

View from the Central Core



View from Games Court above the Science Building



View from Gymnasium forecourt



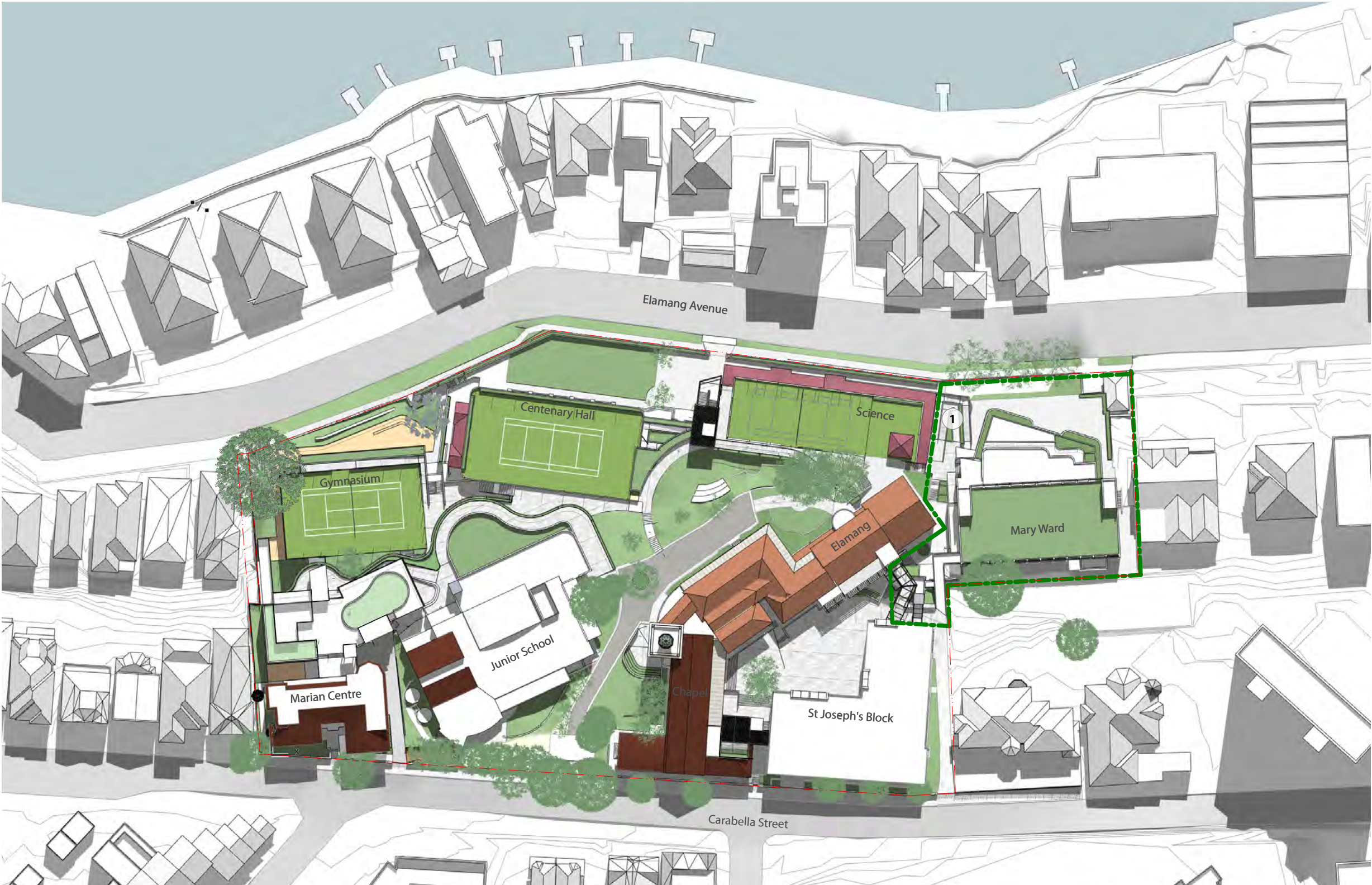
View from Elamang Avenue

Eastern Precinct - Connector

1 New Connector

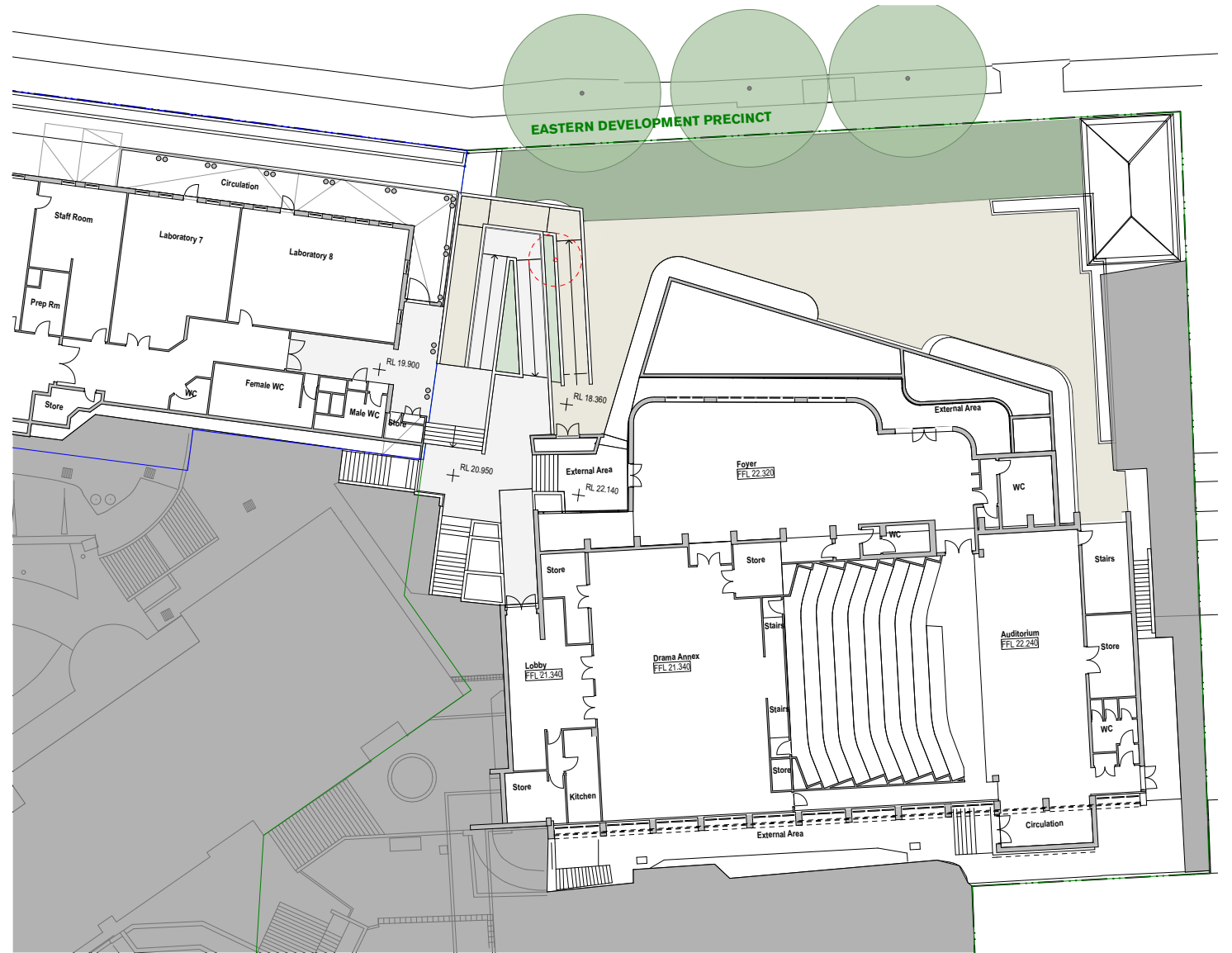
Prior to the redevelopment of the Eastern Precinct Development site an interim ramp system has been proposed as a means of providing an accessible path of travel to the Performing Arts building. The ramps connect the following levels;

