

# ETHOS URBAN

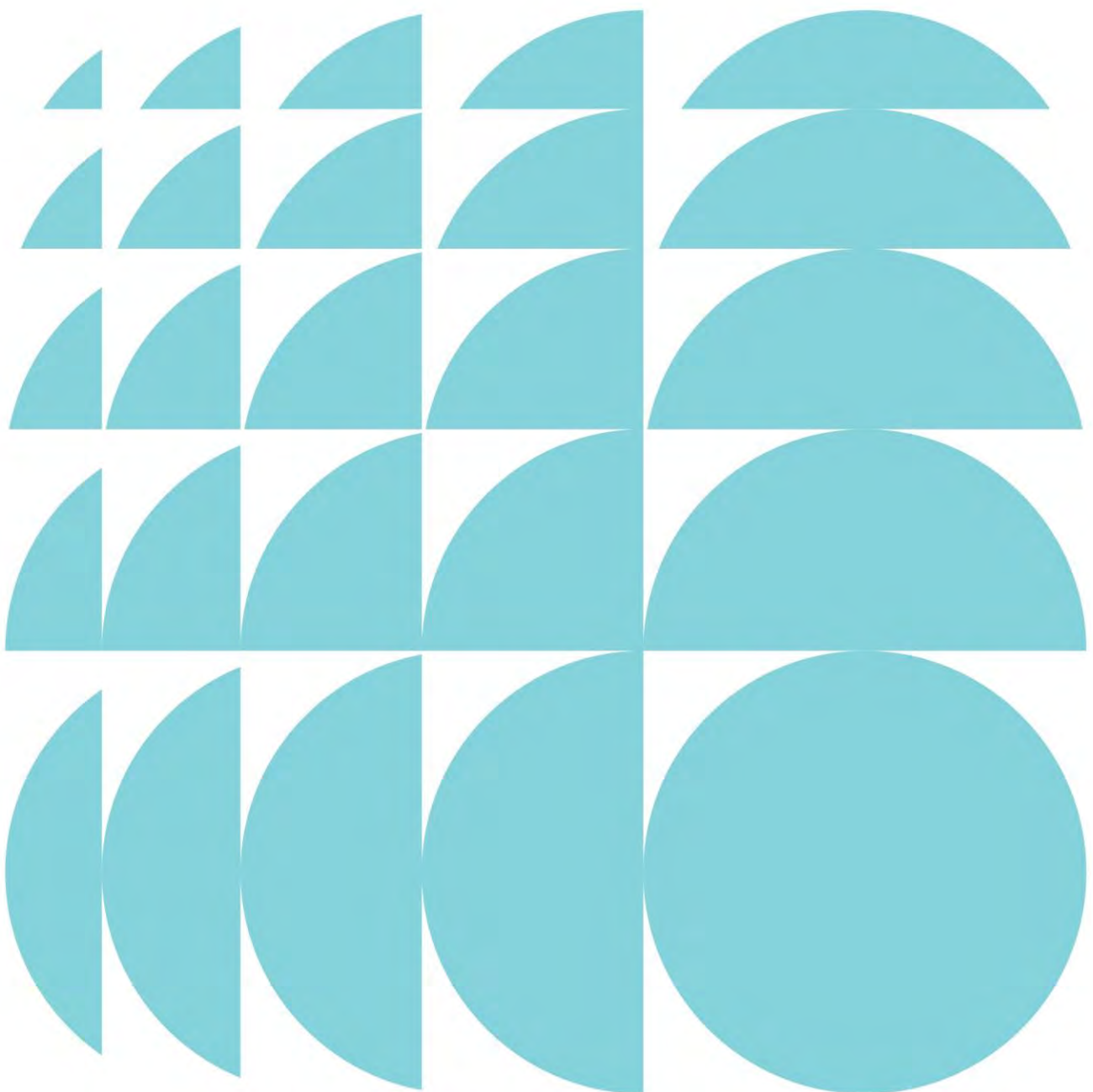
## **Loreto Kirribilli State Significant Development Application**

Consultation Outcome Reports

85 Carabella Street, Kirribilli  
Concept Proposal and Stage 1 Development  
Application

Submitted to Department of Planning and  
Environment  
On behalf of Loreto Kirribilli

26 09 17 | 16205



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## CONTACT

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This document has been prepared by:

This document has been reviewed by:



Fee Chemke-Dreyfus 07/07/2017



Ross Hornsey 07/07/2017

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VERSION NO.1

DATE OF ISSUE:

REVISION BY

APPROVED BY

1

26/09/2017

Fee Chemke-Dreyfus

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## 1.0 Executive Summary

This consultation outcomes report has been prepared by Ethos Urban on behalf of Loreto Kirribilli to outline the key issues raised by the local community and key stakeholders during the preparation of the Concept Proposal and Stage 1 Development Application.

The consultation program facilitated engagement with the local community, school community, neighbours and key stakeholders to present the initial plans and gather feedback. The input received has been considered during the preparation of the State Significant Development Application, which will be lodged with the Department of Planning and Environment.

The purpose of the consultation program was to ensure that all stakeholders were informed about the proposal, had an opportunity to provide feedback prior to lodgement of the SSDA.

### **Activities included:**

- Establishment of a 1800 number and email address;
- Letterbox drop to surrounding neighbours;
- Letters to all stakeholders;
- Door knocking of immediately adjoining residents;
- Stakeholder briefings with DPE, North Sydney Council and other agencies;
- Two Community information sessions; and
- A number of meetings with key neighbours.

### **Consultation outcomes overview:**

Following the stakeholder meetings, a number of significant design changes were made to the scheme, to attempt to address the issues raised, particularly around the visual impact on immediate neighbours in 111 Carabella Street and 22 Elamang Street.

The most significant design changes relate to the roof top of the new Learning Hub, which has been rearranged with consideration given to the amenity of the outlook from the upper levels of 111 Carabella Street. The changes on the roof top can be summarised as follows:

- Mechanical plant has been redistributed from the roof enabling the roof plant enclosure to reduce in size. The roof plant enclosure has been relocated to enable an improved outlook from 111 Carabella Street;
- A landscaped planter has been integrated into roof, reducing the height of the building at the western boundary and creating a green buffer between 111 Carabella Street;
- Solar panels have been removed due to reduced mechanical plant enclosure; and
- The louvred roof structure has been removed to preserve views.

In addition to the changes to the roof top, the following changes have occurred out of consideration for community feedback.

- The lift shaft materiality has been changed to glazing in an attempt to make the it less obtrusive;
- High level and slot windows have been introduced to provide greater articulation to the vast brick boundary wall whilst still ensuring privacy between 111 Carabella and Loreto Kirribilli is maintained;
- Setting back the gymnasium extension to improve light and air access for residents of 22 Elamang Avenue; and
- Better façade treatment for aesthetic purposes.

## 2.0 Introduction

This consultation outcomes report has been prepared by Ethos Urban on behalf of Loreto Kirribilli to outline the key issues raised by the local community and key stakeholders during the preparation of the Concept Proposal and Stage 1 Development Application.

Loreto Kirribilli is committed to being a good neighbour and to ongoing consultation throughout the development of this project.

This report identifies the issues raised during the consultation period prior to lodgement of the Concept Proposal and Stage 1 Development Application.

