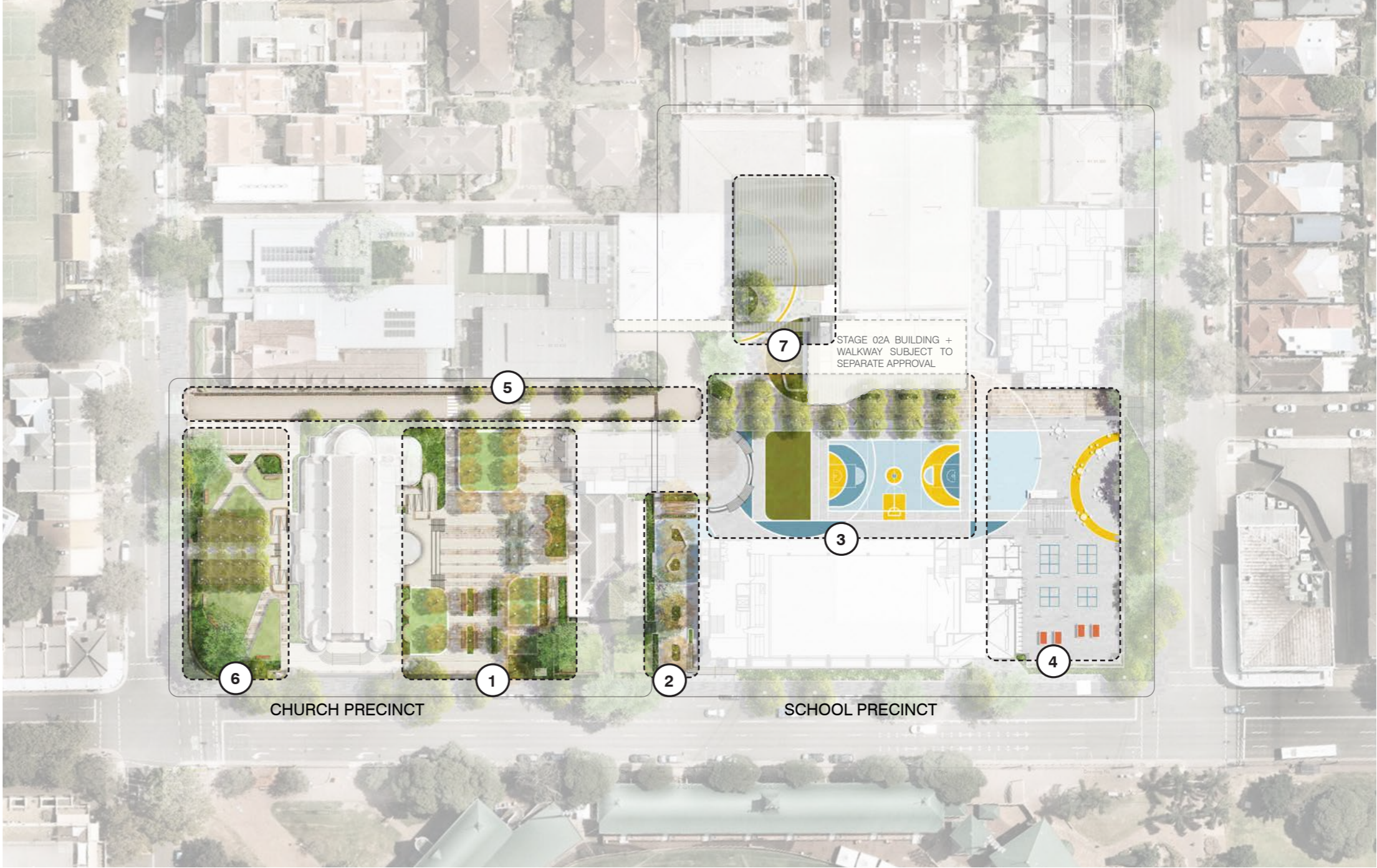
A Network of Spaces

The ground level comprises a network of interconnected spaces including:

- 1. The new public piazza;
- 2. The new pre-function courtyard;
- 3. The new central courtyard for the school;
- 4. The undercroft space at the bottom of the new Carlow Street building;
- 5. The sharedway forming part of the main north-south axis through the site;
- 6. The upgraded garden immediately south of St Mary's Church; and
- 7. The existing COLA space which links with the new central courtyard.

LEGEND

- ① Public Piazza
- ② Pre-Function Courtyard
- ③ Central Courtyard
- ④ Undercroft Space
- ⑤ Sharedway
- ⑥ St Mary's Church Garden
- ⑦ COLA (existing)

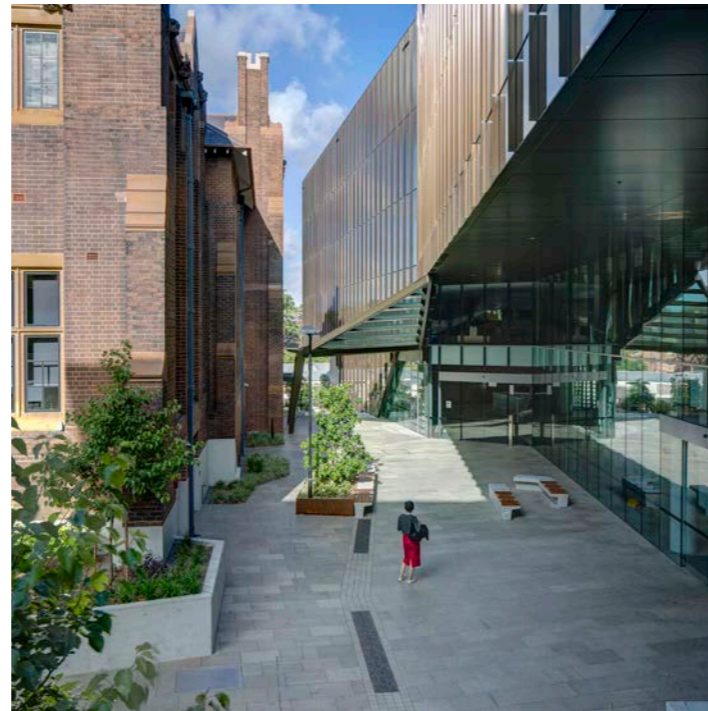


01. Piazza Space



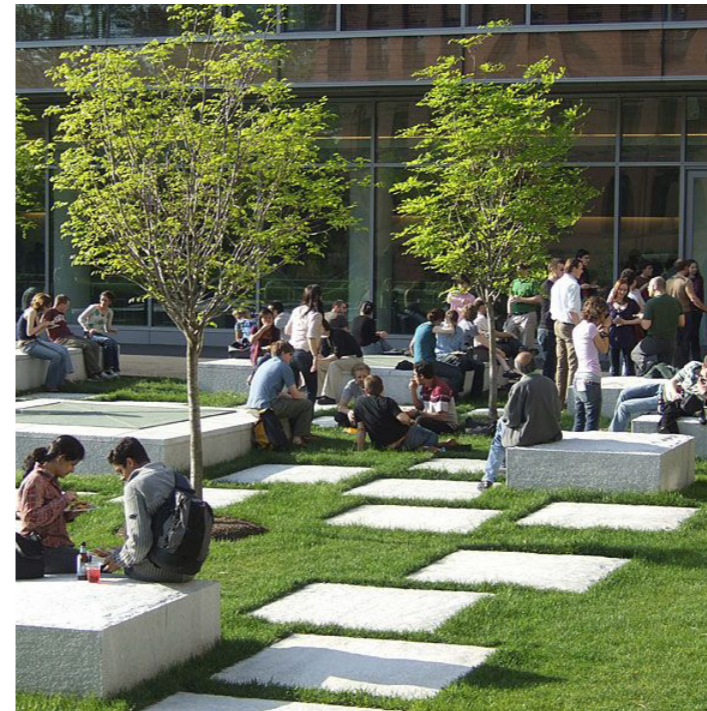
- + Creates a tranquil extension of the church
- + Enhance the setting of the existing heritage buildings
- + A welcoming and embracing public entrance to the precinct
- + Open and welcoming interface with Miller Street
- + An open area for the parish, students, staff, visitors and the greater community
- + A flexible use space to accommodate both every day uses and church / community events
- + Mediates level changes between the existing church to the south and the Presbytery to the north
- + Signature landscape space with clear wayfinding connecting pedestrians from Miller Street to the main north-south axis and the broader extents of precinct

02. Pre-Function Courtyard



- + A flexible space which can be used for pre and post function events spilling out from the auditorium as well as passive use by students
- + Controlled access off Miller Street
- + Enhanced setting and outlook from the Presbytery
- + Mediates level changes between the existing Presbytery building and new Miller Street building
- + Provides access to the new canteen building
- + Connects with the central courtyard
- + Includes opportunities for outdoor learning

03. Central Courtyard



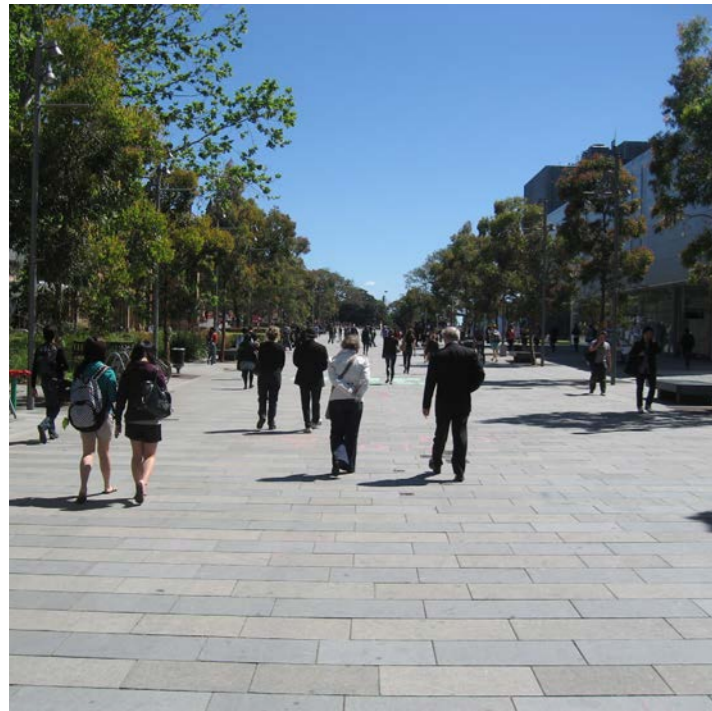
- + Create central 'green heart' for school
- + Main north-south axis passes through space
- + Enclosed by existing and new school buildings
- + Interfaces with existing COLA, new canteen, pre-function courtyard and undercroft space
- + A flexible use space to accommodate day to day activities and special events
- + Accommodates active and passive uses
- + Includes quiet areas and opportunities for outdoor learning
- + Includes shade trees, low level planting

04. Undercroft Space



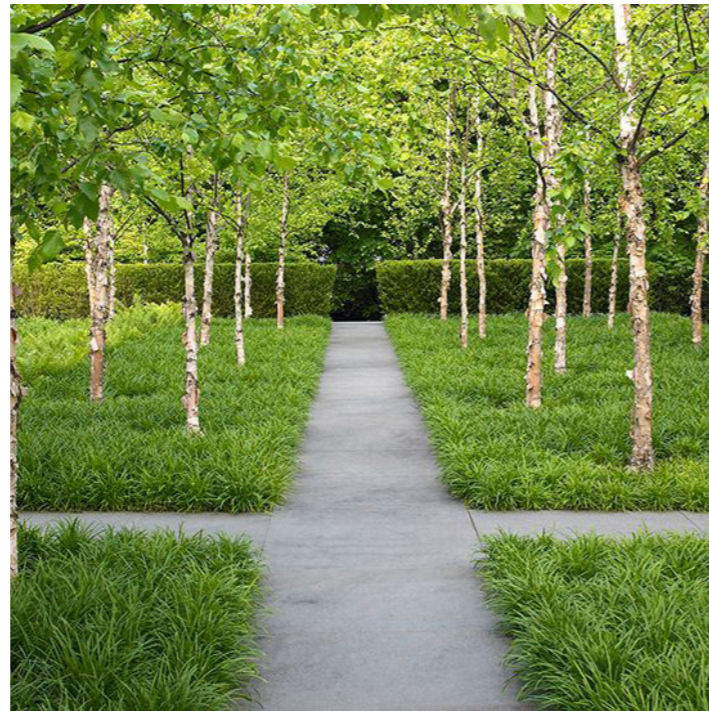
- + Interfaces with main entry to school and access from basement car park and drop-off
- + A flexible use space capable of accommodating active and passive uses, events and performances
- + Provides opportunities for outdoor learning
- + Interfaces directly with central courtyard
- + Paved with painted line markings and super graphics
- + Open to Carlow and Miller Street frontages
- + Partly double height space

05. Sharedway



- + Forms part of main north-south axis through the site
- + Limited and time restricted use by vehicles
- + Pedestrian friendly accommodating safe movements along and across
- + Interfaces with Church, Parish Centre, Ron Dyer Centre, primary school and secondary school
- + Interfaces with Church garden, piazza and central courtyard (gated access)
- + Strong visual connection through the site from Ridge Street through to Carlow Street
- + Tree lined for amenity and shade
- + At-grade parking near the Church (existing)

06. St Mary's Church Garden



- + Existing space upgraded
- + Capable of accommodating funeral gatherings and spill-out from the Church
- + Access for hearses off Ridge Street (existing)
- + Provides entry to the southern entry of the Church
- + Central access way widened under flanking groves of trees
- + Selective removal of existing vegetation to open up views of the Church
- + Existing sandstone walls around the street edges retained
- + Entry into the Church made compliant
- + Existing rose garden retained and upgraded
- + Additional public seating provided

07. COLA



- + Covered outdoor space
- + Connects directly with central courtyard
- + Flexible use space for active and passive use
- + Opportunities for outdoor learning
- + Interfaces directly with classrooms
- + Includes ground and upper level planting

3.6 Church Precinct

Piazza Space

- + Improves landscape connection to new northern entry to St. Mary's Church, creating equitable access from piazza level.
- + Creates public entry plaza from Miller St.
- + Improves physical and visual connections between the church and presbytery.
- + Creates clear and accessible pedestrian connections from Miller St. to both church and school precincts.
- + Incorporates both large, open and flexible spaces in conjunction with more intimate, quiet and reflective spaces.
- + Central paved area provides space for smaller parish/community events with capability to expand onto adjacent lawn areas for larger events
- + Designed with simple and high quality material palette, paying respect to heritage architecture.
- + Increases percentage of soft landscaping and deep soil across the precinct
- + Designed with CPTED principles in mind to create safe and hospitable public space



Pre-Function Courtyard

- + Create east-west axis from Miller St. to central courtyard of school precinct.
- + Visual connectivity with Miller St
- + Space caters to the presbytery, the school and the auditorium
- + Includes seating, planting and trees