- Science Level 1
- Performing Arts Level 1 and 2



Eastern Precinct

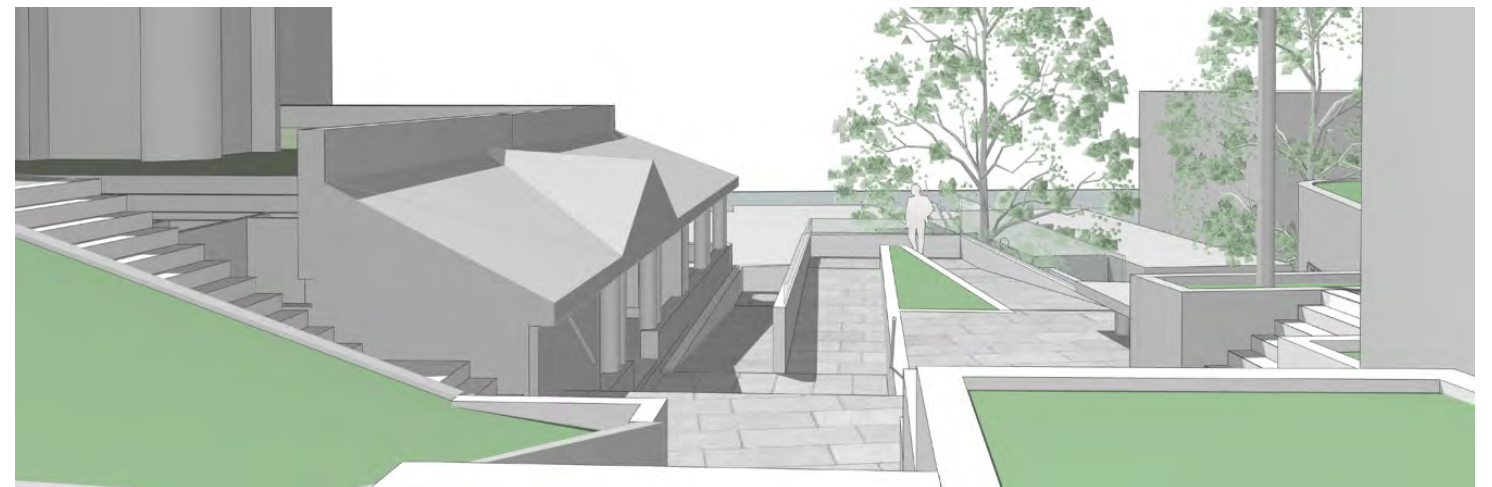
- 1 Interim connector pod in the Eastern Precinct consisting of accessible ramps, providing an accessible path of travel between the Science and Performing Arts buildings; and



Eastern Precinct Plan



Existing Stair Access



Proposed Ramp



Southern Precinct

- 1** Internal refurbishment to the ground floor level of the chapel building.
- 2** Four storey vertical connector pod involving the restoration of the east Chapel wing to its original profile on Carabella Street. The connector pod will consist of a lift, learning studios and an external learning terrace. Providing an accessible path of travel between the driveway, Chapel, St Joseph's Block and the courtyard.
- 3** New landscaped courtyard

Consistent with the Master plan, the Southern Connector will provide accessible access to the Southern Precinct

The new building will link the St Joseph's Building (Block J) and the Chapel and the Chapel Wing to the Campus Core through a new lift, new access stairs and a number of external ramps and walkways.

The development of the proposal has considered the Design Principles as set up by the Master plan

The creation of the southern connector requires modifications to the Chapel and J Block including internal alterations to Levels E and F of the Chapel to create new learning spaces, and the conversion of existing windows to doorways to provide access to the St Aloysius verandah.

The works to the Chapel also involve the removal of an intrusive addition to the J-Block and the reconstruction of the east Chapel wing to its original profile along Carabella Street.

Alterations are also proposed to the Chapel's southern wing including removal of the internal stair, an external wall and windows on the ground floor (Level F). It is also proposed to removal internal walks and two windows at Level H to facilitate connections to the new vertical connector

Southern Precinct Opportunities

- Improve the relationship and connectivity between St Joseph's Block and the Chapel.
- Enhance and reveal the heritage fabric of the original Chapel Building.
- The relocation of TAS to the Innovation Centre enables the refurbishment to the lower level of the Chapel. Accommodating the New Learning Model, maximising flexibility and improving the relationship to the courtyard.
- Improve access and usability of external learning areas and provide opportunities for additional outdoor learning spaces...

Height:

The connector has a maximum height of RL43.97 (9.8m) and has been setback to align with existing adjacent buildings along Carabella Street.

Massing, Bulk and Scale

In order to maintain a consistent scale with the surrounding built fabric of the campus, the Southern Connector is broken down into a series of smaller volumes. The building is aligned with the adjacent built fabric. Demolition of an intrusive addition to St Jospeh's has enabled a new view to be realised from the public domain of the Chapel Bell tower - consistent with the objectives of the North Sydney Council DCP.