### 2.1 Project Context

Established in Sydney in 1907, Loreto Kirribilli is an independent, non-selective, Catholic school for girls from Kindergarten to Year 12. The School is administered by a School Board and the Institute of the Blessed Virgin Mary (Loreto Sisters). The Kirribilli site contains the junior and senior school campuses.

Loreto Kirribilli is in need of redevelopment to remove inefficient and out-dated teaching spaces and replace them with modern learning spaces that reflect new models of teaching. The School also needs to update existing access arrangements to bring them into line with current accessibility standards. The staged redevelopment will provide new facilities across five separate precincts (Campus Core, Northern Precinct, Eastern Precinct, Southern Precinct, Western Precinct) and will comprise a new Learning Hub, Junior School and Performing Arts Centre, as well as series of vertical connection pods across the campus. It is anticipated that the development will be delivered in three main separate stages, over a period of up to 50 years.

In addition to seeking approval for building envelopes, the development application is seeking consent for the detailed design of the new Learning Hub (western precinct), extension to the adjacent gymnasium, vertical circulation connections across all precincts and landscape works within the campus core.

### 2.2 Objectives of the Development

Loreto Kirribilli's objectives include:

- Upgrading existing teaching spaces to create modern and efficient teaching spaces;
- Designing a campus that articulates a sense of community between staff and students;
- Overcoming the campuses challenging topography by providing easier accessibility throughout the campus; and
- Creating a peaceful and calm environment.

### 2.3 Overview of the Report

#### Concept Proposal

A Concept Proposal has been prepared to guide the future redevelopment of the campus. The Concept Proposal divides the site into five separate precincts (Campus Core, Northern Precinct,

Eastern Precinct, Southern Precinct, Western Precinct) and will provide a statutory framework for the long-term development of the site. The proposal seeks consent for building envelopes and open space. Future buildings will be subject to subsequent detailed development applications or other approval pathways, and will be generally consistent with the Staged SSD consent.

The Concept Proposal will be delivered over at least three stages. This includes the Stage 1 works for which detailed approval is sought as part of this application. Future stages will be subject to subsequent detailed development applications. The proposed scope of the Concept Proposal is summarised below:

#### *Eastern Precinct*

- Partial demolition of external stairs, landings, walkways and planters in between the existing Science building, Elamang, Performing Arts and Mary Ward buildings;
- Demolition of the existing Performing Arts and Mary Ward buildings;
- Construction of a new six storey learning facility (height generally consistent with the existing building) including an integrated connector pod; and
- Removal of 1 tree.

#### *Southern Precinct*

- Demolition of existing buildings, site excavation and construction of a new six storey learning facility (two storeys above existing ground - Carabella Street).

### **Stage 1 Proposal – New Learning Hub in the Western Precinct and Campus Connectors in the Northern, Southern and Eastern Precincts**

The following works are proposed within Stage 1:

#### *Western Precinct*

- Demolition of the existing B-Block, the northern facade of the Gymnasium and partial demolition of external stairs, landings, walkways and planters between the Gymnasium, Centenary Hall and the Junior School;
- Site excavation to the existing Gymnasium level;
- Construction of a seven storey Learning Hub (two storeys above ground - Carabella Street) including external roof terrace, and a vertical connector providing accessible access between the Marian Centre, Junior School, Gymnasium and the Centenary Hall;
- Construction of a two-storey extension to the north of the existing Gymnasium;
- New landscaping and external play areas over the existing tennis court;
- Construction of external covered landscape walkways for improved accessible connectivity, and an extension to the Junior School play terrace;
- Utilities and services connections; and
- Removal of 10 trees.

### *Northern Precinct*

- Partial demolition of external stairs, landings, walkways and planters in between the Science building and Centenary Hall;
- Construction of a new five-storey (including basement) vertical connector pod consisting of a lift, stair, and lockers; and
- Construction of new external walkways providing an accessible path of travel between the driveway, the Science building, Centenary Hall, basement carpark and Elamang Avenue.

### *Eastern Precinct*

- Partial demolition of external stairs, landings, walkways and planters in between the Science and Performing Arts buildings; and
- Construction of an interim connector pod in the Eastern Precinct consisting of accessible ramps, providing an accessible path of travel between the Science and Performing Arts buildings.

### *Southern Precinct*

- Partial demolition of the eastern Chapel wing;
- Demolition of external stairs and landings within the courtyard;
- Construction of a 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;
- Internal refurbishment to the ground floor level of the Chapel building; and
- Construction of an accessible path of travel between the driveway, Chapel, St Joseph's Block and the courtyard.

It is noted that the Campus Core remains largely unchanged, with the exception of the interface with the new circulation paths from the adjacent precincts and some minor landscaping works. The driveway will maintain its existing function as a formal (or ceremonial) visitor drop off and a temporary parking area for the campus mini bus.



## 3.0 Consultation

### 3.1 Consultation Approach

Ethos Urban's approach was based on extensive experience designing and delivering strategic communication and consultation processes for a variety of projects.

The consultation program was designed to be practical and effective in capturing valuable feedback, mitigating risks, and highlighting key benefits of the project.

The transparent and comprehensive engagement process was:

- *Accessible* – a number of consultation sessions and opportunities were provided to interested stakeholders;
- *Engaging* – it motivated participation, particularly for time poor people;
- *Respectful, genuine and constructive* – Loreto Kirribilli is committed to being a good neighbour and working closely with all stakeholders to ensure the best outcomes for everyone;
- *Inclusive* – groups were strategically targeted; and
- *Tailored* – communications were tailored for each audience.

### 3.2 Consultation Overview

The public consultation process commenced on Monday 13 March 2017 with the issue of letters to key stakeholders and door-knocking activities at local residences to advise of the intended consultation period. This was followed by a series of briefings, presentations and information sessions to explain the aims and scope of the proposed development. More information on each activity is given in the following sub-sections.

#### 3.2.1 Stakeholder Letters

Prior to the public announcement, letters were sent to the following stakeholders informing them about the upcoming public consultation of the Concept Proposal and Stage 1 Development Application.

- North Sydney Mayor, Jilly Gibson;
- North Sydney Victoria Ward Councillors, Bevan, Carr and Reymond;
- Strata Committee, 111 Carabella Street, Kirribilli;
- Loreto Ministries Limited, Justice Peter Garling RFD;
- Loreto Sisters;
- All Loreto Kirribilli teachers and staff members;
- Department of Planning and Environment;
- Transport for NSW; and
- North Sydney General Manager and Council Planning Staff.

On Monday 13 March 2017, letters were sent to remaining stakeholders, informing them about the consultation period for the Concept Proposal and Stage 1 Development Application.

- All parents and guardians;
- Secondary students;
- Ex-students;
- Families on waiting lists;
- Surrounding residents (a copy of the surrounding resident letter can be found in **Appendix A**);
- North Sydney Councillors;
- AIS NSW, Dr Geoff Newcombe;
- Catholic Education Commission, Dr Brian Croke;
- Chancery;
- Sydney Catholic Schools, Dr Dan White;
- Other Loreto Schools;
- St Aloysius College;
- State and Federal Politicians; and
- St Mary's Parish.