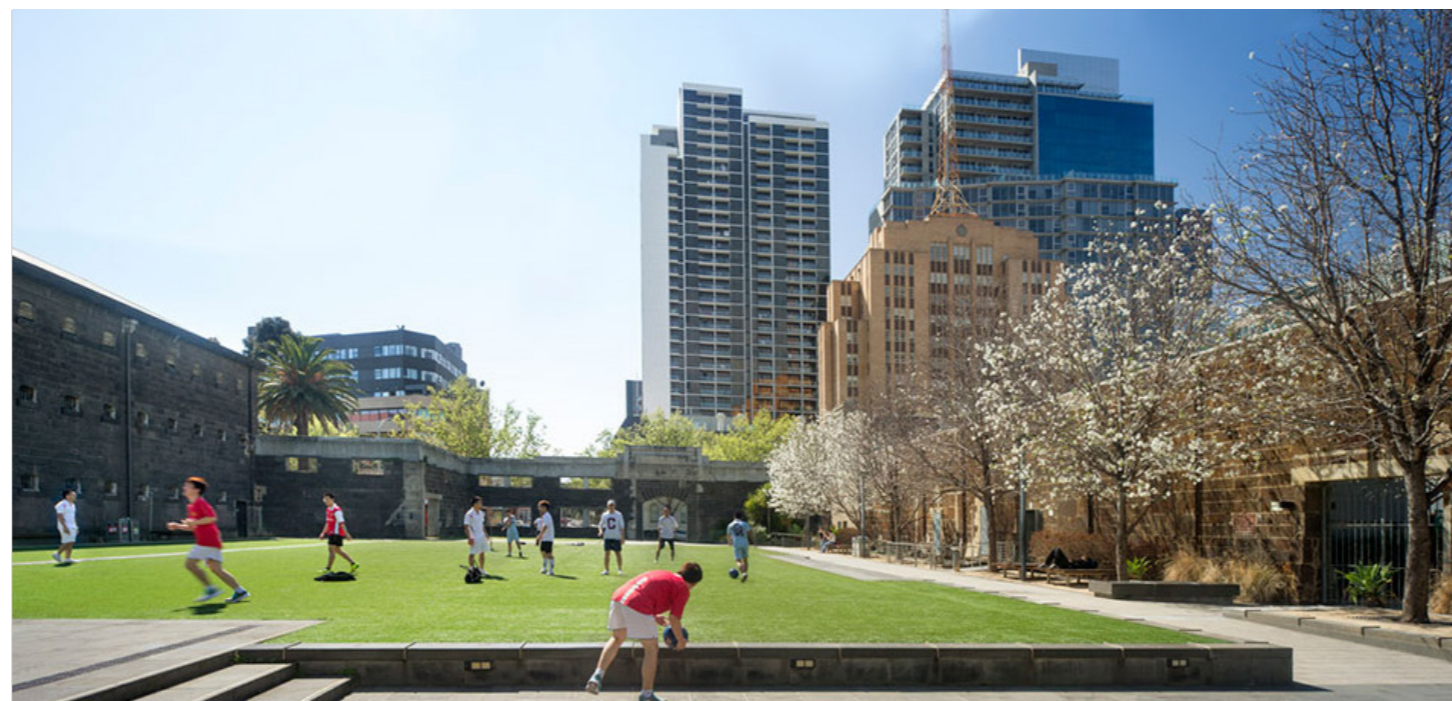
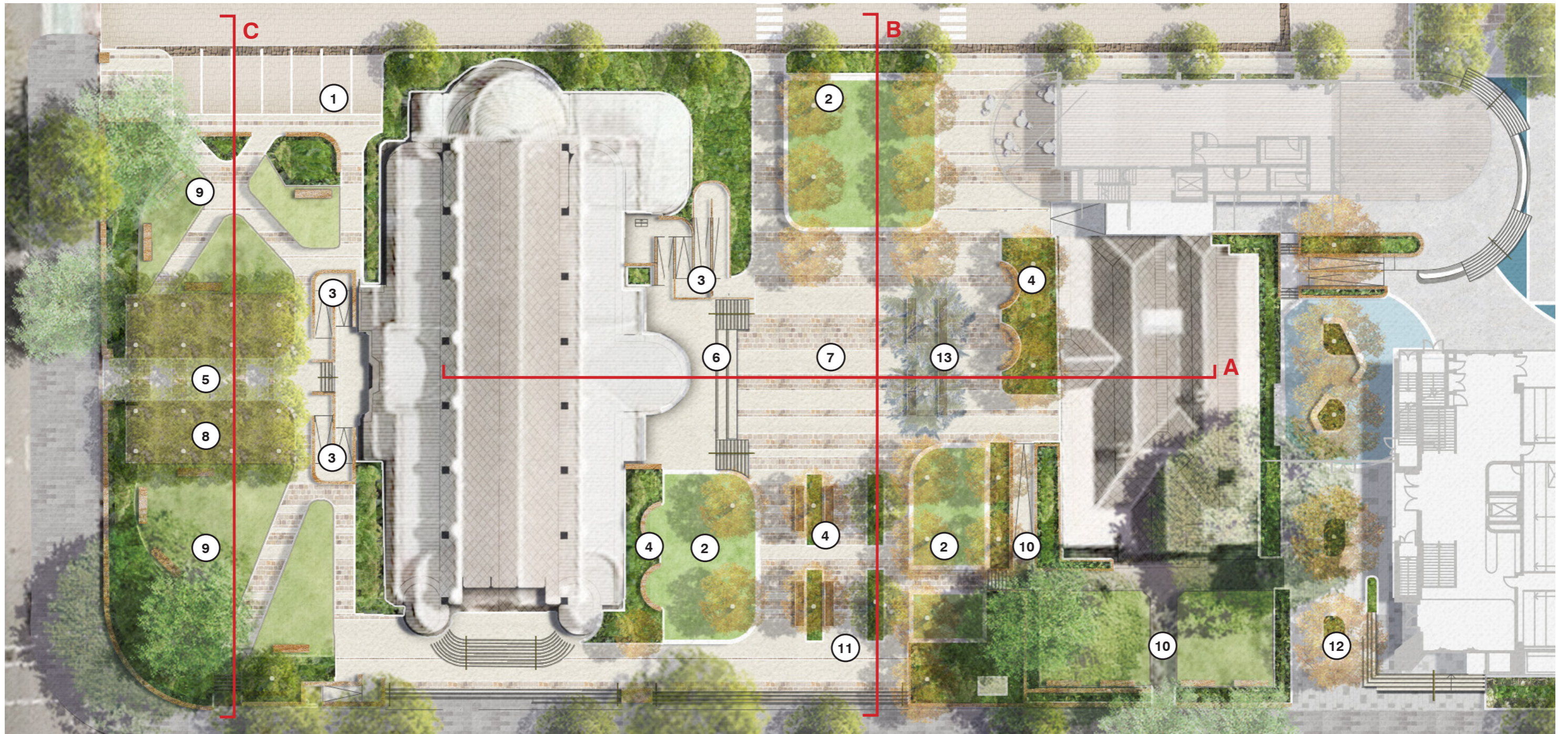


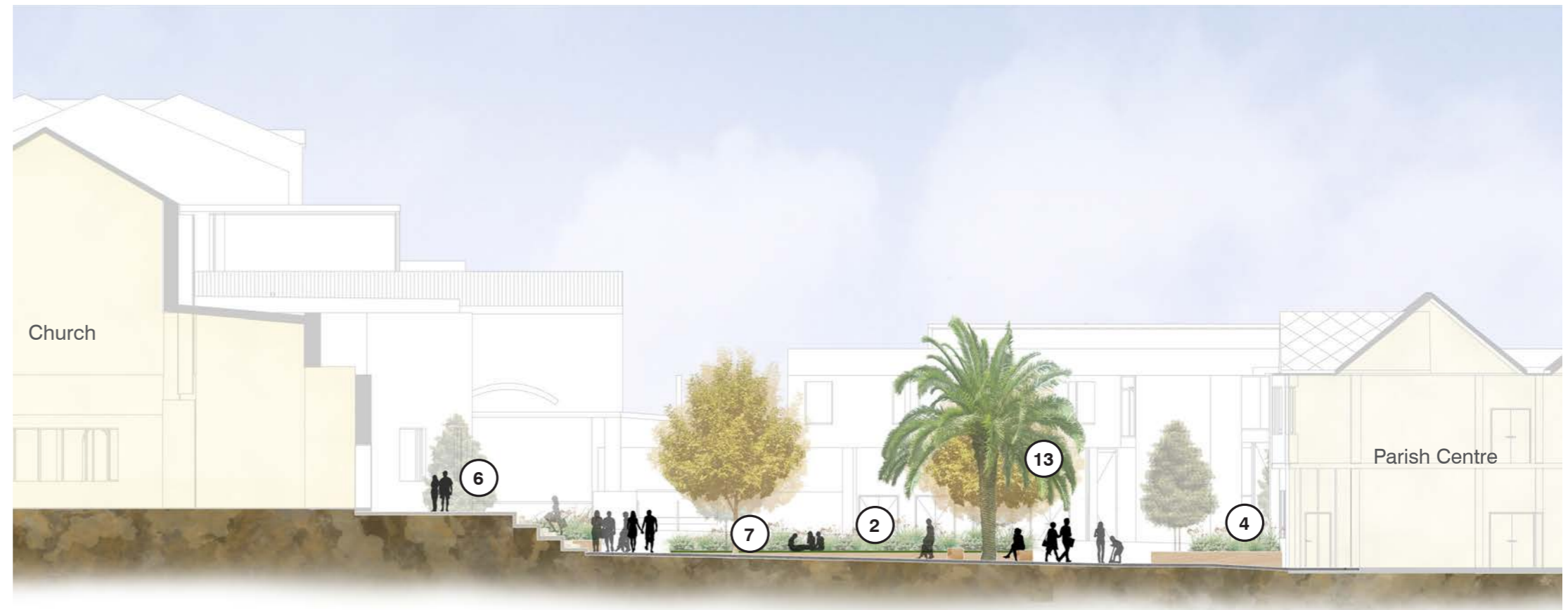
IMAGE. Image Caption
CREDIT. Photographer

LEGEND

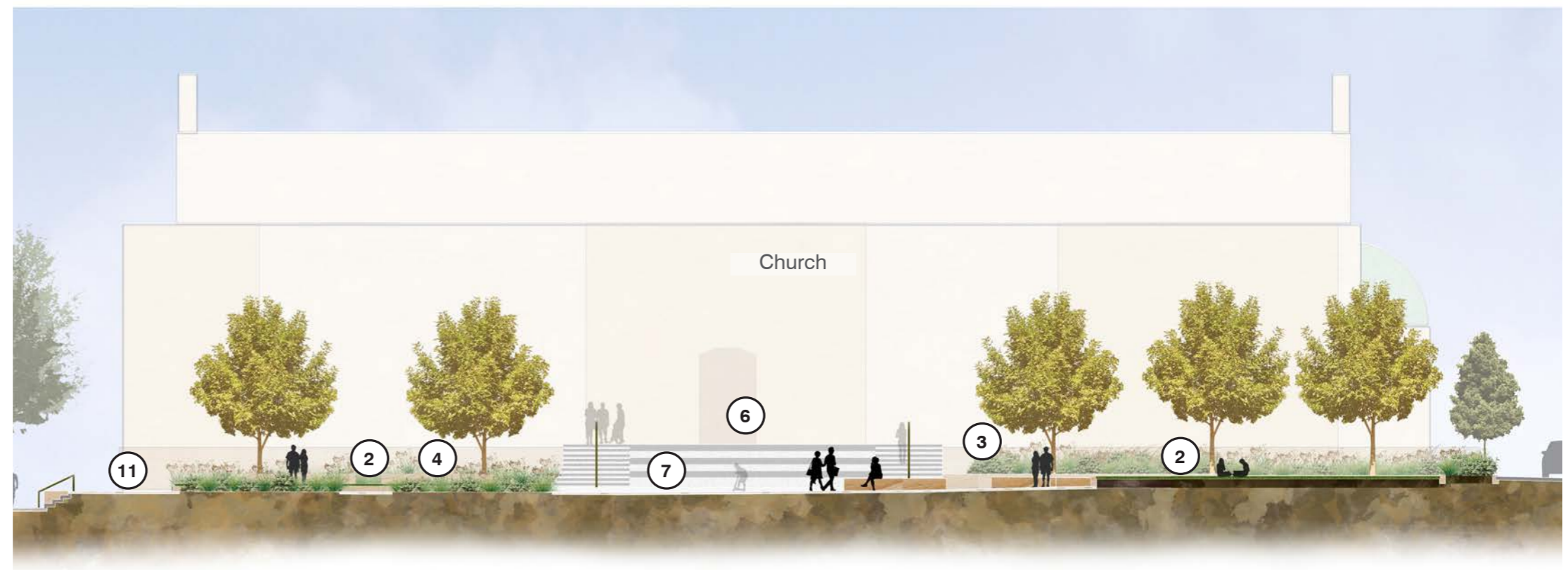
- Existing Car Park Including Accessible Spaces
- Raised Lawn
- Equitable Access Ramp
- Mass planting With Integrated Seating
- Driveway Entry to Church
- Church Plinth & Stairs
- At Grade Pathway and Central Paved Space
- Tree Avenue
- Church Lawn With Seating
- Presbytery entrance path
- Entrance Plaza
- Shared Courtyard Space
- Transplanted Palm Trees



A - North South Section



B - East West Section



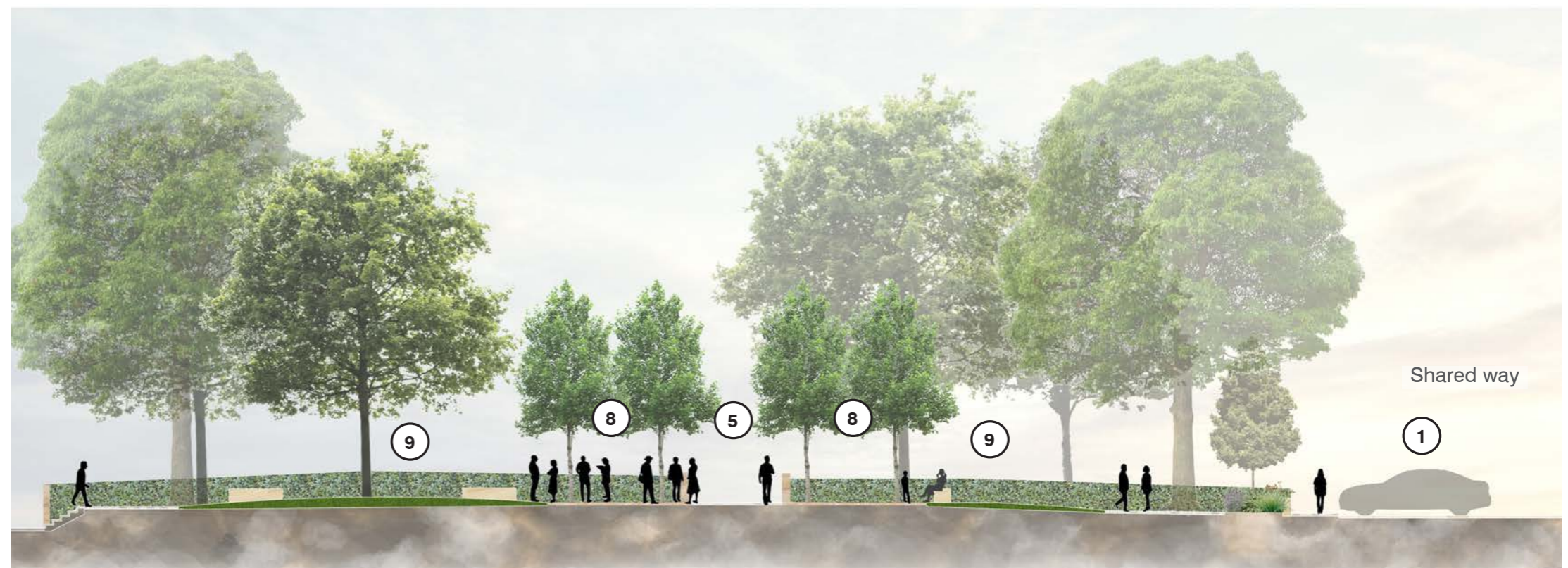
LEGEND

- ② Raised Lawn
- ③ Equitable Access Ramp
- ④ Mass planting With Integrated Seating
- ⑥ Church Plinth & Stairs
- ⑦ At Grade Pathway
- ⑪ Entry Plaza
- ⑬ Transplanted Palm Trees

C - Church Garden Section

LEGEND

- ① Existing Car Park Including Accessible Spaces
- ⑤ Driveway Entry to Church
- ⑧ Tree Avenue
- ⑨ Church Lawn With Seating



3.7 School Precinct

Central Courtyard

- + Large, central, flexible use multi-purpose court / paved space for active use
- + Edge seating and planting zones provide opportunity for small groups, off-setting the larger open spaces
- + Artificial turf zones between court and canteen, and in front of COLA for passive use
- + Provides access to elevated canteen terrace to south
- + Clearly defined circulation zones through the space
- + Soft landscape & tree canopy cover along south and west sides
- + Creates a network of sub-spaces and experiences
- + Varied scale and program of outdoor spaces
- + Outdoor learning opportunities embedded in the landscape