Setbacks

The proposal is setback from the boundary in accordance with the North Sydney Council DCP requirements. It is aligned to the adjacent existing built forms along the Carabella Street grid.

Open spaces and adjacent landscaping

The integration of landscape and outdoor learning is an important aspect of the Loreto Kirribilli Campus and the pedagogical methodology of the school. Consistent with the Master plan, new landscaping providing both new and covered external recreation areas are provided. A new protected Outdoor Learning terrace is provided to increase the amenity of the adjacent library.

Visual impact

Consistent with the objectives of the North Sydney Council DCP, it is acknowledged that the new Southern Connector does have the potential to adversely affect existing views from the surrounding residential properties. As identified in the DCP, there is "a need to strike a balance between facilitating new development while preserving, as far as practicable, access to views from surrounding properties". As the Southern Connector is located centrally within the campus, the view impact for the surrounding properties is marginal.

The view corridors from the public domain are improved with this new addition.

Privacy

The new Southern Connector is a transitory space and due to its central location, privacy is not a major issue. The southern facade is however screened.

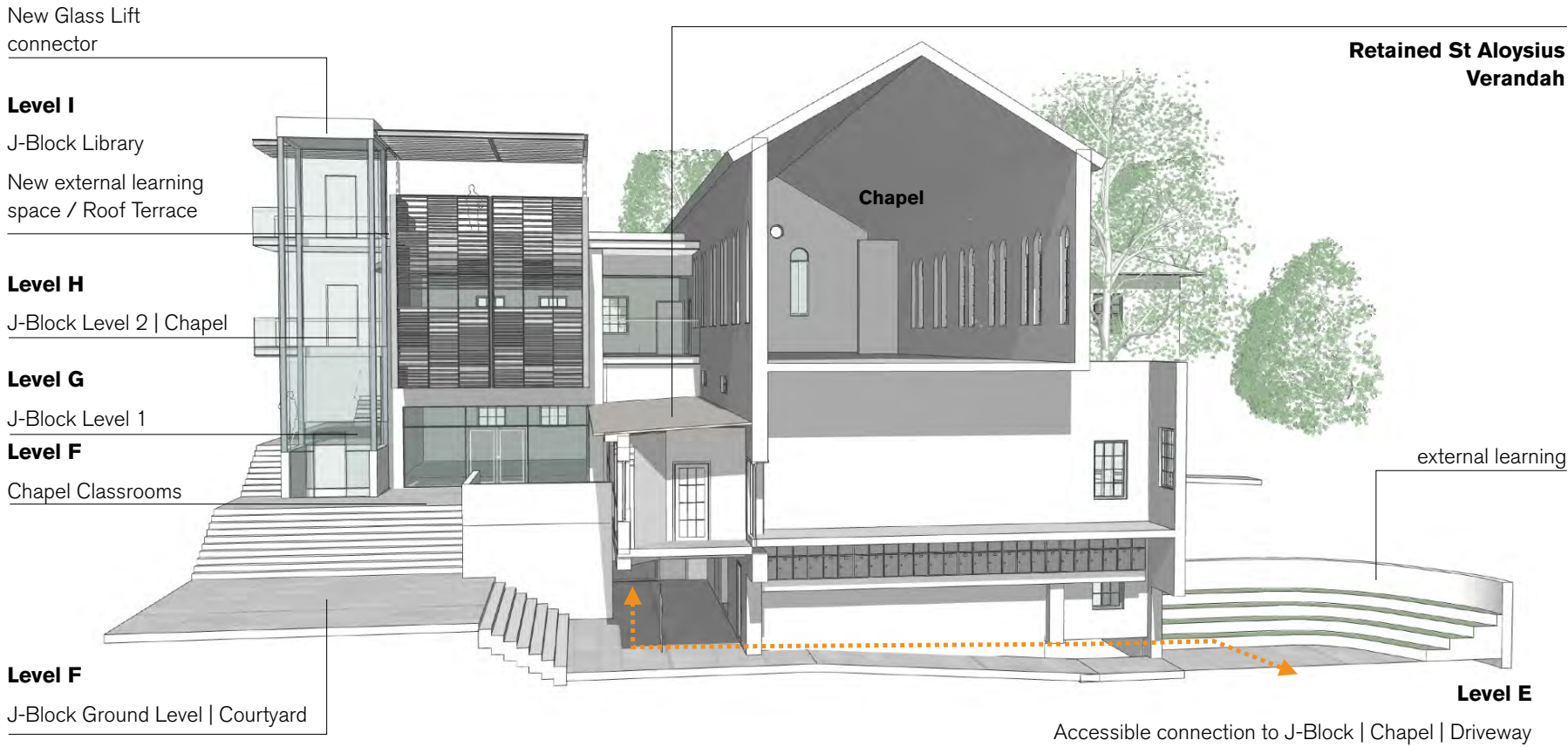
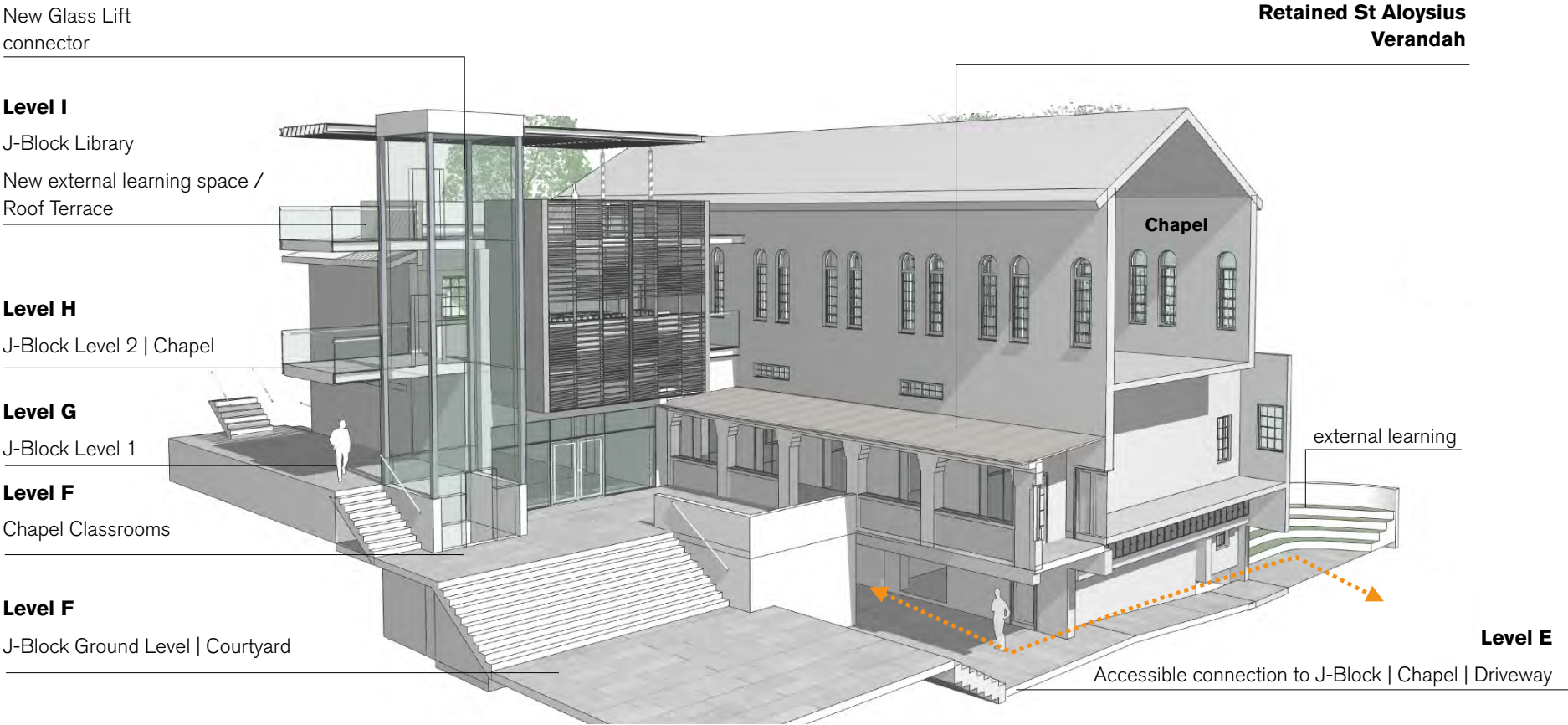
Overshadowing:

As the site is north facing and the Southern Connector is located within the central of the campus, the overshadowing impact is minimal.