### **3.2.2 Distribution and Door Knocking**

In addition to letters being dropped to surrounding neighbours on Monday 13 March 2017, (a copy of the distribution range can be found in **Appendix B**), members of the project team door knocked immediate residents, in the hope of explaining the Concept Proposal and Stage 1 Development Application and personally inviting residents to attend one of the community information sessions.

### **3.2.3 Newspaper advertisements**

A newspaper advertisement was placed in the North Shore Times and Mosman Daily on Thursday 16 March 2017. (A copy of the newspaper advertisement can be found in **Appendix C**).

### **3.2.4 Contact Channels**

An 1800 number and email address was also established, in order to filter community enquiries throughout the consultation process. In total, 12 interested residents asked questions/provided feedback through these channels.

Feedback was generally positive, with most enquiries relating to timing of the project, and impacts to the students during construction.

### **3.2.5 Face-to-face engagement**

The table below outlines the meetings, presentations, briefings and information sessions held during the consultation process.

Date	Time	Type of consultation	Audience	Numbers
Monday 13 March	11am – 12pm	Briefing	North Sydney Council GM and Planning Staff	5
	3.30pm – 4.30pm		All Loreto Kirribilli staff	80
Friday 17 March	11am – 12pm		Mayor and Councillors	4
Monday 27 March	6.45pm – 8pm	Presentation	Loreto Parents	60
Tuesday 28 March				30
Thursday 20 March	6pm – 8pm	Community information session	Local residents and interested stakeholders	20
Friday 31 March	2pm – 3.30pm	Stakeholder briefing	Meeting with local resident who lives next door to Loreto Kirribilli – 22 Elamang Avenue	5
Saturday 1 April	10am – 12pm	Community information session	Local residents and interested stakeholders	70
	12pm – 1pm	Stakeholder briefing	Meeting with local residents who live next door – 9/111 Carabella Street	5
Wednesday 19 April	9am – 10am	Site inspection	Inspection of impacts from 22 Elamang Avenue	5
Friday 16 April			Inspection of view impacts from 9/111 Carabella Street	5

### 3.2.6 Consultation Materials

A copy of the community information session display boards can be found in **Appendix D** and a copy of the brochure can be found in **Appendix E**.

## 4.0 Consultation Outcomes

The section below provides a summary of the feedback received during the community and stakeholder engagement program. Two formal feedback forms were received, and 12 emails and phone calls were made to the Ethos Urban consultation channels, established for this project.

Issue	Detail
<b>Traffic and parking</b>	Concern about existing drop off and pick up zones
	Would like to see a new drop off and pick up zone on Elamang Avenue
	Concern about additional traffic impacts, both during construction and future operation
	Concern about loss of parking spaces, during construction and future operation
	Would like Loreto Kirribilli to increase the number of parking spaces on site
	Would like Loreto Kirribilli to work with North Sydney Council and ensure there are parking inspectors at the school every morning and afternoon
	Would like to see a traffic management plan implemented immediately, not just for the future development, but to solve existing problems
	Would like Loreto Kirribilli to shuttle students to other streets, so that Carabella does not remain so congested
	Concern about the difficulty in crossing Carabella Street due to the size of parents' cars, and the speed in which they drive
<b>Height</b>	Would like to see more detail about the heights of the future buildings
<b>Views</b>	Concern about the view loss as a result of the northern connector from 117A Carabella Street
	Concern about the view loss from 113 Carabella Street
	Concern that the loss of views will negatively impact property prices
<b>Design</b>	Concern that there will not be enough open/green space for the students
	Would like to see covered walkways for sun and rain protection
	Pleased to see such a well thought out and designed plan
<b>Heritage</b>	Concern that the heritage buildings will be negatively impacted
<b>Construction</b>	Concern about future construction hours
	Would like to see Loreto Kirribilli being sympathetic to neighbours during construction
	Concern that future students will have to endure years of construction
	Concern about the number of trucks that will be required to use Carabella Street during construction
<b>Engagement</b>	Thankful to the school for engaging with stakeholders at such an early stage of the process
<b>Miscellaneous</b>	Would like further information about the sewer line and if it will be impacted by the development
	Concern that the 3D animation was not accurate

Issue	Detail
	Concern about the students taking up too much of the footpath when walking to and from school around Carabella and surrounding streets
	Concern about an existing security light from a building that shines directly into properties on High Street
	Very excited to see what the future holds for the school and its students

## 4.1 Design Changes

Based on the extensive consultation with the community and neighbours, particularly around the visual impact the development would have on immediate neighbours (at 111 Carabella Street and 22 Elamang Avenue), the design team sought to address the items through design alterations, focused primarily on the new Learning Hub.

Initially, the architect, FJMT, undertook a View Impact Analysis (most recent version dated 25 July 2017) to determine the impact of the development from surrounding buildings, including 111 Carabella Street and 22 Elamang Avenue.

The original scheme for the new Learning Hub that was presented to the community during the consultation period included the development of:

- A seven-storey building (two storeys above ground at Carabella Street) including an external roof terrace providing access to the Marian Centre, Junior School, Gymnasium, and Centenary Hall;
- Two level extensions to the front of the existing Gymnasium;
- Landscaped terrace; and
- External covered landscape walkways, providing an accessible path of travel to the new Learning Hub, including an extension to the Junior School play terrace.

The most significant design changes relate to the roof top of the new Learning Hub, which has been rearranged with consideration given to the amenity of the outlook from the upper levels of 111 Carabella Street. The changes on the roof top can be summarised as follows:

- Mechanical plant has been redistributed from the roof enabling the roof plant enclosure to reduce in size. The roof plant enclosure has been relocated to enable an improved outlook from 111 Carabella Street;
- A landscaped planter has been integrated into roof, reducing the height of the building at the western boundary and creating a green buffer between 111 Carabella Street;
- Solar panels have been removed due to reduced mechanical plant enclosure; and
- The louvred roof structure has been removed to preserve views.

In addition to the changes to the roof top, the following changes have occurred out of consideration for community feedback.

- The lift shaft materiality has been changed to glazing in an attempt to make the it less obtrusive;
- High level and slot windows have been introduced to provide greater articulation to the vast brick boundary wall whilst still ensuring privacy between 111 Carabella and Loreto Kirribilli is maintained;
- Setting back the gymnasium extension to improve light and air access for residents of 22 Elamang Avenue; and
- Better façade treatment for aesthetic purposes.

**Appendix F** provides a graphic illustration of the design changes.

## 5.0 Next Steps

This Consultation Outcomes Report provides a succinct overview of the communication and stakeholder engagement strategy that was undertaken prior to lodgement of the Concept Plan and Stage 1 Development Application for Loreto Kirribilli.

In accordance with the SEAR's requirements for communication and stakeholder engagement, Ethos Urban implemented a strategy that informed local residents, landowners, businesses, key agencies and internal stakeholders about the Concept Proposal and Stage 1 Development Application.

Discussions with the local community is ongoing, particularly the residents of 9/111 Carabella Street. Loreto Kirribilli is committed to being a good neighbour, and wants to ensure the best outcomes for all involved.