Undercroft Space

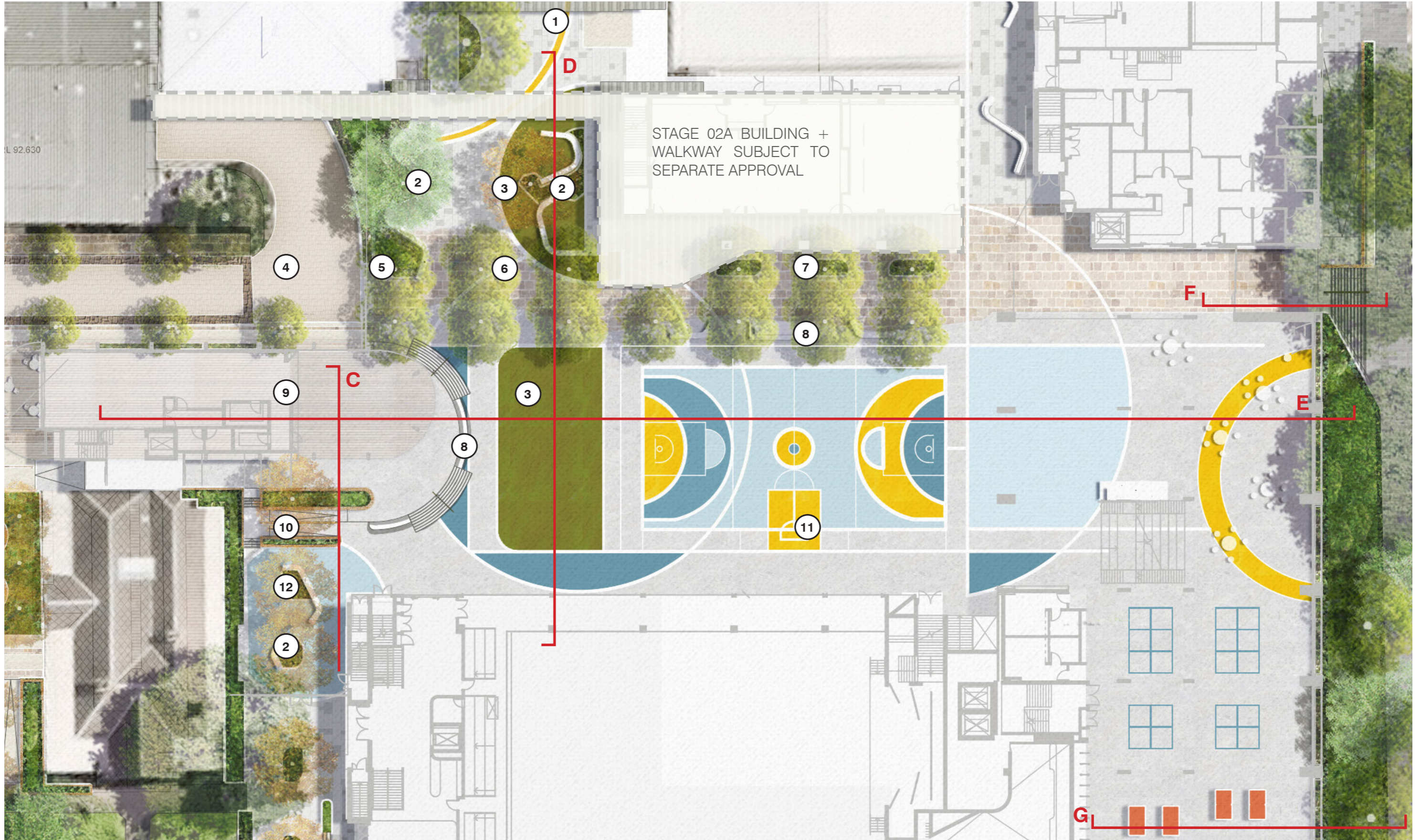
- + Creates an all weather, flexible uses space maximising the opportunities presented by building overhead
- + Accommodates active sporting facilities such as handball courts
- + Includes indoor / outdoor learning spaces
- + Includes tiered seating for watching performances
- + Allows for integration of technology & AV to supplement flexible seating areas
- + Open to sides with solar access from north and east
- + Integrated planter edge to Carlow and Miller Street frontages



IMAGE. Image Caption
CREDIT. Photographer

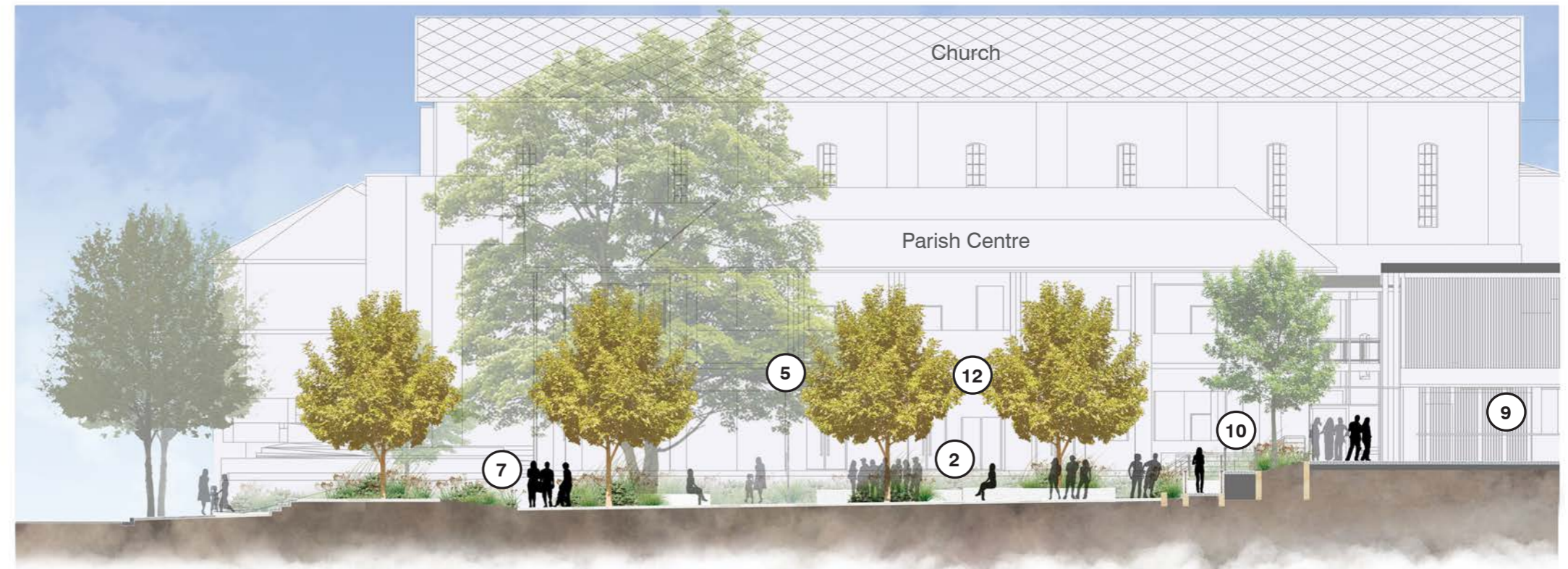
LEGEND

- ① Raised Walkway
- ② Mass Planting With Integrated Seating
- ③ Artificial Lawn
- ④ Shared Way
- ⑤ Secure Fence Line
- ⑥ Central Spine With Avenue Planting
- ⑦ Mass Planting Beds
- ⑧ Tiered Seating
- ⑨ Canteen
- ⑩ Equitable Access Ramp
- ⑪ Multi-purpose Sports Court
- ⑫ Shared Courtyard



STAGE 02A BUILDING +
WALKWAY SUBJECT TO
SEPARATE APPROVAL

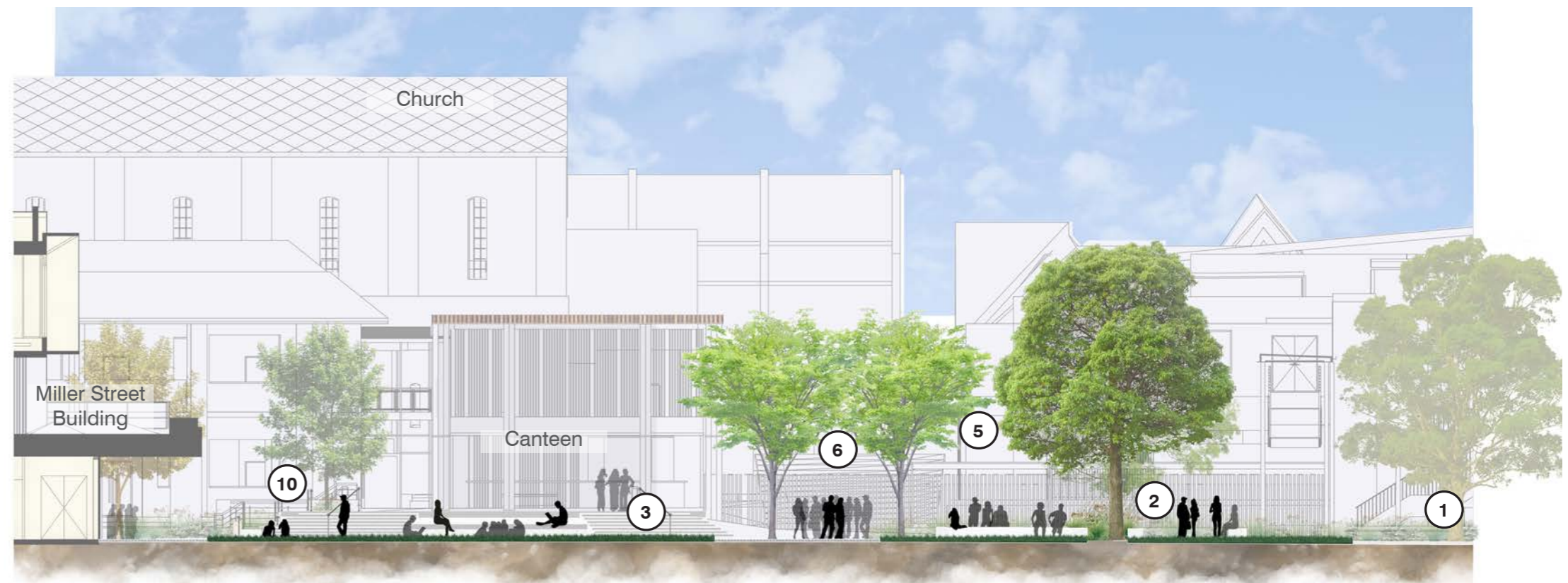
C - North South Section



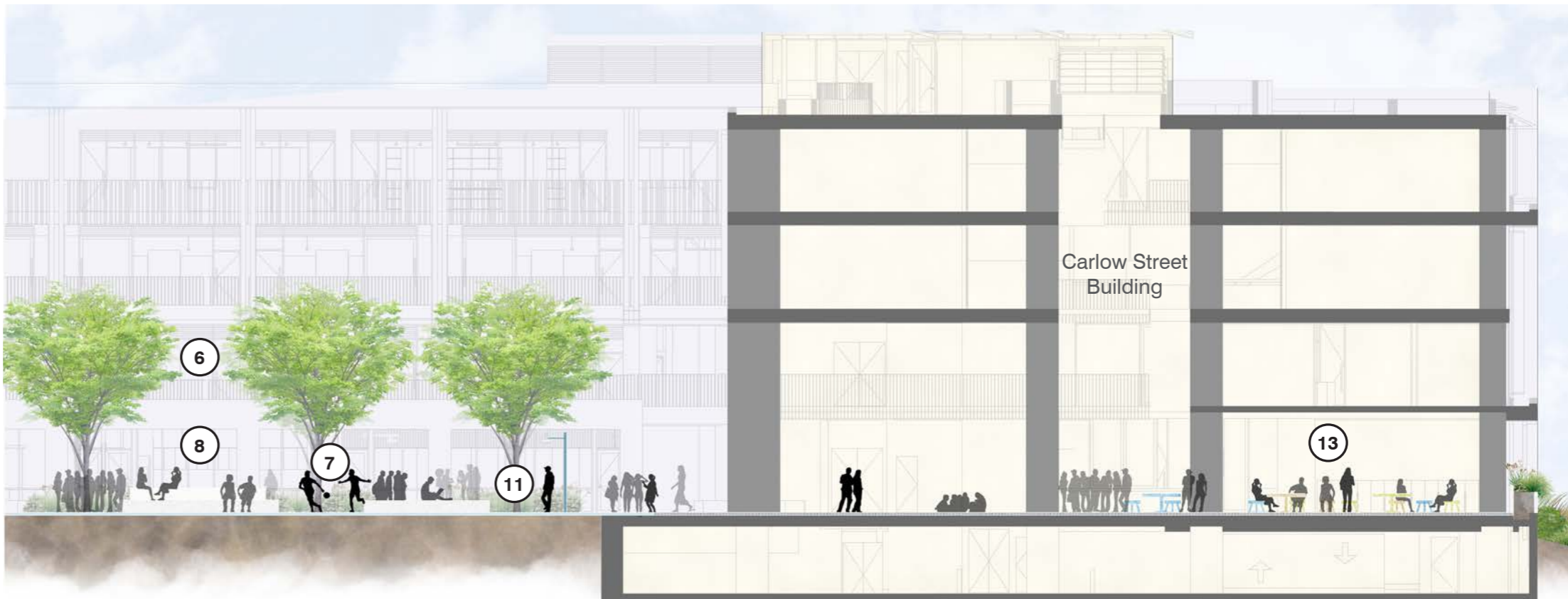
D - East West Section

LEGEND

- ① COLA
- ② Mass Planting With Integrated Seating
- ③ Artificial Lawn
- ⑤ Secure Fence Line
- ⑥ Central Spine With Avenue Planting
- ⑦ Mass Planting Beds
- ⑨ Canteen
- ⑩ Equitable Access Ramp
- ⑫ Shared Courtyard



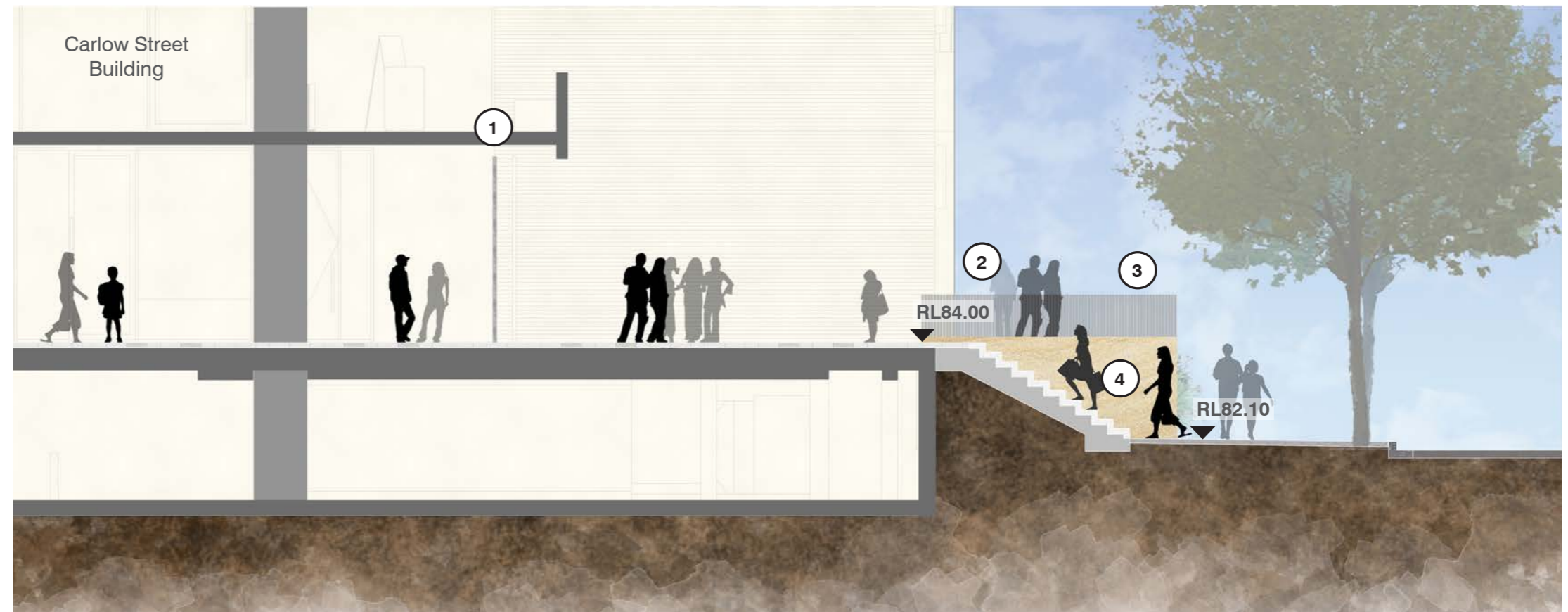
E - North South Section



LEGEND

- ③ Artificial Lawn
- ⑥ Central Spine With Avenue Planting
- ⑦ Mass Planting Beds
- ⑧ Tiered Seating
- ⑨ Canteen
- ⑪ Multi-purpose Sports Court
- ⑬ Undercover Learning Spaces

F - North South Section



G - North South Section



LEGEND

- ① Security Fence Line
- ② Accessible Ramp Entry
- ③ Safety Balustrade
- ④ Carlow Street Stair Entry
- ⑤ Raised Parapet Planter
- ⑥ Landscape Batter
- ⑦ Existing Tree To Be Retained
- ⑧ Carlow Street Footpath