Connections

1 New Connector

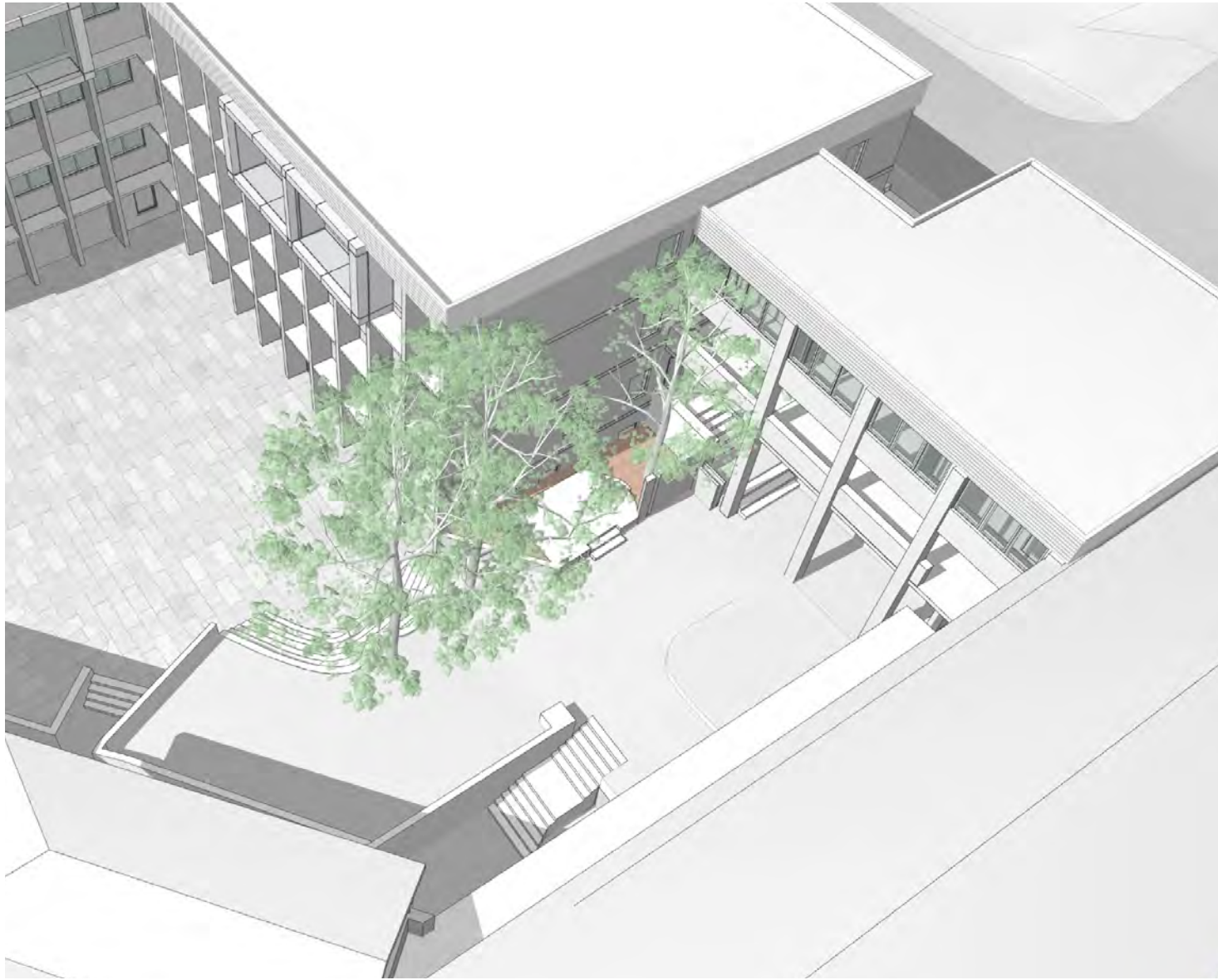
The Southern Precinct connector facilitates an accessible connection from the main entry driveway through to all levels of the Chapel Building and St Joseph's Block.





View of Southern Connector from the central courtyard

Southern Precinct - Existing



Existing



Existing view from Carabella Street



Existing Photos



Existing view from Carabella Street

Southern Precinct - Proposed Connector



Proposed Connector

Perspective of Proposed Connector

francis-jones morehen thorp



Proposed Connector - View from Carabella Street



Front elevation of Loreto Convent, Carabella Street (1930s)