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## Resident Invitation Letter



# LORETO KIRRIBILLI



LIMITED ABN 68 474 202 939

85 Carabella Street, Kirribilli NSW 2061 AUSTRALIA

Senior School Telephone 02 9957 4722 Facsimile 02 9954 5941 Junior School Telephone 02 9954 0374 Facsimile 02 9929 8850

Dear Neighbour

As a neighbour of Loreto Kirribilli, I invite you to attend a Community Information Session on our Masterplan for the Kirribilli site.

We are running two Community Information Sessions:

When: Thursday 30 March - drop in anytime from 6:00pm until 8:00pm  
Saturday 1 April - drop in anytime from 10:00am until 12:00pm

Where: Gonzaga Barry Centre (GBC) at Loreto Kirribilli (access via gate on Carabella Street for those requiring assistance, or from Elamang Avenue). Guides will be stationed at the entrances on Carabella Street and Elamang Avenue to direct you.

The Community Information Sessions are the first stage of engagement and there will be other opportunities to provide input during the Masterplan process.

By way of background, the Board and Senior Executive have been developing a long-term Masterplan over the past few years, to ensure the School's physical environment keeps pace with our vision for girls' education.

At Loreto Kirribilli, we believe it is our responsibility to offer relevant and contemporary education which inspires and engages the girls for a future that is rapidly changing through technological advances and a job market demanding new and evolving skills.

The Masterplan will gradually redevelop or replace buildings with dynamic, versatile spaces.

Each phase will commence when sufficient funds have been raised through our capital appeal.

We are now at a point where the first phase of the Masterplan, a new and exciting learning hub, has been developed to concept stage and now requires consultation with parents and the local community to refine the plans for lodgement for planning approval.

In inviting you to a Community Information Session, I wish to point out that during our process we have attempted to anticipate and mitigate any concerns our neighbours may have - including building down into the sandstone rather than upwards to protect views' exposing more of the heritage elements of our older buildings' maintaining the line of site from Carabella Street to the water; funneling the girls through the centre of the site rather than around the boundaries; and adopting a range of sustainable measures to reduce our footprint.



# LORETO KIRRIBILLI



LIMITED ABN 68 474 202 939

85 Carabella Street, Kirribilli NSW 2061 AUSTRALIA

Senior School Telephone 02 9957 4722 Facsimile 02 9954 5941 Junior School Telephone 02 9954 0374 Facsimile 02 9929 8850

There is much more we would like to show and discuss in person, and we wish to work in partnership with you to determine what the Loreto site will look like in 50 years. We hope you are able to attend one of our sessions.

If you are unable to attend the consultation sessions, or if you have any subsequent enquiries, please call Ms Fee Chemke-Dreyfus from JBA on 1800 743 436 or email [consultation@jbaurban.com.au](mailto:consultation@jbaurban.com.au).

Yours sincerely

Anna Dickinson  
Principal



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## Distribution Range







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## Newspaper Advert



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## Exploring the marine

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For enrolment enquiries, phone 02 9855 9999

Tommy's teacher is taking the Year 5 class to the Guinness Book of Records School.



## St Andrew's Cathedral School

From our city-centre location to our passionate teachers and dynamic programs, St Andrew's provides K-12 boys and girls with the pathways needed to thrive, both now and for years to come.

### Join us on a tour

**Head of School tour**  
**Tuesday 9-11am (fortnightly)**

**Gifted and Talented Scholarship Evening**  
**Wednesday 29 March, 9.30pm**

**Explore Year 7**  
**Wednesday 10 May, 9.30pm**

To book a tour, visit our webpage:  
[www.sacs.nsw.edu.au/tours/index/1043](http://www.sacs.nsw.edu.au/tours/index/1043)  
 Phone: 02 9286 9500  
 Email: [gapenrolments@sacs.nsw.edu.au](mailto:gapenrolments@sacs.nsw.edu.au)

Book  
a tour



**THE  
McDONALD  
COLLEGE**



*Australia's leading Academic and Performing Arts College*

## 2018 ENROLMENTS

JUNIOR SCHOOL (Years 3 - 6)  
SENIOR SCHOOL (Years 7 - 12)

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## OPEN DAY & MORNINGS

FRIDAY 17 MARCH	9.30AM
THURSDAY 4 MAY	9.30AM

**REGISTER NOW**

mcdonald.nsw.edu.au or call (02) 9752 0507

17 George Street, North Strathfield NSW 2137

W3 - POSTULATED IMA

NORTH SHORE TIMES, Thursday, March 16, 2017 31



We warmly invite you to come along to find out more about a Glenaeon education.  
To register or visit: [www.glenaeon.nsw.edu.au](http://www.glenaeon.nsw.edu.au) call 02 9932 2325  
Email: [enquiries@glenaeon.nsw.edu.au](mailto:enquiries@glenaeon.nsw.edu.au)  
COUNCIL OF DEPUTIES (COUNCIL OF DEPUTIES)

16.10.11



Friday 31 March 9.00–11.00am, 5A Glenroy Avenue, Middle Cove

Caryn McVittie

[www.pymble.nsw.edu.au](http://www.pymble.nsw.edu.au)



Poppy Cottage's Shari Cohen and (inset) Hannah Meisels check out some sea creatures.





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## Display Boards

# OUR VISION CONTINUES



## Welcome

This is a long-term Masterplan to ensure that Loreto Kirribilli's physical environment continues to support our vision for girls' education.