3.8 Elevated Spaces

Terraces & Roof Tops

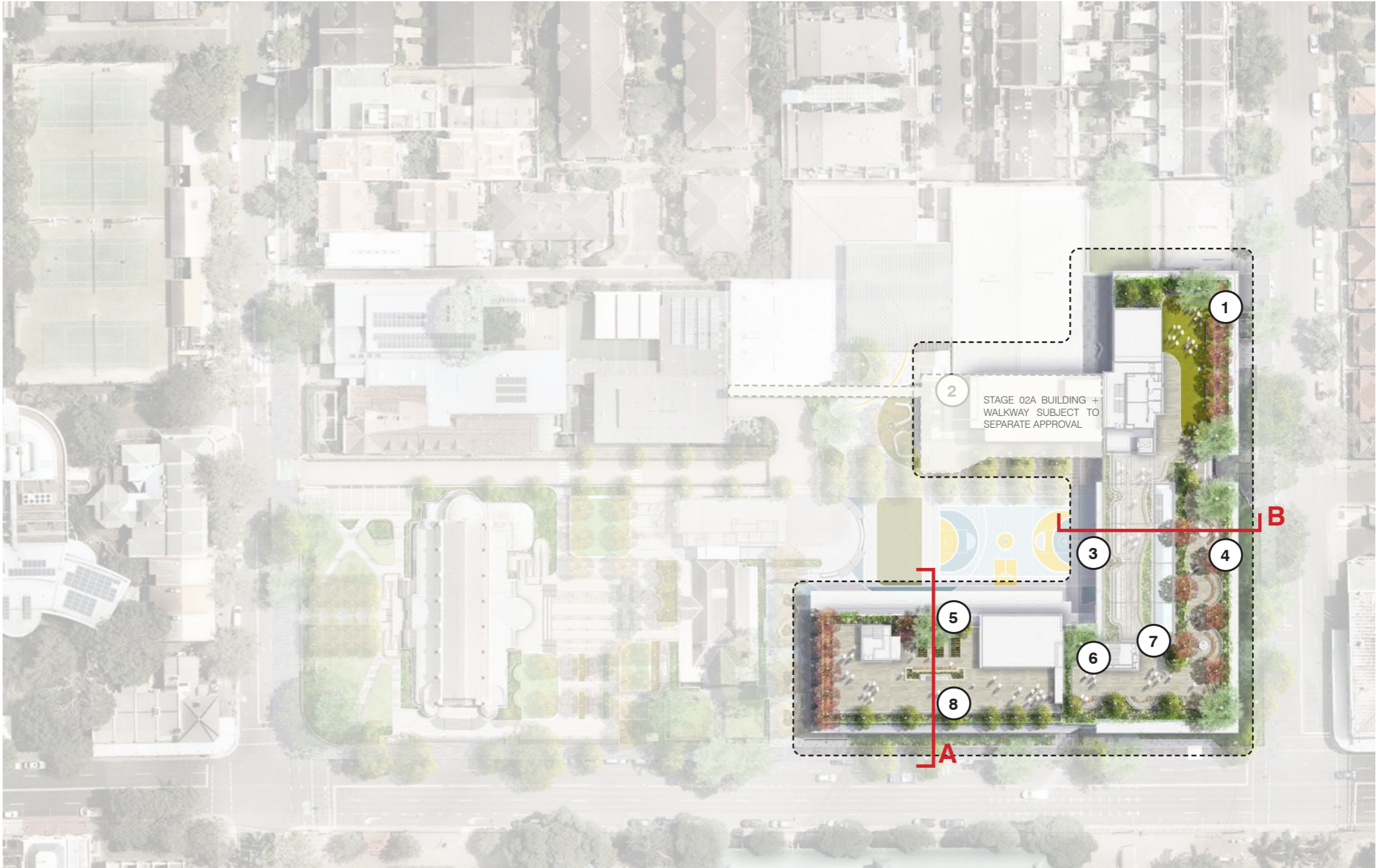
A number of accessible rooftops, terraces and planted edges are proposed to supplement the ground level open space. These include:

- the level one terrace for the new cafe
- the level one staff terrace located on the western end of the Carlow Street building
- the level one planter located on the street frontage of the Miller Street building
- the level three terrace associated with the science labs on the western side of the central courtyard (SUBJECT TO SEPERATE APPROVAL)
- the level three terrace located on the southern end of the Miller Street building (SUBJECT TO SEPERATE APPROVAL)
- the rooftops of both the Carlow and Miller Street buildings.

LEGEND

- ① Artificial Lawn
- ② Outdoor Class Room
- ③ Study Benches
- ④ Edge Planting with Seating Alcoves
- ⑤ Productive Garden
- ⑥ Mass Planting With Integrated Seating
- ⑦ Sky Light
- ⑧ Function Space With BBQ Facilities

STAGE 02A BUILDING + WALKWAY SUBJECT TO SEPERATE APPROVAL

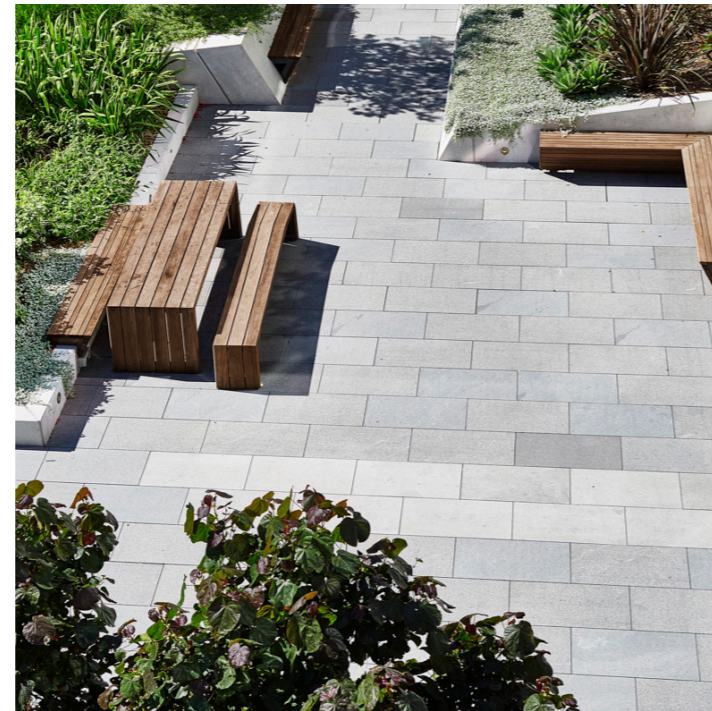


Passive Spaces



- + Passive space to complement ground level spaces
- + Covered seating area under canopy / solar panels
- + Open lawn area with artificial turf at west end of Carlow Street building rooftop
- + Outdoor seating to allow for small groups to gather
- + Perimeter planters with small trees and planting spilling over edge

Event Space



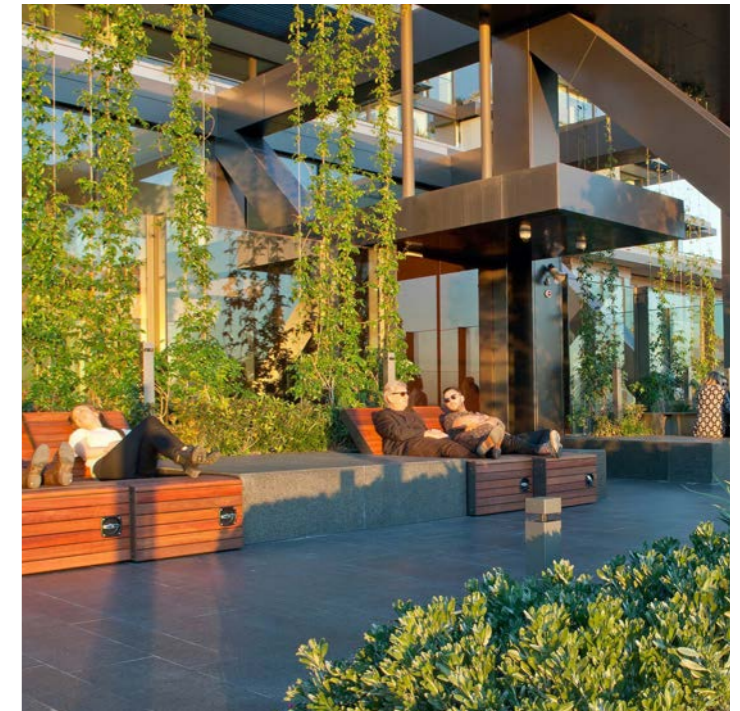
- + Larger open paved space at south end of Miller Street building rooftop for events
- + BBQ and sink provision
- + Perimeter planters with small trees and planting spilling over edge

Educational Space



- + Garden area on west side of Miller Street building rooftop
- + Raised planting beds
- + Composting beds
- + Garden store adjacent to stair core / riser

Terraces & Planters



- the level one terrace for the new cafe
- the level one staff terrace located on the western end of the Carlow Street building
- the level one planter located on the street frontage of the Miller Street building
- the level three terrace associated with the science labs on the western side of the central courtyard including outdoor seating, study areas and raised planter beds (SUBJECT TO SEPARATE APPROVAL)
- the level three terrace located on the southern end of the Miller Street building (SUBJECT TO SEPARATE APPROVAL)

Carlow Street Building Rooftop

The Carlow Street Building rooftop includes the main passive and outdoor learning areas. These include the open lawn (artificial turf) on the western part and the seating nooks located on the north-ester edge. It also includes the covered seating area under the canopy / solar panels which is delineated into three linked seating areas.

Stair and lift access is provided at the south west part of the roof along with toilets. In the centre of the eastern part is the glazed roof over the atrium with stair access up onto the rooftop.

Planters along the perimeter and against the atrium will accommodate small trees and low level planting for shade and amenity. The edge planters to Carlow St are kept lower (600mm) and setback from the building edge with an architectural capping detail to integrate with the architectural form.

LEGEND

- ① Edge Planting
- ② Artificial Lawn
- ③ Outdoor Classroom
- ④ Shaded Bench Seating
- ⑤ Lift & Stair Lobby
- ⑥ Study Benches
- ⑦ Planter With Seating Edge
- ⑧ Balustrade
- ⑨ Sky Light

STAGE 02A BUILDING + WALKWAY SUBJECT TO SEPARATE APPROVAL



Miller Street Building Rooftop

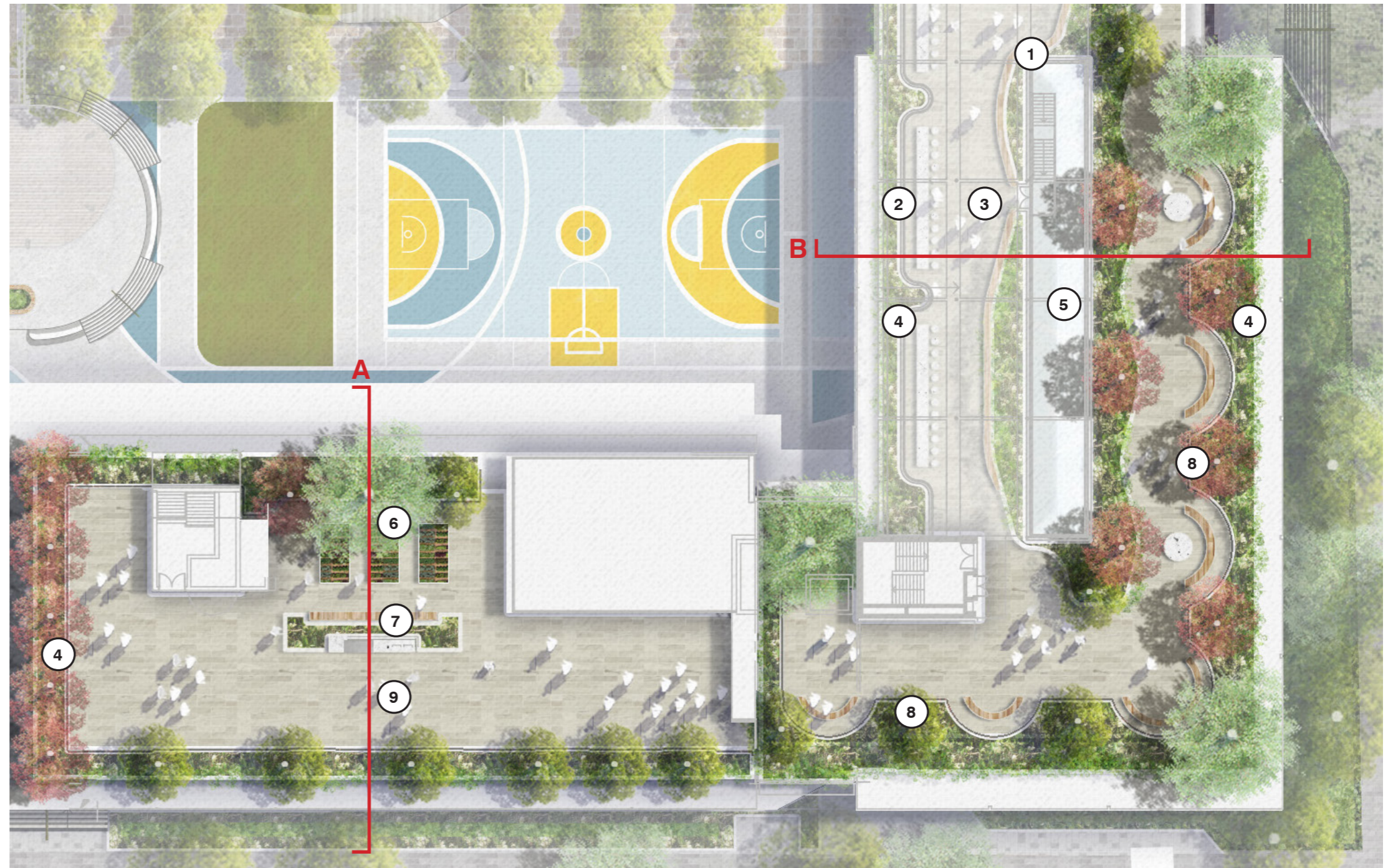
The Miller Street rooftop will include the larger paved open area which can accommodate various passive activities and events for larger gatherings. An outdoor kitchen with BBQ and sink is located to the rear of this space adjacent to the garden area.

An educational garden area is incorporated into the western part of the roof between the stair core and plant area. This will include raised planter beds for growing edible plants, composting beds/bins, worm farm. A garden store is located against the stair core for tools etc. A raised planter bed for herbs and other edible plants partially screens this space from the rest of the rooftop.

Planters along the perimeter will accommodate small trees and low level planting for shade and amenity. The edge planters to Miller St are kept lower (600mm) and setback from the building edge with an architectural capping detail to integrate with the architectural form.

LEGEND

- ① Planter With Seating Edge
- ② Study Benches
- ③ Entrance
- ④ Edge Planting
- ⑤ Skylight
- ⑥ Productive Gardens
- ⑦ Outdoor Kitchen with BBQ and Sink
- ⑧ Mass Planting With Seating Alcoves
- ⑨ Flexible Function Space



A Roof - East West Section

LEGEND

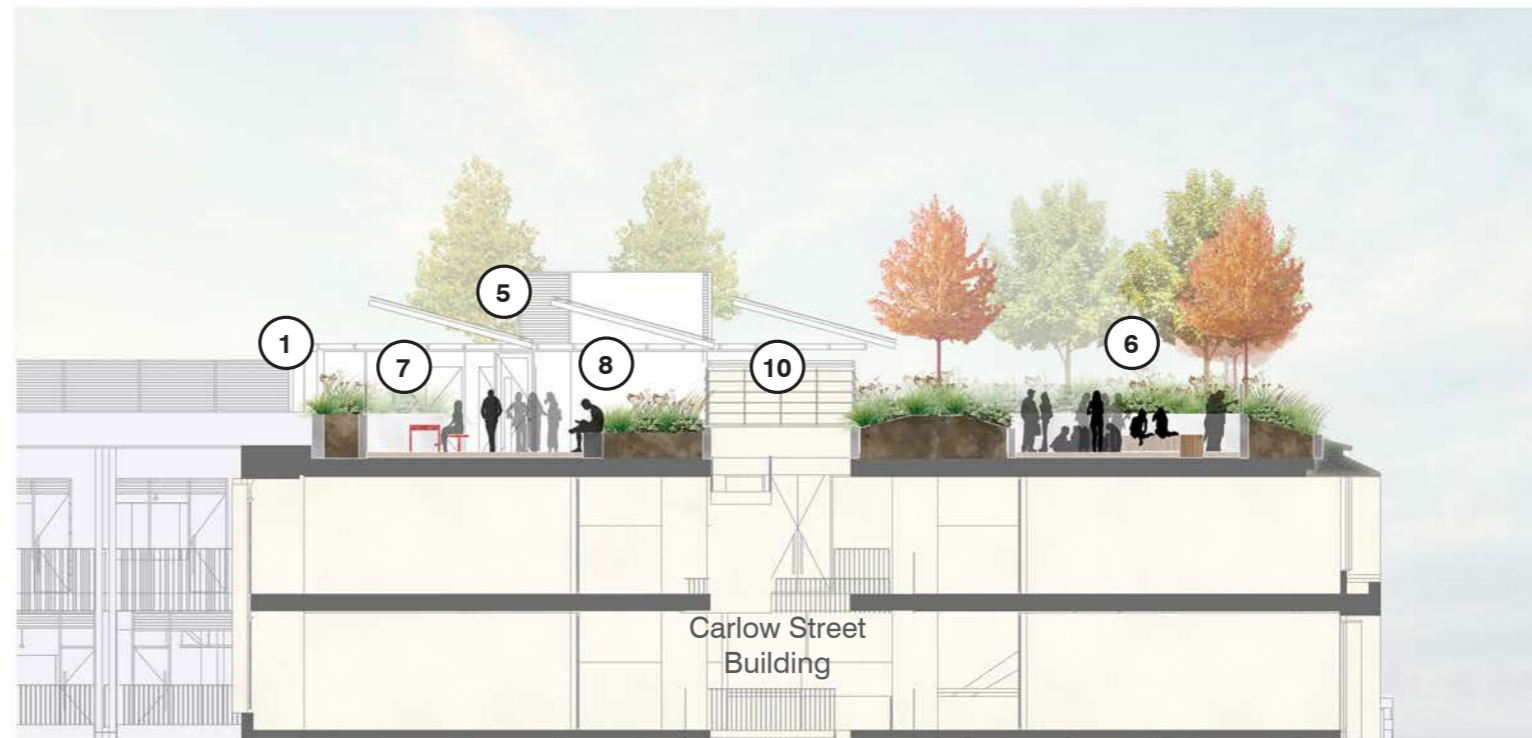
- ④ Edge Planting
- ⑥ Productive Gardens
- ⑦ BBQ Facility
- ⑨ Flexible Function Space



B Roof - North South Section

LEGEND

- ① Parapet Planting
- ⑤ Lift & Stair Lobby
- ⑥ Outdoor Class Room
- ⑦ Study Benches
- ⑧ Planter With Seating Edge
- ⑩ Sky Light





4.0 Functional Diagrams

Hard & Soft Areas




The proposed landscape design for the site, including the public piazza and central courtyard for the school provides the opportunity to increase the proportion of soft surfaces and deep soil planting areas compared to the existing site (refer to page 14).