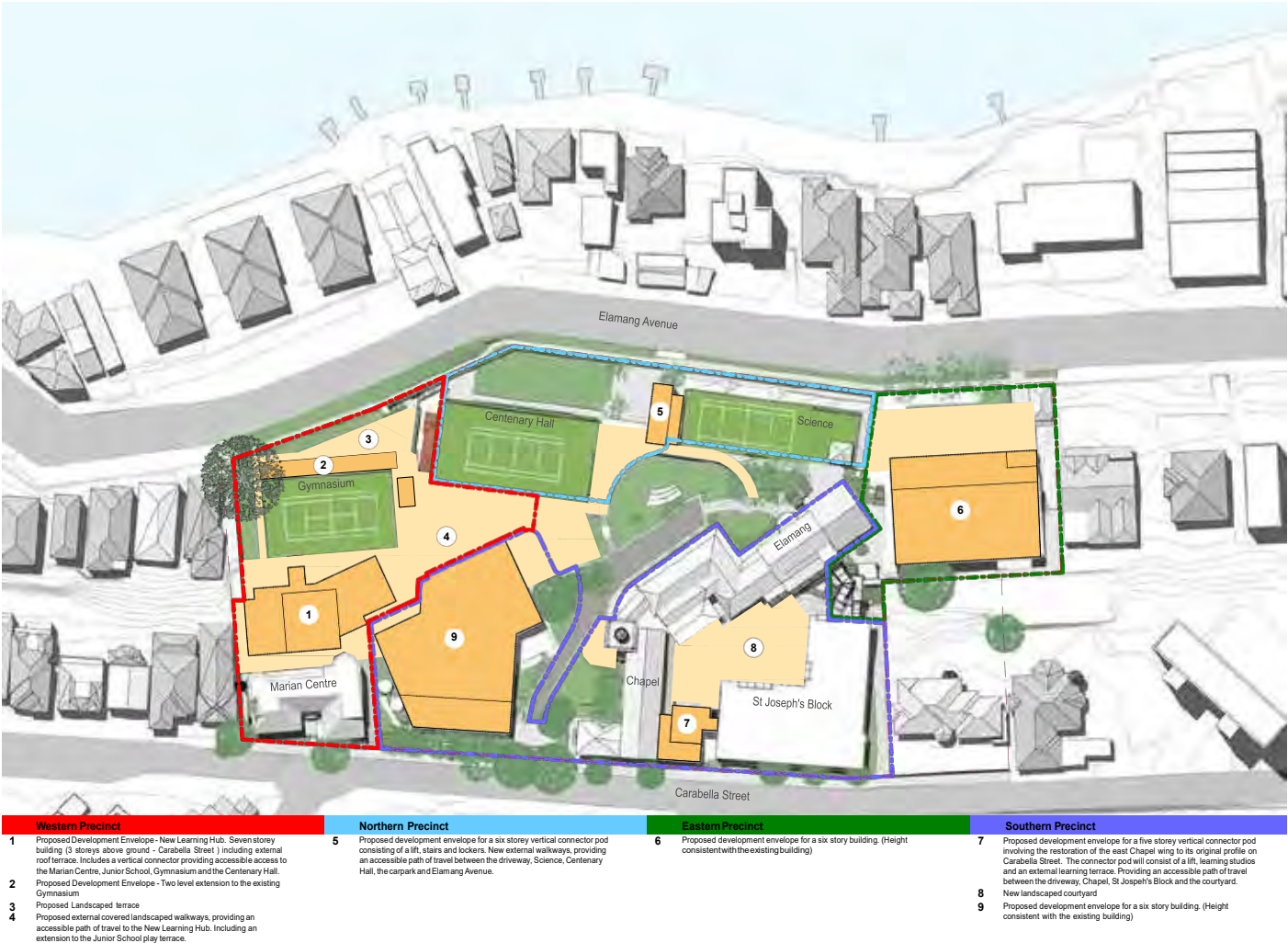
# OUR VISION CONTINUES



## Masterplan

A 50 year Masterplan to gradually redevelop or replace buildings with dynamic, versatile spaces and studios, which will foster cross-curricular and innovative learning including STEM; enable us to better utilise our landlocked site; and enhance the site's accessibility for people with disabilities.

Each phase will commence after community consultation and when sufficient funds have been raised.





# OUR VISION CONTINUES



## Design Principles



### Heritage and Landscape

Respect the existing heritage fabric within the campus.



### Views and Beauty

Preserve view sharing for our local community.



### Accessibility, Orientation and Wayfinding

Fully integrate accessible pathways via new "campus connectors".



### Innovation and Technology

Embedded scalable and dynamic technologies enabling next practice.



### Differentiation

Develop flexible learning environments including outdoor opportunities.



### Flexibility

Adaptable spaces to enable a variety of future learning modes.



### Learning that is Visible

Spaces that promote collaboration, creativity, critical thinking and communication.



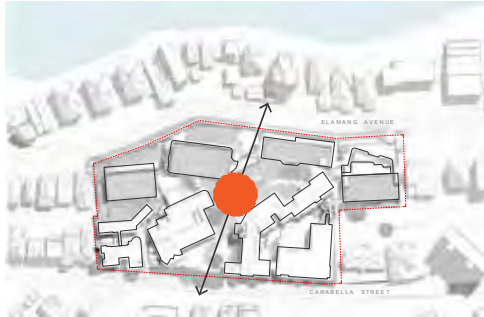
### Sustainability and Wellbeing

Mindfully integrate movement and learning into a sustainable environment.

# OUR VISION CONTINUES

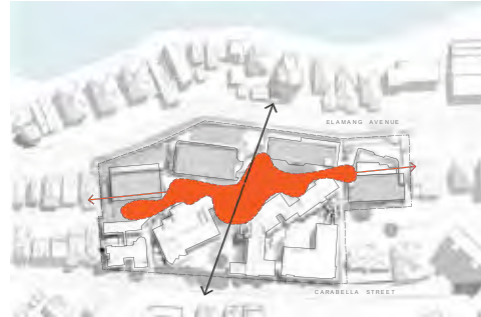


## Masterplan Concepts



### The campus heart

Strengthening the existing heart of the campus.



### Extending the campus core

Creating clear connections to buildings so that movement can flow through the centre of the site.



### Connected landscape

Interweaving landscape throughout the campus to create new opportunities for external learning and engagement.



### Campus bookends

Providing enclosure to the new campus and a transition to the residential context beyond.



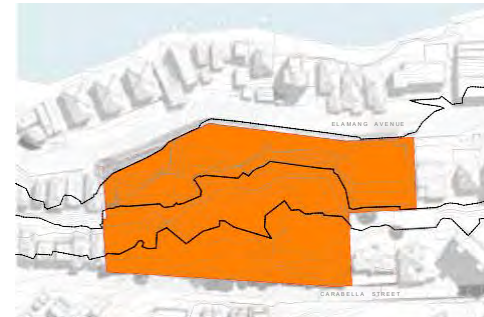
### Campus connectors

Vibrant student spaces to enhance the site's accessibility to learning across the campus.



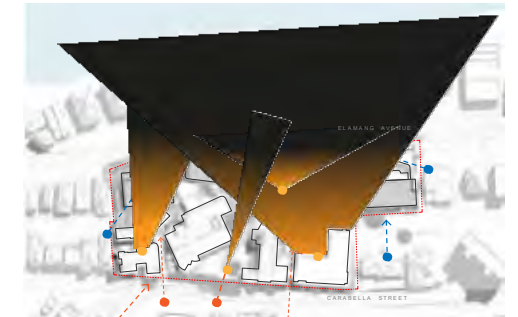
### Grids

The alignment of the existing campus structure to the greater urban context.



### Contours

Working with the natural topography of the site to inform the placement of new buildings.



### Views

Preserve view sharing for our local community.



# OUR VISION CONTINUES



## First Phase – The Learning Hub

The first phase is the construction of a new and exciting Learning Hub which hopefully will commence within the next few years, pending approval and the raising of sufficient funds.



The proposed development for the first phase will provide:

1. A seven storey building (three storeys above ground) including an external roof terrace, providing access to the Marian Centre, Junior School, Gymnasium and Centenary Hall;
2. Two level extension to the existing Gymnasium;
3. Landscaped terrace; and
4. External covered landscaped walkways, providing an accessible path of travel to the new Learning Hub, including an extension to the Junior School play terrace.

# OUR VISION CONTINUES



## What is the Learning Hub?

The Learning Hub acts as both a home for dynamic learning spaces and studios, and a connector for levels across the entire site.