This will have a number of benefits such as:

- reduction in urban heat;
- increased stormwater detention and soil moisture; and
- opportunities for deep soil planting.

The proposed landscape design will comprise approximately:
70% Hard surfaces
30% Soft surfaces.

LEGEND

-  Hard Surface
-  Soft Surface
-  Basement Line









Proposed Trees & Canopy Cover

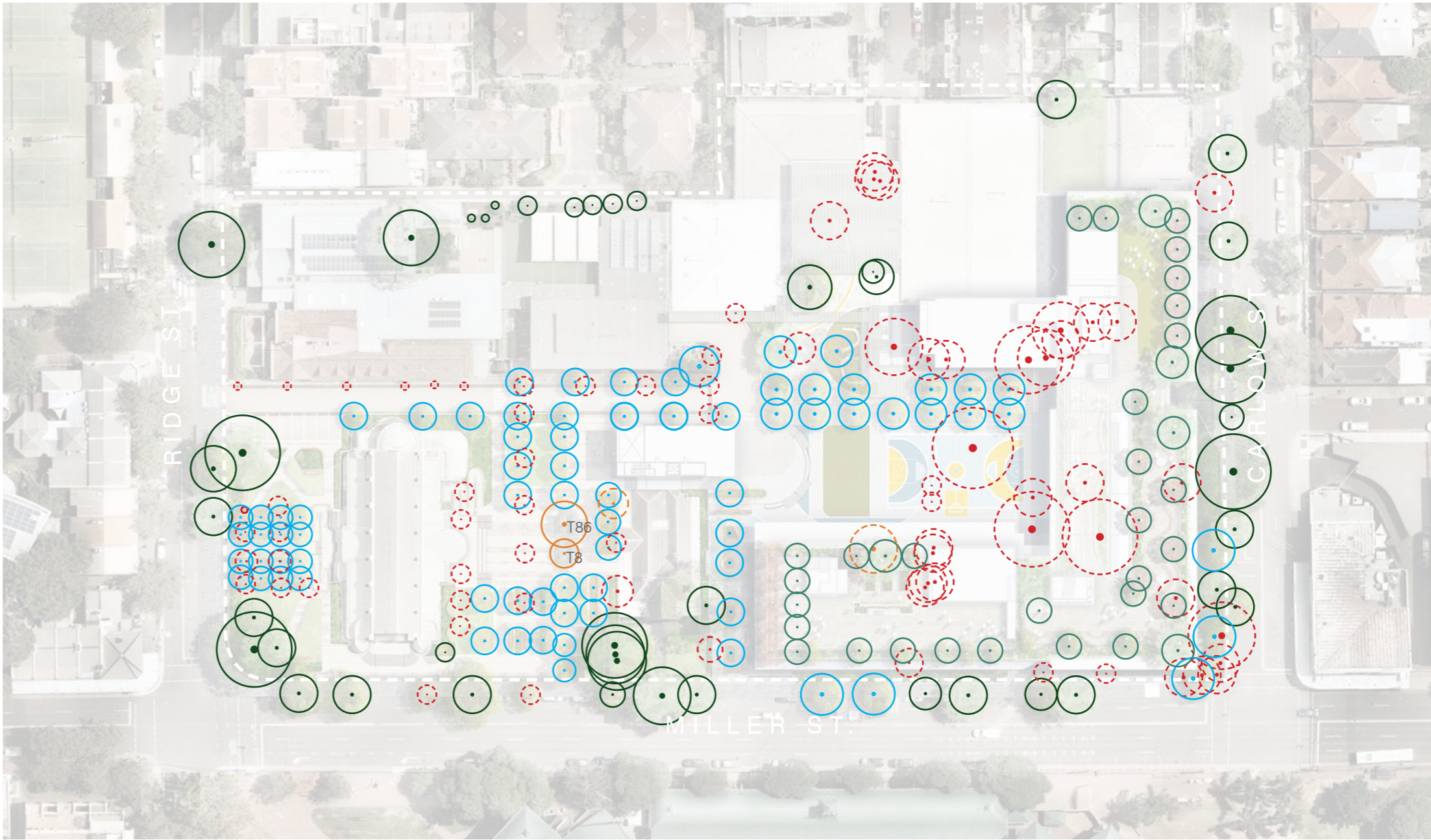
The proposed development will result in the removal of fifty-nine (59) trees. This includes one (1) tree with a Retention Value of Priority for Retention, fifteen (15) trees with a Retention Value of Consider for Retention, forty-one (41) trees with a Retention Value of Consider for Removal and two (2) trees with a Retention Value of Priority for Removal. An additional two (2) trees (Trees tQ49 & tQ51) which are located on the Miller Street road reserve are also proposed for removal.

Seventeen (17) trees are to be retained as part of the proposed development. This includes two (2) trees with a Retention Value of Priority for Retention, seven (7) trees with a Retention Value of Consider for Retention and eight (8) trees with a Retention Value of Consider for Removal. An additional twenty-two (22) trees located outside of the site boundaries are also proposed for retention. Refer to the Arboriculture Impact Assessment report prepared by TreeIQ.

The existing tree canopy across the site is approximately 20% (refer to page 15). The proposed landscape design aims to retain as many trees as possible whilst developing a tree replacement strategy which will seek to achieve a similar canopy cover to the existing. This will include the replanting of new trees wherever possible within the site, with species appropriate to the particular location, growing conditions, microclimate and use of the space in which they are to be planted.

LEGEND

-  Existing Tree - to be removed
-  Existing Tree - to be retained
-  Existing Tree - to be transplanted
-  Proposed Tree
-  Proposed Rooftop Tree
-  Proposed Transplanted Tree



Spatial Typologies

The key spatial typologies proposed (as described in section 3) include:

- the piazza space
- the pre-function courtyard
- the central school courtyard
- the undercroft space
- the sharedway
- the Church and Presbytery gardens
- the passive rooftops and terraces

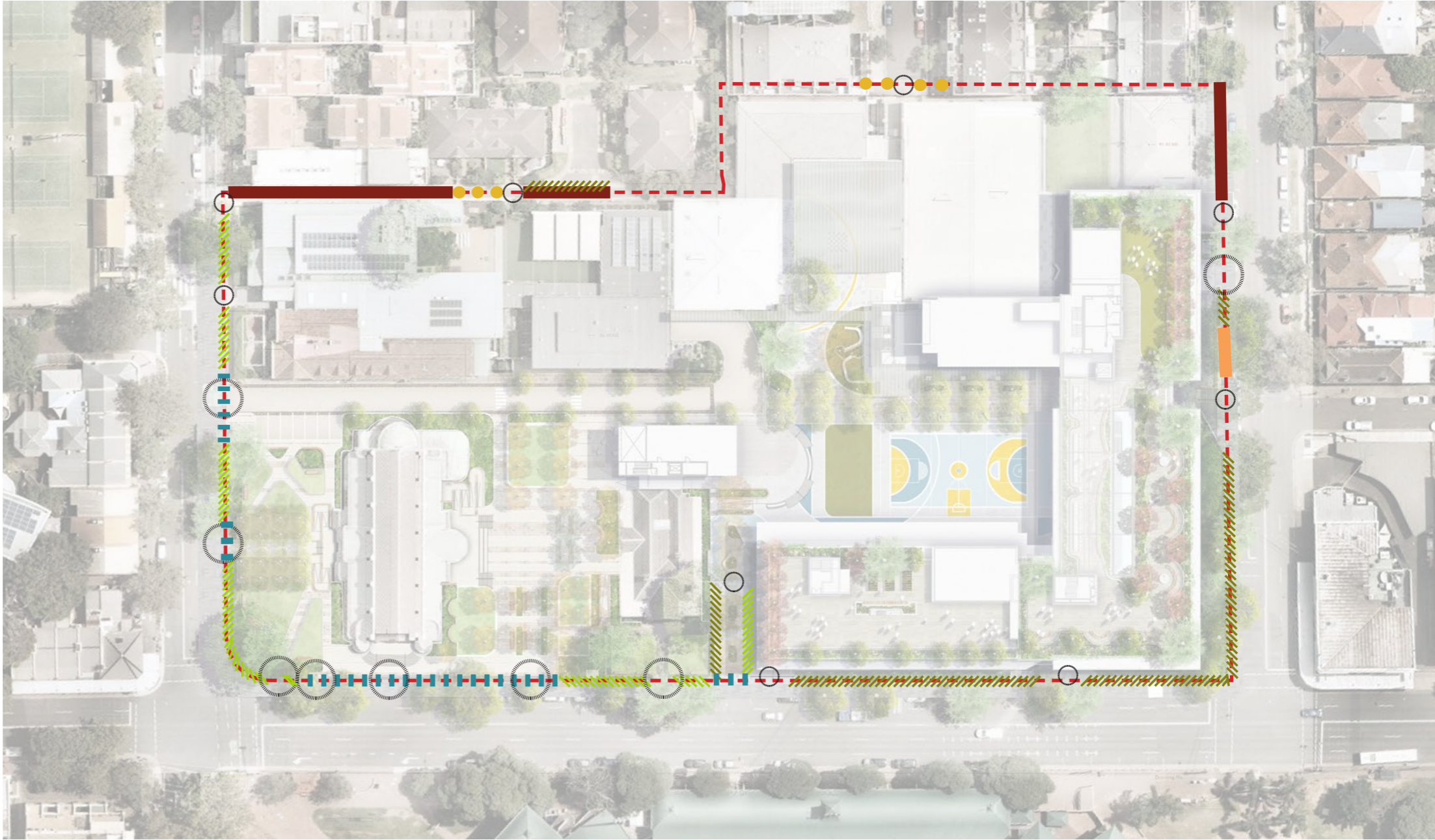


Entrances & Edge Conditions

The masterplan presents the opportunity to rationalise the existing entries into the school. The removal of the main at-grade car park will significantly reduce vehicle entries off Ridge Street and vehicle use of the internal north-south road which will be converted to a sharedway. The main vehicle entry into the school will be into the basement of the new building off Carlow Street. The vehicle exit onto Miller Street will be removed.

The main entry into the school for students will be from Carlow St which will connect with the primary north-south axis through the site. The new piazza space will have an open interface and access from Miller Street. There will also be (controlled) access to the pre-function courtyard located north of the Presbytery from Miller Street.

- LEGEND**
- ● ● ● ● ● Various fencing
 - ▨▨▨▨▨▨▨▨▨▨ Wall with planting
 - ▨▨▨▨▨▨▨▨▨▨ Planted edge
 - ▬▬▬▬▬▬▬▬▬▬ Building wall
 - ▬▬▬▬▬▬▬▬▬▬ Low wall
 - ▬▬▬▬▬▬▬▬▬▬ Open edge
 - Open entry gate
 - Secure entry gate



Built Form & Levels

The masterplan provides the opportunity to address the current issues of poor legibility, circulation and connectivity. It will create a much more connected and holistic precinct where secondary school, primary school, pre-school, Ron Dyer Centre, Church and Presbytery can more closely relate to one another.

LEGEND

+RL 31.00 Existing Levels

- 1** St. Mary's Church
- 2** St. Mary's Presbytery
- 3** Marist College (Miller Street Building)
- 4** St. Mary's Primary School
- 5** Ron Dyer Centre
- 6** Marist College (Cafe/ Canteen)
- 8** Marist College (Year 7-8 Block)
- 9** Marist College (Hall & TAS Workshops)
- 10** Marist College (Carlow Street Building)









Pedestrian Circulation

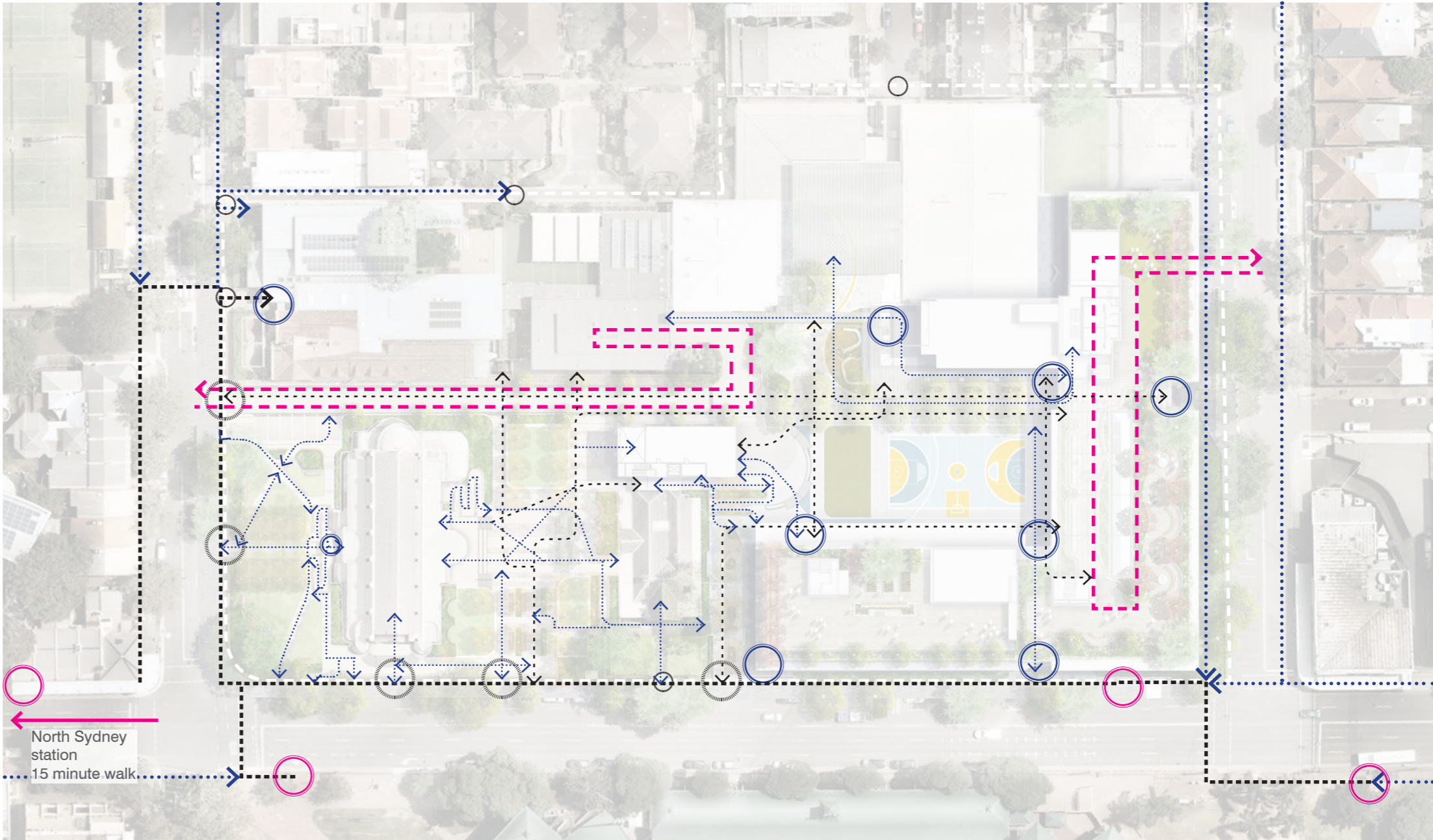
The masterplan will create a far more legible and rational pedestrian circulation system with the main school entry off Carlow Street directly aligned with the primary north-south axis through the site. A series of east-west connections will feed off the main pedestrian spine, providing access to the existing and new buildings and spaces.