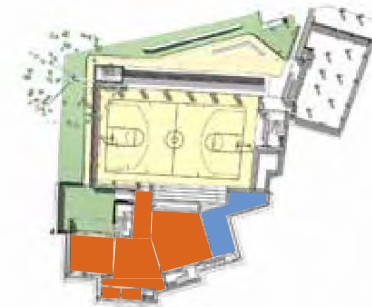
Level 1 - Typical Floor Plan

### Legend

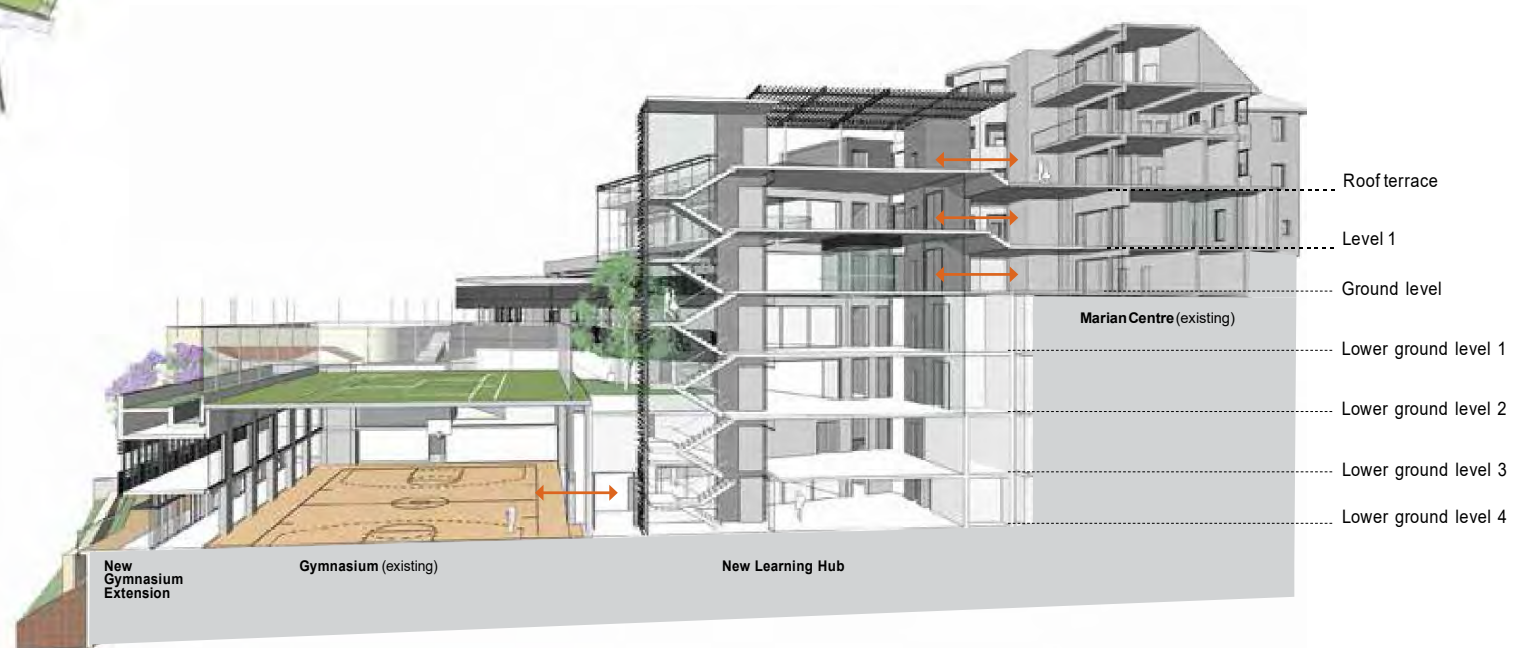
- Outdoor Learning
- Open Collaboration Space
- Learning Studios
- Learning Studio Workshop
- Wet Area & Store
- Support & Amenities



Ground level



Lower ground level 4



# OUR VISION CONTINUES

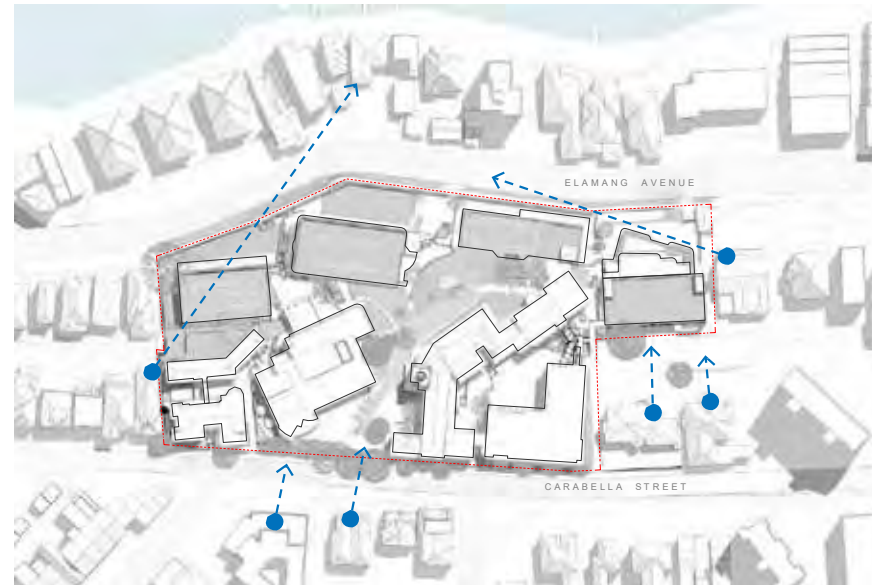


## View Sharing

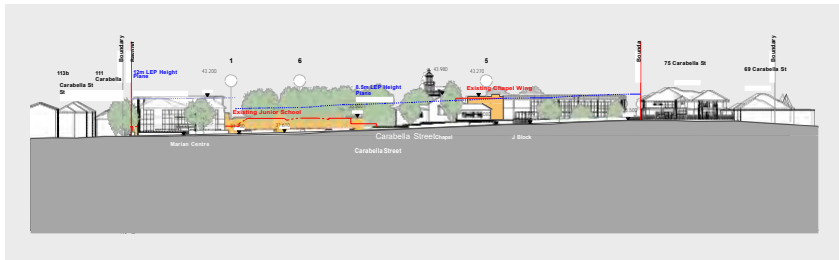
The Masterplan will respect views within and around the site.

From the Carabella streetscape, the height of all proposed buildings will either align with, or be lower than, the height of existing buildings.

To maintain views, the School intends to build down into the site rather than upwards.



We will maintain and share existing view corridors around the site.



View from Carabella Street through the site



View from Elamang Street through the site



# OUR VISION CONTINUES



## Traffic

As a neighbour in the broader Kirribilli community, the School is committed to minimising the impact on existing traffic and parking conditions.

A preliminary Independent Traffic and Parking Impact Assessment has found:

### Traffic

- Loreto Kirribilli has no plans to change its current pattern of student enrolments.
- The Masterplan will have minimal impact on the current overall performance of surrounding local road networks and intersections.
- Loreto Kirribilli will continue to actively encourage students to use public transport to minimise the impact on the local traffic network.

### Parking

- The Masterplan will have minimal impact from school staff and students to the current availability of on-street parking.
- The Masterplan does not require any additional on-site parking.
- Loreto Kirribilli has an arrangement with the Royal Sydney Yacht Squadron to use up to 20 spaces in their carpark for staff on weekdays to minimise the School's impact for on-street parking.
- This means that including the on-site parking provided by the School, there are 100 parking spaces for staff which exceeds North Sydney Council's requirement to provide 30.3 parking spaces.

### Construction Traffic Management for Phase One

- There will be minimal impact on the current overall performance of local road networks and intersections as a result of construction.
- No bus stops will be affected during construction.
- There are no extended road closures or diversions anticipated during construction.
- Truck movements during construction will be coordinated so as to not occur during peak school pick-up and drop-off times.
- Construction workers will be encouraged to use public transport or carpool.

A Construction Traffic Management Plan will be undertaken after planning approval has been given.

North Sydney Council will have final signoff on all construction traffic management plans and the local community will be kept informed.



There will be no changes to the existing site access.

# OUR VISION CONTINUES



## Sustainability Goals

Loreto Kirribilli will adopt a range of sustainable measures to reduce our footprint including rainwater harvesting, energy efficient lighting, renewable energy with onsite metering, and external louvers to control thermal gain to glazed facades while still allowing a high level of daylight.

### HIGH PERFORMANCE FACADES

- Consideration of sun shading to minimise thermal gain, whilst allowing adequate penetration of daylight
- High performance building fabric in general

### DAYLIGHTING

- Use of external shading, low VLT glazing to improve daylight

### WATER

- Specification of efficient fixtures and fittings
- Rainwater harvesting for irrigation
- Recycled fire test water

### NATURAL VENTILATION

- Use of stair volumes to provide night flushing

### MIXED MODE AIR CONDITIONING

- Motorised outside air louvers to the facade of perimeter rooms interlock with the mechanical ventilation and air conditioning systems so that these rooms can utilise natural ventilation when outside air conditions allow
- Efficient HVAC plant and equipment

### LANDSCAPE

- Water sensitive urban design
- Green Roof to improve thermal performance

### LIGHTING

- Energy efficient fluorescent or LED lighting will be utilised to minimise energy consumption
- Luminaires will be provided with high frequency low loss electronic ballasts
- Local light switches will be provided for operation of lighting with motion detectors where practical
- Zoned lighting with occupancy and daylight control sensors

### PHOTOVOLTAICS

### INDOOR ENVIRONMENT QUALITY

- Specification of Low/Zero VOC fixtures and finishes
- Increase in outside air by 50% for mechanical systems
- CO2 monitors

### BUILDING MANAGEMENT SYSTEM

- Potential for educational display of power usage due to mixed mode system
- Diagnostics

### MATERIALS

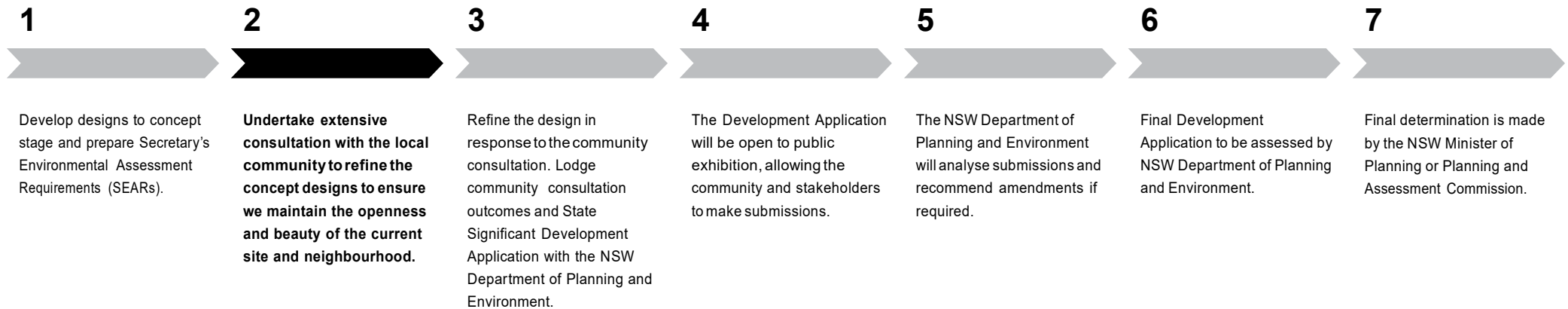
- Low VOC products
- Certified sustainable timber products
- A 30% reduction in Portland cement
- Potential reuse of excavated materials (sandstone)

# OUR VISION CONTINUES



## Planning Approval Process

This step-by-step process will occur for every phase of the Masterplan. For phase one, we are currently at the community consultation stage.



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**Brochure**

# OUR VISION CONTINUES

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*Loreto Kirribilli*





## Masterplan

Loreto Kirribilli is developing a long-term Masterplan so that the School's physical environment continues to support our vision for girls' education.

It is our responsibility to offer relevant and contemporary education which inspires and engages the girls for a future that is rapidly changing through technological advances and a job market demanding new and evolving skills.

2018 marks the 110th anniversary of our School on its current site at Kirribilli, and it is timely to ask how we can project the vision and values of our founders into the next century.

A component of our vision is a 50 year Masterplan to gradually redevelop or replace buildings with dynamic, versatile spaces and studios, which will foster cross-curricular and innovative learning, including STEM; enable us to better utilise our landlocked site; and enhance the site's accessibility for people with disabilities.

Each phase will commence after community consultation and when sufficient funds have been raised through our capital appeal.