The entry to the new Miller Street building and auditorium will be off Miller Street. There will also be gated access into the pre-function courtyard from Miller Street.

Public access to the Church will be maintained from Ridge and Miller Streets, whilst a new entry will be created on the north side, opening directly out into the public piazza. The piazza itself will have an open interface with Miller Street enabling 24 hour public access to the space.

The formal entry to the Presbytery off Miller Street will be maintained, but the new primary entry to the Parish Centre will be from the piazza as part of the new addition on the western side.

- LEGEND**
-  Public Transport
 -  Site Entrance
 -  Building Entrance
 -  Primary Pedestrian Movement
 -  Secondary Pedestrian Movement
 -  Car Drop Off Route








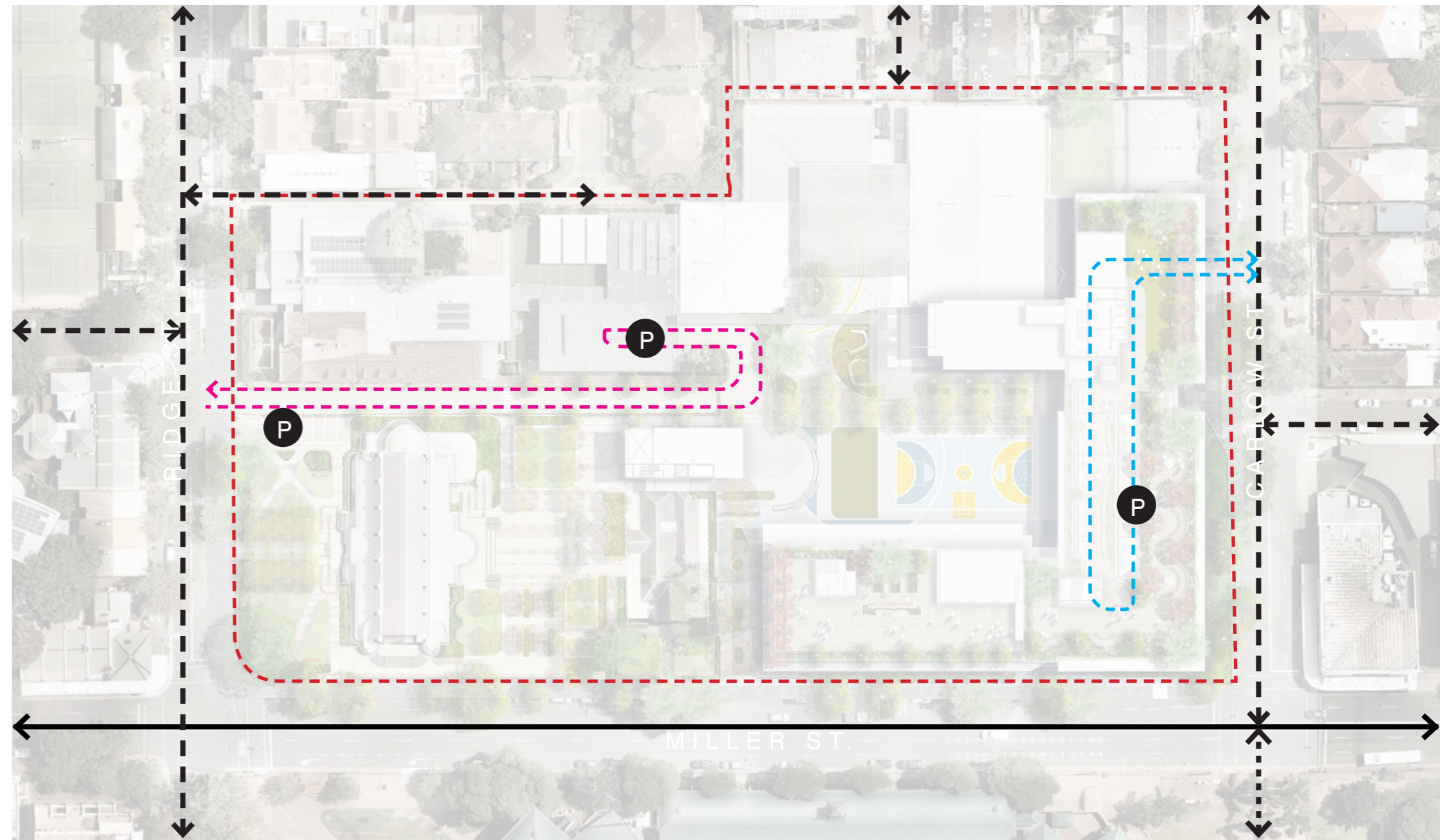
Vehicle Circulation

By making the main vehicle entry to the site off Carlow Street into the basement of the new building and limiting vehicle use of the Ridge Street entry and the internal road servicing the Ron Dyer Centre car park, vehicle penetration and circulation into the site will be much reduced.

This will allow pedestrian access and circulation within the site to be prioritised and provides the opportunity to dedicate more open space to students, staff, visitors and the wider community.

LEGEND

-  Major Road (check classification)
-  Minor Road (check classification)
-  At-grade Vehicle Access Route Via Sharedway
-  Vehicle Access to Basement
-  Parking



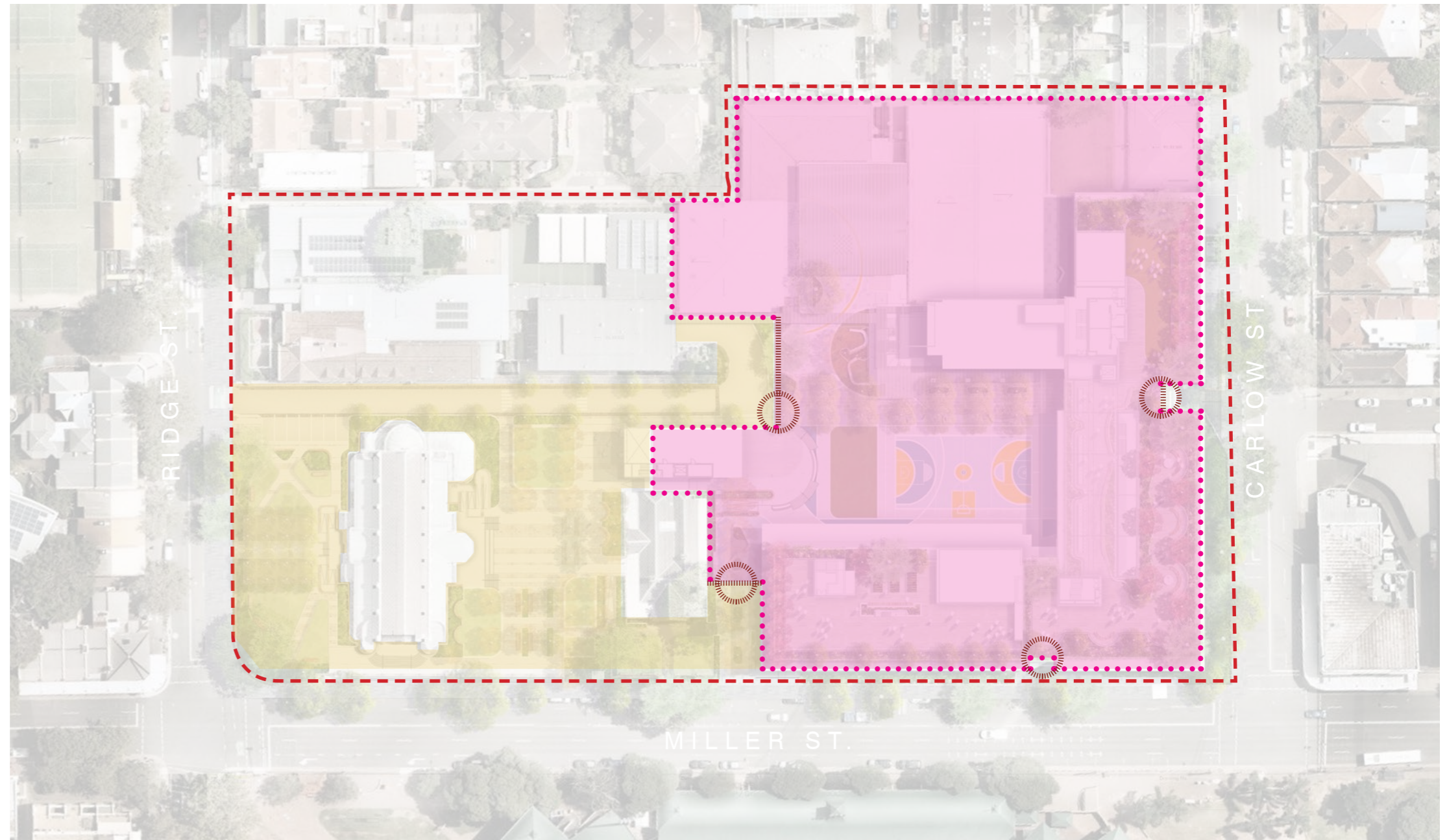
Site Security & Fencing

A significant proportion of the site focused on the Church Precinct will continue to be publicly accessible, including the new piazza space, sharedway, Church and Presbytery gardens.

The secure line for the school will primarily be created by the new buildings to Miller and Carlow Streets. A new fence line will run between the new canteen building and the existing building to the west, thereby securing the central courtyard. Another fence line will run between the south side of the new auditorium building and the Presbytery building to secure the pre-function courtyard. Both of these secure lines will be provided with gates for access at certain times. New fencing and gates will be metal palisade type. Planting will be used to help integrate new fencing into the landscape design.

LEGEND

- Publicly Accessible Areas
- Secure Areas
- Building as Secure Line
- Security Fence
- Gate



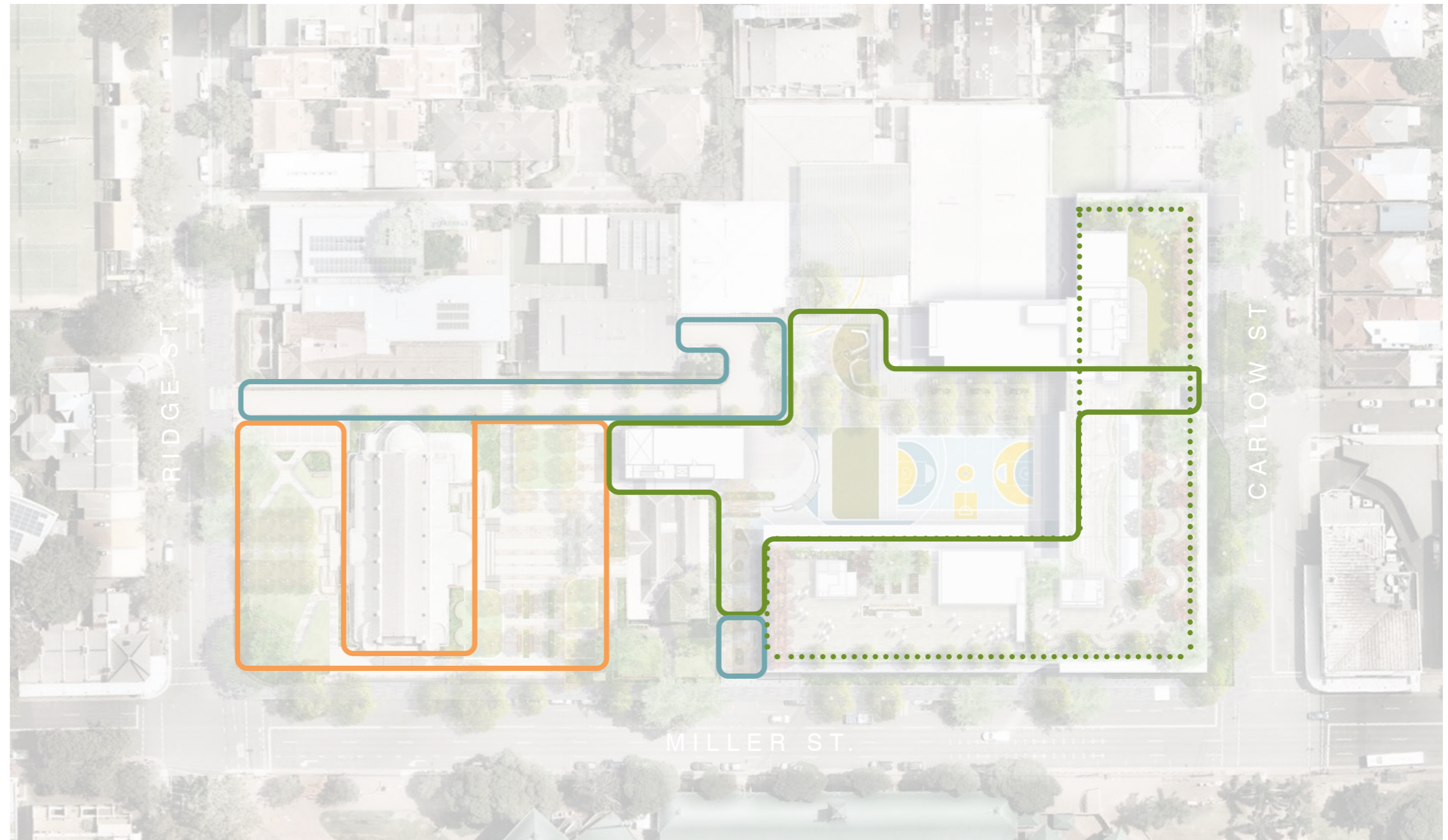
Materials Hierarchy

A hierarchical approach has been adopted for the selection of paving and other landscape materials.




The school areas will use a palette of simple and robust materials such as insitu concrete paving, artificial turf and walls. Furniture will be designed to suit use by students with a range of types including formal and informal seating opportunities.

Other more public spaces such as the entry to the Pre-Function Courtyard will start to introduce higher quality materials including exposed aggregate insitu concrete and cobblestone edging. The existing internal north-south road will be resurfaced as a sharedway with a stamped asphalt finish to complement the colour and texture of adjacent paving materials.

The highest quality materials will be used for the piazza and St Mary's Church and Presbytery garden spaces. These will include granite flagstone paving, cobblestones, steel and concrete walls and edging, and custom seating. Select use will be made of sandstone for the new stairs and ramps to Church building to complement the exterior walls.



LEGEND

-  Category 1 - Piazza and Church
-  Category 2
-  Category 3 - School

Event Modes

The publicly accessible areas of the precinct will provide the opportunities for a range of school, parish and community events.

These will be focused in the new piazza space which will sit between the Church and Presbytery, and in front of the Ron Dyer Centre with direct access of Miller Street. The new northern entry being created for the Church will provide direct access into the piazza. The entry to the new Parish Centre located at the west end of the existing Presbytery building will also be directly from the piazza. In addition, the new cafe proposed at the north western corner of the piazza will help to activate the space day to day.