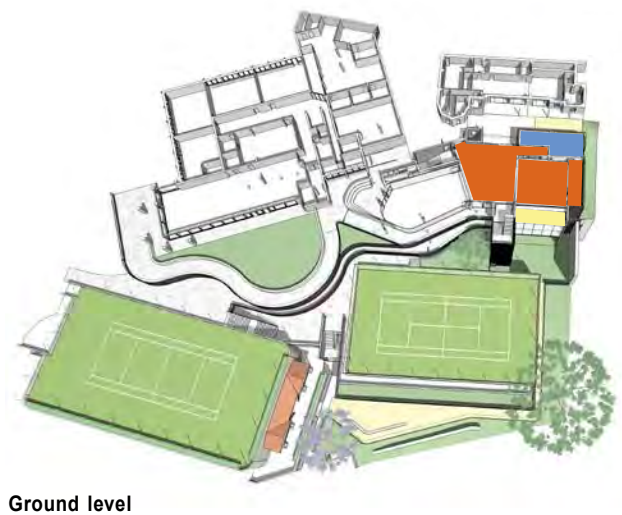
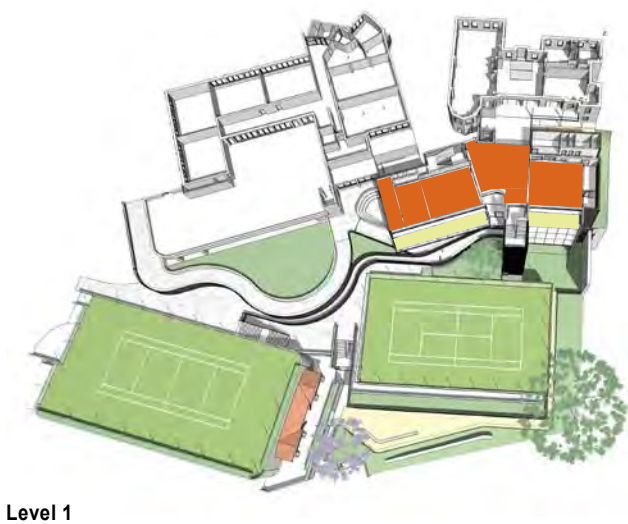
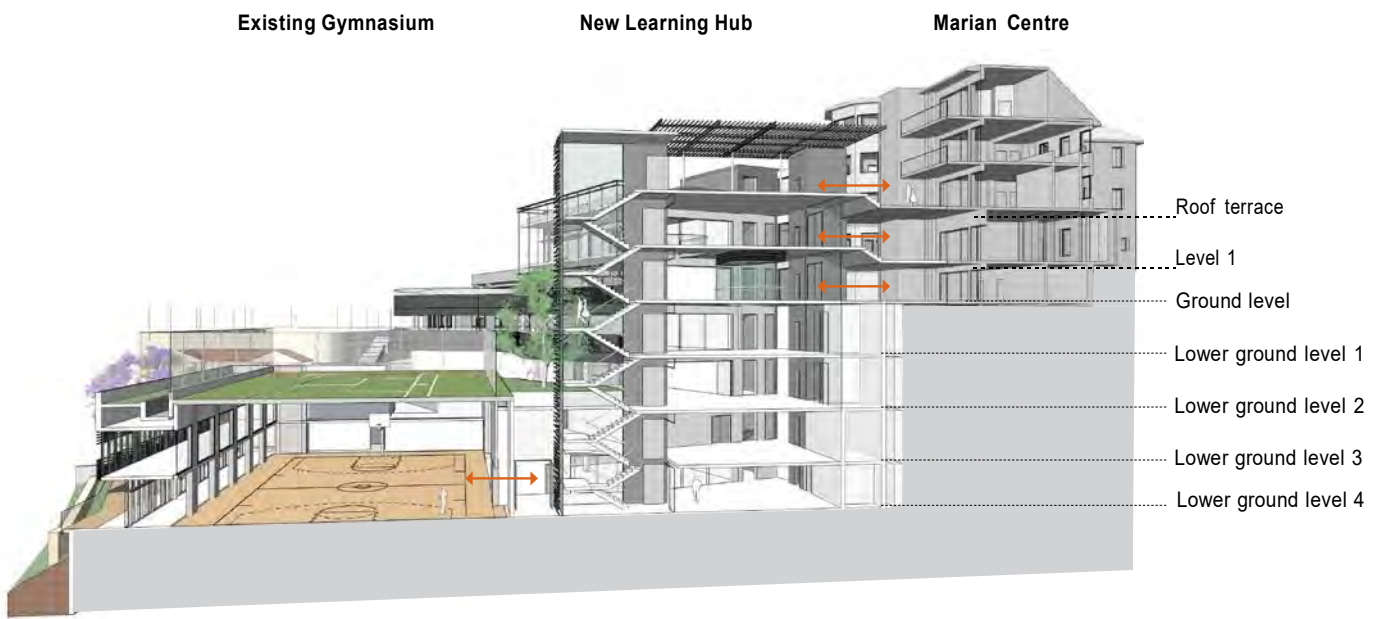
The first phase of the Masterplan has been developed to concept stage and now requires extensive consultation with parents, teachers and neighbours to refine the designs and to ensure we maintain the openness and beauty of the current site and neighbourhood.

This first phase is a new and exciting Learning Hub – which hopefully will commence within the next few years.



Aerial view of proposed Masterplan

# Phase One: The Learning Hub



- Legend**
- Outdoor Learning
  - Open Collaboration Space
  - Learning Studios
  - Learning Studio Workshop
  - Wet Area & Store
  - Support & Amenities





The new and exciting Learning Hub

## Top 10 Questions and Answers

### 1. Why are we doing this?

As we head into our 110th year on this site at Kirribilli, it is timely for our Board and community to ask how we can project the vision and values of our founders forwards to continue to respond to a changing world.

Over the past 30 years we have renovated the buildings to ensure they keep pace with the times, and with considerable success – our science block has gained national attention and our library is being nominated for an award. It is now time to take a look at a whole-of-site approach.

About 18 months ago, we launched our *Navigating the Future* document and later the *Vision for the Future* stimulus paper – and now we need to ensure the physical environment of the School supports that vision.

The Masterplan is about the buildings and spaces - it is about ensuring that we continue to respond to a changing world so that we continue to foster a growth mindset, critical thinking and diverse learning experiences.

We plan to gradually redevelop or replace buildings with dynamic, versatile spaces and studios, which will foster cross-curricular and innovative learning, including STEM; while better utilising our landlocked site; and enhancing accessibility for people with disabilities.



## **2. .How long has the School been working on this?**

We often quote Mary Ward who was renowned for saying a Loreto education must respond to the times. So that early vision from our founders has continued to evolve as part of the way the School has been governed ever since.

Today we are looking at global changes and it is good governance and good management to examine how the School's physical environment can continue to support the vision for girls' education.

## **3. . How will my daughter benefit?**

We hope to begin the first phase within the next few years – and it is the start of the transformation of the site, delivering a new building which acts as both a home for dynamic learning spaces and studios, but also as a connector for levels across the entire site.

## **4. . When will this begin?**

Phase one of the Masterplan has been developed to concept stage and now requires extensive consultation with parents, teachers and our local community to refine the designs and to ensure we maintain the openness and beauty of the current site and neighbourhood. We will then seek planning approval for the designs.

Each phase of the Masterplan will commence when sufficient funds have been raised through our capital appeal. The first phase will be the building of a new and exciting Learning Hub – hopefully within the next few years.

## **5. . What are the design principles?**

- Heritage and Landscape – respect the existing heritage fabric within the campus which is significant to Loreto Kirribilli's identity.
- Views and Beauty – preserve view sharing from within the site and within our local community.
- Accessibility, Orientation and Wayfinding – fully integrate accessible pathways via campus connectors.
- Innovation and Technology – spaces that allow for cross-curricular and innovative learning.

- Differentiation – develop a variety of learning environments such as maximising outdoor learning opportunities.
- Flexibility – spaces that can adapt over time to varying modes of teaching.
- Learning that is Visible – spaces that are inclusive, collaborative and stimulating.
- Sustainability and Wellbeing – integrate action and movement.

## **6. . What will the Learning Hub provide?**

The final design is dependent on two factors; our extensive consultation with parents, teachers and our local community, and the amount of funds raised. That said, our plan is to create spaces and studios that are dynamic, versatile and can adapt to changing times. These spaces will foster cross-curricular and innovative learning, such as STEM.

## **7. What will be the disruption to lessons?**

Inevitably in the first phase there will be a requirement to relocate some classes. It is much too early to say what and when, but every effort will be made to ensure classes are not disrupted. This may mean construction work outside school hours or in school holidays and we will always be mindful of the girls and their education.

## **8. . Will the School be a construction site for the next 50 years?**

No. There will be pockets of building over a 50 year period to gradually redevelop or replace buildings.

## **9. How much will this cost?**

Our concepts are estimated to cost up to \$100m over 50 years for the entire Masterplan, but we can only really cost the first and subsequent stages as the plans are finalised. It is estimated that the first phase which we are discussing now could cost up to \$30m.

## **10. . Where do we get that money?**

The School is launching a capital appeal to raise sufficient funds, and we hope that our community will give within their means.



More information can be found on the Loreto Kirribilli website [www.loreto.nsw.edu.au](http://www.loreto.nsw.edu.au)

For any enquires regarding the Masterplan please call **1800 743 436**  
or email [consultation@jbaurban.com.au](mailto:consultation@jbaurban.com.au)

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## Design Changes