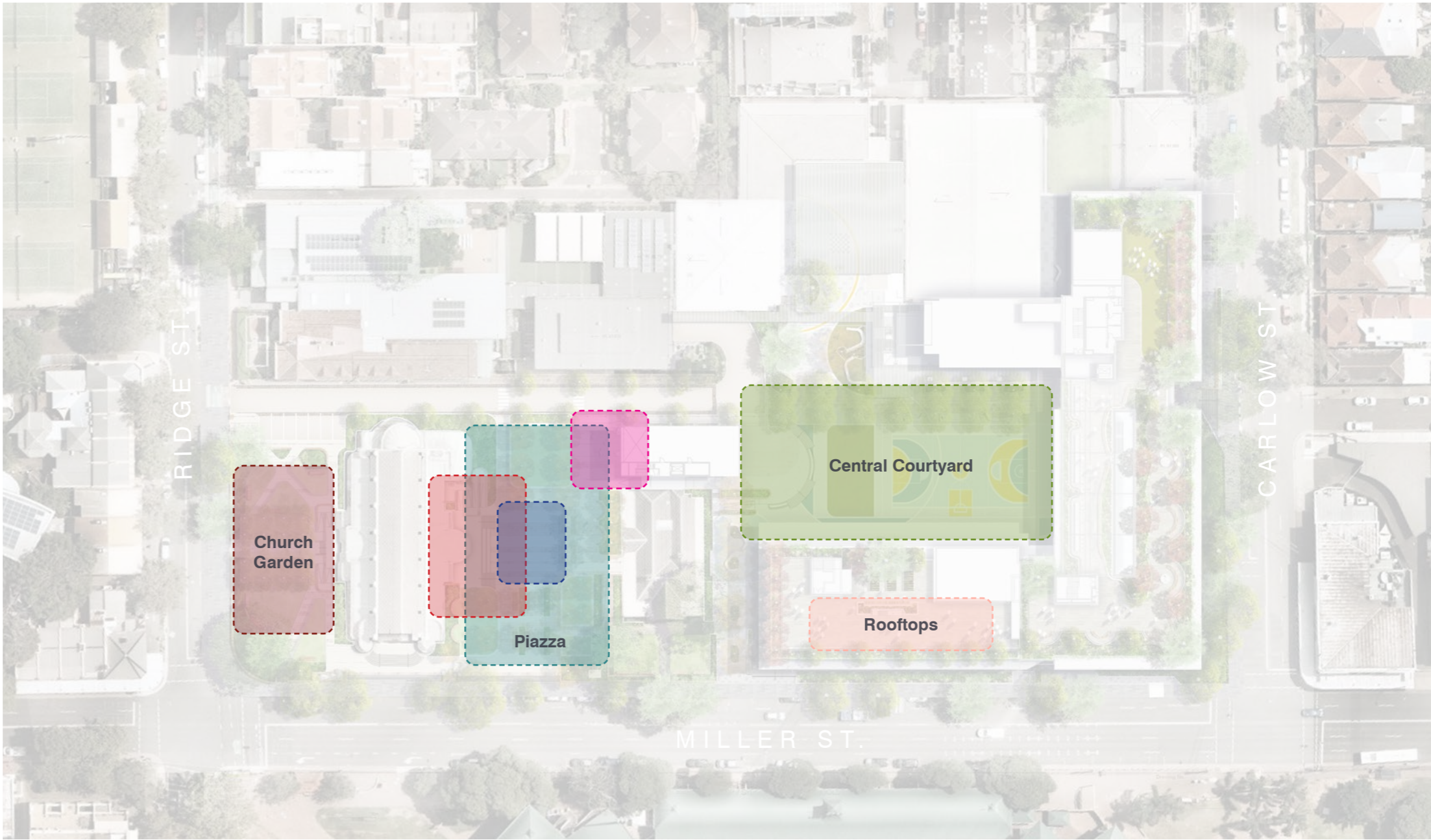
Patrons of the cafe will be able to use the outdoor seating area located on the southern side facing the piazza. Smaller church events can occupy the stepped seating on the north side of the Church and central paved area of the piazza. This paved area can also be used for smaller community events. Larger public events will be able to spill out into the peripheral parts of the space and the lawn areas.

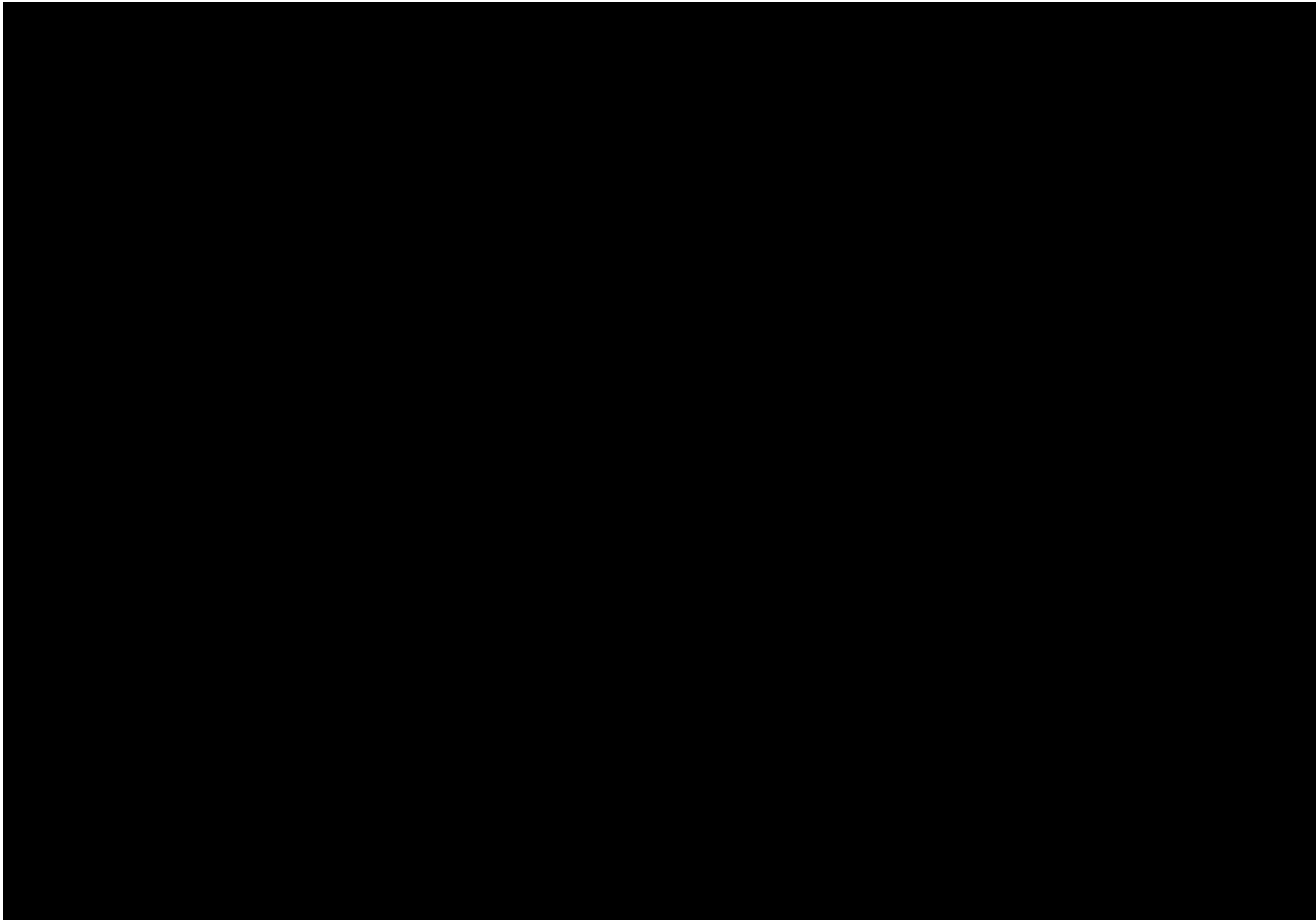
In addition to the piazza space, school events can be accommodated in the central courtyard or undercroft for weather protection. There are also smaller spaces which can be utilised including the pre-function courtyard and the rooftop of the Miller Street building.

The Parish will continue to use the garden to the south of the Church for funeral gatherings as this provides access for hearses from the existing driveway on Ridge Street. Other Church and Parish events will take place in the piazza space.

LEGEND

- Small Church Event
- Large Church Event
- Cafe Event
- Small Public Event
- Large Public Event
- Large School Event
- Small School Event





5.0

Indicative Schedules

5.1 Materials, Furniture & Fixtures

The material palette for the campus will adopt a hierarchical approach with simple, robust materials use for school areas and higher quality materials and detailing for the public areas.

Paving materials for the public areas will include light coloured granite unit paving combined with porphyry cobblestones for texture. Paving materials for school areas will be insitu concrete with painted line markings and graphics, along with artificial turf for more passive areas. Rooftop areas will be paved in unit pavers on pedestals with artificial turf lawns.

Walls will generally be sandstone where interfacing directly with the heritage Church building or insitu concrete elsewhere. Some planter walls will be corten steel along with edgings to lawn areas.

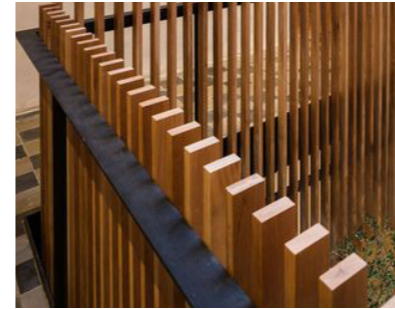
Fences and balustrades will typically be painted steel with handrails being stainless steel.

Seats will be a combination of painted steel frames or insitu concrete bases with hardwood timber.

FENCE & WALLS



1.8m Security Perimeter Fence



Internal Balustrading



Corten Steel Retaining walls (up to 600mm)



Concrete Retaining walls



Corten Steel Terracing Retaining Walls

PAVING



Tortoise Granite Paving



Porphyry Cobblestone Paving



Concrete Paving

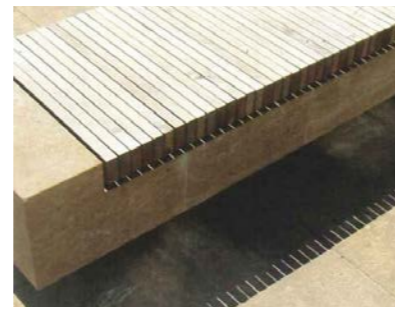


Artificial Turf



Stamped Asphalt

FURNITURE



Timber Bench



Hardwood Timber Decking Platforms and Seating



Linear Timber Benches



Stainless Steel Handrails to AS1428



Outdoor Umbrellas

SOFTSCAPE



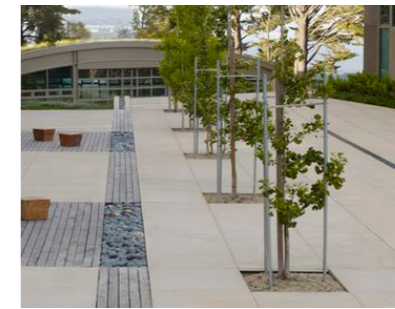
Cascading Planting



At Grade Planting



Large Formal Lawn



Linear Tree Planting



Layered, Cascading Planting

5.2 Ground Level Planting

The planting palette for the campus will use a combination of Australian native, locally indigenous and exotic species suited to the locale and the varied situations and microclimates of the different landscape spaces. The planting to the edges of the piazza and within the Church and Presbytery gardens will be more ornamental with use of contrasting forms, colours and textures. The planting within the school areas will be simpler using hardy, robust species. Areas which are shaded by buildings will use shade tolerant species whilst rooftops and other more exposed areas will have plants which thrive in more exposed conditions. Species selections will also consider ongoing maintenance requirements.



Banksia integrifolia



Zelkova serrata 'green vase'



Melaleuca quinquenervia



Pyrus calleryana 'Chanticleer'



Correa alba



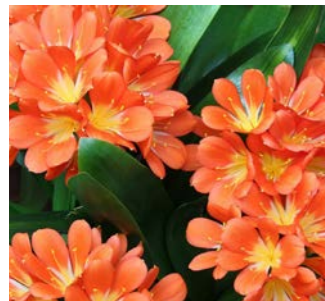
Melaleuca thymifolia



Westringia fruticosa



Doryanthes excelsa



Clivia miniata



Chrysocephalum apiculatum



Dianella caerulea 'Cassa Blue'



Teucrium fruticans



Acacia amblygona 'Winter Gold'



Acacia cognata 'Mini Cog'



Carpobrotus glaucescens



Pratia pedunculata

Symbol	Botanic Name	Common Name	Size	Mature Ht/Sp	Densit /SQ.m	% in Mix	Quantity
CHURCH GARDEN							
TREES							
ER	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	200L	8.0 x 3.0m	as shown	N/A	4
PC	<i>Pyrus calleryana</i> 'Chanticleer'	Callery pear	200L	11 x 6.0m	as shown	N/A	16
CHH01 - CHURCH HEDGE MIX 01					AREA	183	
	<i>Buxus microphylla</i>	Japanese Box	300mm	2.0 x 1.0m	2	60%	218
	<i>Westringia fruticosa</i> 'jervis gem'	Coast Rosemary	300mm	1.2 x 1.5m	2	40%	146
CML01 - CHURCH LOW MIX 01					AREA	48	
	<i>Poa labillardierei</i>	Common Tussock-grass	200mm	1.0 x 1.0m	2	20%	20
	<i>Pittosporum tobira</i> 'Miss muffet'	Pittosporum Miss Muffet	300mm	1.0 x 1.5m	2	20%	20
	<i>Plectranthus argentatus</i> 'Silver Shield'	Silver Shield	200mm	1.0 x 1.5m	2	20%	20
	<i>Rosmarinus officinalis</i> 'Prostrate'	Rosemary Prostrate	150mm	0.3 x 1.0m	4	25%	48
	<i>Trachelospermum asiaticum</i>	Asiatic jasmine	150mm	0.3 x 0.6m	4	15%	29
CHL02 - CHURCH LOW MIX 02 (SHADE TOLERANT)					AREA	95	
	<i>Clivia miniata</i>	Clivia	200mm	0.5 x 1.0m	4	30%	114
	<i>Liriope muscari</i> 'Just Right'	Liriope just right	150mm	0.5 x 5m	4	30%	114
	<i>Pittosporum tobira</i> 'Miss muffet'	Pittosporum Miss Muffet	300mm	1.0 x 1.5m	2	40%	76
PIAZZA							
TREES							
BI	<i>Banksia integrifolia</i>	Coast Banksia	200L	5m x 3m	as shown	N/A	3
EH	<i>Eucalyptus haemastoma</i>	Scribbly Gum	200L	15m x 5m	as shown	N/A	5
MQ	<i>Melaleuca quinquenervia</i>	Paperbark Tree	200L	12m x 4m	as shown	N/A	1
PC	<i>Pyrus calleryana</i> 'Chanticleer'	Callery pear	200L	11 x 6.0m	as shown	N/A	8
UP	<i>Ulmus parvifolia</i>	Chinese Elm	400L	25 x 18m	as shown	N/A	12
PH01 - PIAZZA HEDGE MIX 01					AREA	98	
	<i>Teucrium fruticans</i>	Tree Germander	300mm	1.2 x 1.8m	2	20%	39
	<i>Raphiolepis indica</i> 'Snow Maiden'	Snow Maiden Indian Hawtho	300mm	1.0 x 0.5m	2	20%	39
	<i>Westringia fruticosa</i> 'jervis gem'	Coast Rosemary	300mm	1.2 x 1.5m	2	30%	59
PL01 - PIAZZA LOW MIX 01					AREA	211	
	<i>Dianella caerulea</i> 'Cassa Blue'	Native flax	200mm	0.4 x 0.5m	2	12%	51
	<i>Euphorbia</i> 'Diamond Frost'	Euphorbia 'Diamond Frost'	200mm	0.5 x 0.5m	8	16%	271
	<i>Grevillea lanigera</i>	Wooly Grevillea	150mm	0.5 x 0.5m	8	16%	271
	<i>Helichysum petiolare</i>	Licorice Plant	200mm	0.4 x 1.4m	2	16%	68
	<i>Sedum spectabile</i> 'Stardust'	Showy Stonecrop	200mm	0.6 x 0.6m	2	12%	51
	<i>Scaevola albida</i> 'Mauve Clusters'	Fan flower	150mm	1.0 x 1.0m	4	12%	102
	<i>Viola hederacea</i>	Native Violet	150mm	0.2 x 1.5m	6	16%	203
COURTYARDS							
TREES							
CA	<i>Cyanthea australis</i>	Rough Treefern	100L	6.0 x 5.0m	as shown	N/A	3
ER	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	200L	8.0 x 3.0m	as shown	N/A	1
CS	<i>Corymbia citriodora</i> 'Scentuous' syn. 'Dwarf Pink'	'Dwarf' lemon scented gum	100L	25.0 X 10.0m	as shown	N/A	1
FM	<i>Ficus macrophylla</i>	Moreton Bay fig	400L	35.0 x 30.0m	as shown	N/A	2
WF	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	200L	15.0 x 9.0m	as shown	N/A	2
ZS	<i>Zelkova serrata</i> 'green vase'	Japanese zelkova	200L	14.0 x 10.0m	as shown	N/A	13
CYH01 - COURTYARD HEDGE MIX 01					AREA	160	
	<i>Alpinia nutans</i>	Dwarf Cardamon	200mm	1.5 x 1.0m	4	10%	64
	<i>Bougainvillea glabra</i> 'Alba'	White paperflower	200mm	5.0 x 5.0m	2	10%	32
	<i>Correa alba</i>	White Correa	300mm	1.5 x 1.5m	2	25%	80
	<i>Waterhousea floribunda</i> sweeper 'DOW20'	Weeping Lilly Pilly	300mm	10.0 x 7.0m	1	20%	32
	<i>Westringia</i> 'Zena'	Coast Rosemary	300mm	2.0 x 2.0m	2	35%	112
CYL01 - COURTYARD LOW MIX 01					AREA	109	
	<i>Acacia cognata</i> 'Mini Cog'	River Wattle	200mm	0.9 x 1.5m	2	15%	33
	<i>Dicksonia antarctica</i>	Soft Tree Fern	1.5m trunk	1.5 x 1m	1	8%	9
	<i>Doodia aspera</i>	Prickly Rasp Fern	150mm	0.4 x 0.6m	4	15%	66
	<i>Melaleuca thymifolia</i>	Thyme honey myrtle	200mm	1.0 x 1.0m	4	12%	53
	<i>Neomarica gracilis</i>	Walking Iris	200mm	0.5 x 0.5m	4	15%	66
	<i>Pratia pedunculata</i>	White star creeper	150mm	0.1 x 1.5m	6	20%	131
	<i>Pittosporum tobira</i>	Pittosporum Miss Muffet	300mm	1.0 x 1.5m	2	15%	33
UCL01- UNDERCROFT PLANTING LOW MIX 01					AREA	38	
	<i>Adiantum aethiopicum</i>	Maidenhair Fern	150mm	0.3 x 1.0m	4	20%	30
	<i>Blechnum cartilagineum</i>	Gristle Fern	150mm	1.0 x 1.0m	4	20%	30
	<i>Hibbertia scandens</i>	Guinea Flower	150mm	0.5 x 3.0m	4	20%	30
	<i>Dichondra argentea</i> 'Silver Falls'	Silver falls	150mm	0.2 x 0.5m	4	20%	30
	<i>Viola hederacea</i>	Native Violet	150mm	0.2 x 1.5m	6	20%	46

5.3 Rooftop and Terrace Planting

The planting to the rooftops and terraces on the new buildings will need to cope with sun and wind exposure and tolerate limited soil volume and depth. All planting on structure will be provided with adequate soil depth including 1000mm for medium sized trees, 800mm for small trees, 600mm for shrubs, and 450mm for ground covers. Planters will utilise lightweight soil mixes and will be provided with drainage outlets and drainage cell to the sides and base, wrapped with geotextile fabric. All planting on structure will have automatic irrigation. Rooftop planting areas will consider access for maintenance, either in the form of direct access from the internal areas or the provision of safety lines which maintenance personnel can hook onto to enable safe access to all areas.

Symbol	Botanic Name	Common Name	Size	Mature Ht/ Sp	Density/SQ.m	% in Mix	Quantity
ROOFTOPS							
TREES							
CS	<i>Corymbia ficifolia</i> 'Summer Beauty'	Corymbia Summer Beauty	200L	6.0 x 3.0m	as shown	N/A	13
GM	<i>Grevillea</i> 'Moonlight'	Grevillea moonlight	100L	5.0 x 4.0m	as shown	N/A	10
HL	<i>Hakea laurina</i>	Pincushion Hakea	100L	6.0 x 5.0m	as shown	N/A	9
BC	<i>Backhousia citriodora</i>	Lemon Myrtle	100L	8.0 x 4.0m	as shown	N/A	2
CE	<i>Citrus limon</i> 'Eureka Lemon'	Lemon tree	45L	4.0 x 3.0m	as shown	N/A	2
OM	<i>Olea europaea</i> 'Manzanillo'	Manzanillo olive	200L	6.0 x 3.0m	as shown	N/A	2
SHRUBS						AREA	249
	<i>Poa labillardierei</i>	Common Tussock-grass	200mm	1.0 x 1.0m	2	20.00%	100
	<i>Grevillea</i> 'Dorothy Gordon'	Grevillea	200mm	3.0 x 2.0m	1	20.00%	50
	<i>Gaura lindheimeri</i>	White gaura	150mm	0.5 x 0.5m	2	20.00%	100
	<i>Olearia languinosa</i> 'Ghost Town'	Woolly Daisy Bush	150mm	1.0 x 1.0m	2	20.00%	100
	<i>Pittosporum tobira</i> 'Miss muffet'	Pittosporum Miss Muffet	300mm	1.0 x 1.5m	2	20.00%	100
	<i>Acacia cognata</i> 'Limelight'	River Wattle	200mm	0.1 x 1.2m	2	20.00%	100
GROUND COVERS						AREA	699
	<i>Hibbertia scandens</i>	Climbing Guinea Flower	150mm	0.2 x 1.5m	2	20.00%	280
	<i>Carpobrotus glaucescens</i>	Pig Face	150mm	0.1 x 3.0m	2	20.00%	280
	<i>Hardenbergia violacea</i> 'Alba'	White Happy wanderer	150mm	0.7 x 1.5m	2	20.00%	280
	<i>Grevillea</i> 'Cooroora Cascade'	Grevillea	150mm	0.4 x 3.0m	2	20.00%	280
	<i>Chrysocephalum apiculatum</i>	Common everlasting	150mm	0.3 x 1.0m	2	20.00%	280
EDIBLE GARDENS						AREA	97
	<i>Enchylaena tomentosa</i>	Ruby Saltbush	150mm	1.0 x 1.0m	2	10.00%	20
	<i>Prostanthera incisa</i>	Native Thyme	150mm	3.0 x 2.0m	2	5.00%	10
	<i>Linum marginale</i>	Native Flax	150mm	0.6 x 0.3m	4	10.00%	39
	<i>Tetragonia implexicoma</i>	Bower Spinach	150mm	0.2 x 2.0m	4	10.00%	39
	<i>Fragaria spp</i>	Strawberry 'Temptation'	150mm	0.2 x 0.6m	4	10.00%	39
	<i>Thymus x citriodorus</i>	Lemon Thyme	150mm	0.3 x 0.45m	4	10.00%	39
	<i>Passiflora flavicarpa</i> x <i>Passiflora edulis</i>	Passionfruit 'Panama Red'	150mm	3.6 x 1.5m	2	5.00%	10
	<i>Daucus carota</i> subsp. <i>Stivus</i>	Carrot	150mm	0.2 x 0.2m	6	10.00%	59
	<i>Lactuca sativa</i> cultivars	Lettuce	150mm	0.2 x 0.2m	6	10.00%	59
	<i>Ocimum basilicum</i>	Basil	150mm	0.2 x 0.3m	6	10.00%	59
	<i>Salvia officinalis</i> cultivars	Sage	150mm	0.2 x 0.4m	6	10.00%	59



Grevillea 'Moonlight'



Hakea laurina



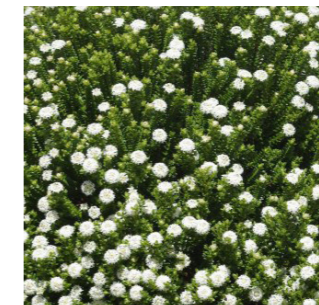
Corymbia ficifolia 'Summer Beauty'



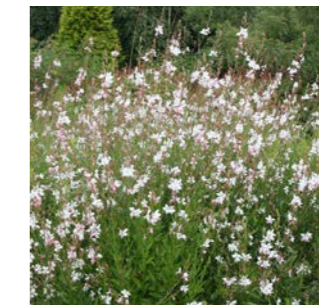
Acacia cognata 'Limelight'



Olearia languinosa 'Ghost Town'



Pimelea linifolia



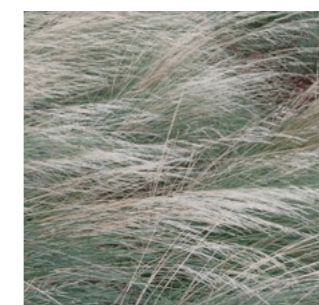
Gaura lindheimeri



Pittosporum tobira



Hibbertia scandens



Poa labillardierei



Hardenbergia violacea 'Alba'



Grevillea 'Dorothy Gordon'



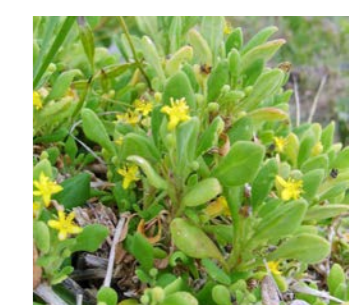
Grevillea 'Cooroora Cascade'



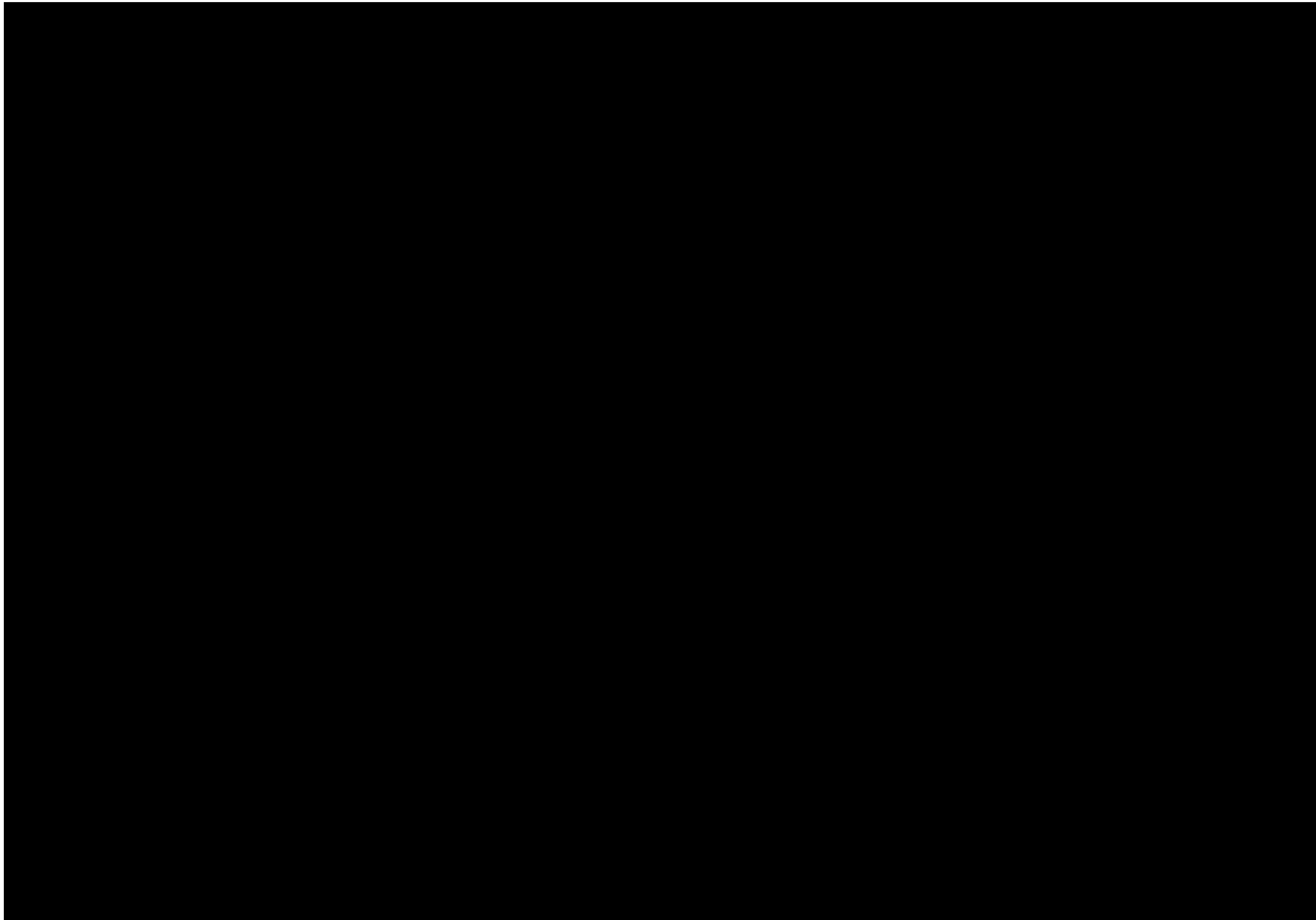
Enchylaena tomentosa



Thymus x citriodorus



Tetragonia implexicoma



6.0

Appendices

6.1 Response to GA NSW SDRP Advice

SDRP Session 01 (29.07.20)

ITEM	COMMENT	RESPONSE
1	The proposed masterplan is governed by a clear diagram in which distinct and separate common open spaces and buildings edges are organised along a strong north south spine. This approach, replacing a currently confused and disaggregated campus plan, generates an integrated and intuitive arrangement for the campus and is strongly supported.	Nil.
2	A landscape strategy should be provided for the next SDRP. This should include, as a minimum:	
2.1	a deep soil and tree planting strategy with particular regard to spatial quality and amenity.	Refer to section 4.0 and the sections on Hard and Soft Landscape Areas and Proposed Trees and Canopy Cover.
2.2	locations of existing and proposed trees, species and other plant types.	Refer to section 4.0 and the section on Proposed Trees and Canopy Cover, and sections 5.2 Ground Level Planting and 5.3 Rooftop Planting.
2.3	Evidence of consultation with the local Aboriginal Community regarding appropriate and culturally significant endemic species.	Refer to the Aboriginal Cultural Heritage Assessment Report prepared by Kayandel.
2.4	Further design development including diagrammatic plans and sections indicating the different uses of the piazza in different day/night/weekday/weekend modes.	Refer to the drawings in section 3.0 Landscape Masterplan and section 4.0 and the section on Event Modes.
2.5	Illustration/explanation of how the proposed café is intended to function in relation to the school and addressing the piazza.	The cafe will directly address the piazza and will open out onto the piazza in an outdoor seating area at the same level. The school canteen will face into the central courtyard of the school and will be elevated with stair/ramp access and a series of bleachers for student use. Refer to section 4.0 and the section on Event Modes.
3	The piazza, and public domain generally, require a high-level of specification and finish to ensure durability under both school and public usage. The design and detailing of this new public space must respond to its importance as a civic space in general and in relation to the heritage building and surrounds of St Mary's.	Refer to section 4.0 and the section on Materials Hierarchy.

SDRP Session 02 (09.09.20)

ITEM	COMMENT	RESPONSE
1	The proposed piazza and associated external landscape areas are developing positively. The north/south connection across the piazza, joining the presbytery and St Mary's is supported, though further detail is required to understand level changes, materiality and how the spaces created may be used in a day/night and weekday/weekend modes. Please provide in the next SDRP drawings of the key piazza and outdoor spaces indicating their proposed materiality, as well as diagrams explaining how the spaces may be used.	Refer to the drawings in section 3.0 Landscape Masterplan and section 4.0 and the section on Event Modes.
2	In general, please retain existing trees where possible and provide deep soil for planting new trees providing increased shade canopy across the campus. It is unclear which of the trees on the corner of Carlow and Miller St will be retained and where the new planting will occur.	Refer to the drawings in section 3.0 Landscape Masterplan, section 4.0 and the section on Proposed Trees and Canopy Cover and the Arboriculture Assessment Report prepared by TreeIQ.
3	In the next SDRP, provide detailed plans clearly indicating level changes, all existing and proposed trees, their species and projected canopy spread.	Refer to the drawings in section 3.0 Landscape Masterplan, section 4.0 and the section on Proposed Trees and Canopy Cover, the Tree Removal and Retention Plan, the Arboriculture Assessment Report prepared by TreeIQ and sections 5.2 Ground Level Planting and 5.3 Rooftop Planting.
4	It is unclear how the entry points to the school will function within the shared bicycle, pedestrian and vehicle zones. Concern for the safety of pedestrians who need to access the main reception area during busy times of the day should be addressed. For the next SDRP please provide sketches indicating how these areas will ensure safety for students during drop off and how the spaces may be used as alternative active spaces when the carpark is empty or inaccessible.	Refer to the drawings in section 3.0 Landscape Masterplan, and section 4.0 and the section on Proposed Trees and section 4.0 and the section on Pedestrian and Vehicle Circulation,
5	The civic language of the building at the corner of Miller and Carlow street needs further development. This interface of the school building, the partially subterranean carpark, the landscape and amenities, the footpath/streetscape, the property boundary requires careful consideration. For the next SDRP, please provide detailed drawings explaining the proposed design for this corner; please include cross sections in this package to illustrate how the proposal responds to level changes.	The Carlow Street building is setback from the boundary to provide a landscaped setback zone to the street. This setback will include a number of retained existing trees, new tree planting and low level landscape. The edge of the undercroft space will have an integrated planter along the Carlow and Miller Street frontages which will provide a landscape edge whilst still enabling daylight and ventilation to the space. Refer to the drawings in section 3.0 Landscape Masterplan.
6	Illustration/explanation of how the proposed café is intended to function in relation to the school and addressing the piazza.	The cafe will directly address the piazza and will open out onto the piazza in an outdoor seating area at the same level. The school canteen will face into the central courtyard of the school and will be elevated with stair/ramp access and a series of bleachers for student use. Refer to section 4.0 and the section on Event Modes.
7	The piazza, and public domain generally, require a high-level of specification and finish to ensure durability under both school and public usage. The design and detailing of this new public space must respond to its importance as a civic space in general and in relation to the heritage building and surrounds of St Mary's.	Refer to section 4.0 and the section on Materials Hierarchy.