

Stage 1

Stage 1 of the Master plan will include works within the Western Precinct, Northern Precinct and partial works within the Eastern Precinct and Southern Precinct.



| Western Precinct | Northern Precinct | Eastern Precinct | Southern Precinct |
|---|--|--|--|
| <div>1</div> <div>Proposed Development Envelope - New Learning Hub. Seven storey building (3 storeys above ground - Carabella Street) including external roof terrace. Includes a vertical connector providing accessible access to the Marian Centre, Junior School, Gymnasium and the Centenary Hall.</div> <div>2</div> <div>Proposed Development Envelope - Two level extension to the existing Gymnasium</div> <div>3</div> <div>Proposed Landscaped terrace</div> <div>4</div> <div>Proposed external covered landscaped walkways, providing an accessible path of travel to the New Learning Hub. Including an extension to the Junior School play terrace.</div> | <div>1</div> <div>Proposed development envelope for a six storey vertical connector pod consisting of a lift, stairs and lockers. New external walkways, providing an accessible path of travel between the driveway, Science, Centenary Hall, the carpark and Elamang Avenue.</div> | <div>1</div> <div>Proposed envelope for an interim ramp connector, providing an accessible path of travel between Science and Performing Arts.</div> | <div>1</div> <div>Internal refurbishment ground level of the chapel building.</div> <div>2</div> <div>Proposed development envelope for a 5 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.</div> <div>3</div> <div>New landscaped courtyard</div> |



Western Precinct - Learning Hub

1 Learning Hub

The Learning Hub is spread over 7 levels, including an outdoor learning roof terrace. The accommodation includes;

- Flexible Design Studios
- Workshops / Maker spaces to house fixed equipment and machinery
- Storage, wet area and preparation space
- Display spaces
- Collaborative learning spaces
- Presentation Space
- Outdoor Learning
- Teacher Meeting Rooms
- Amenities

2 New Connector

The new connector in the western precinct has been incorporated into the Innovation Centre. Sitting at the side of an open collaborative atrium and at the entry to the building, it provides a clear visible circulation path improving way finding promoting activation and visual surveillance.

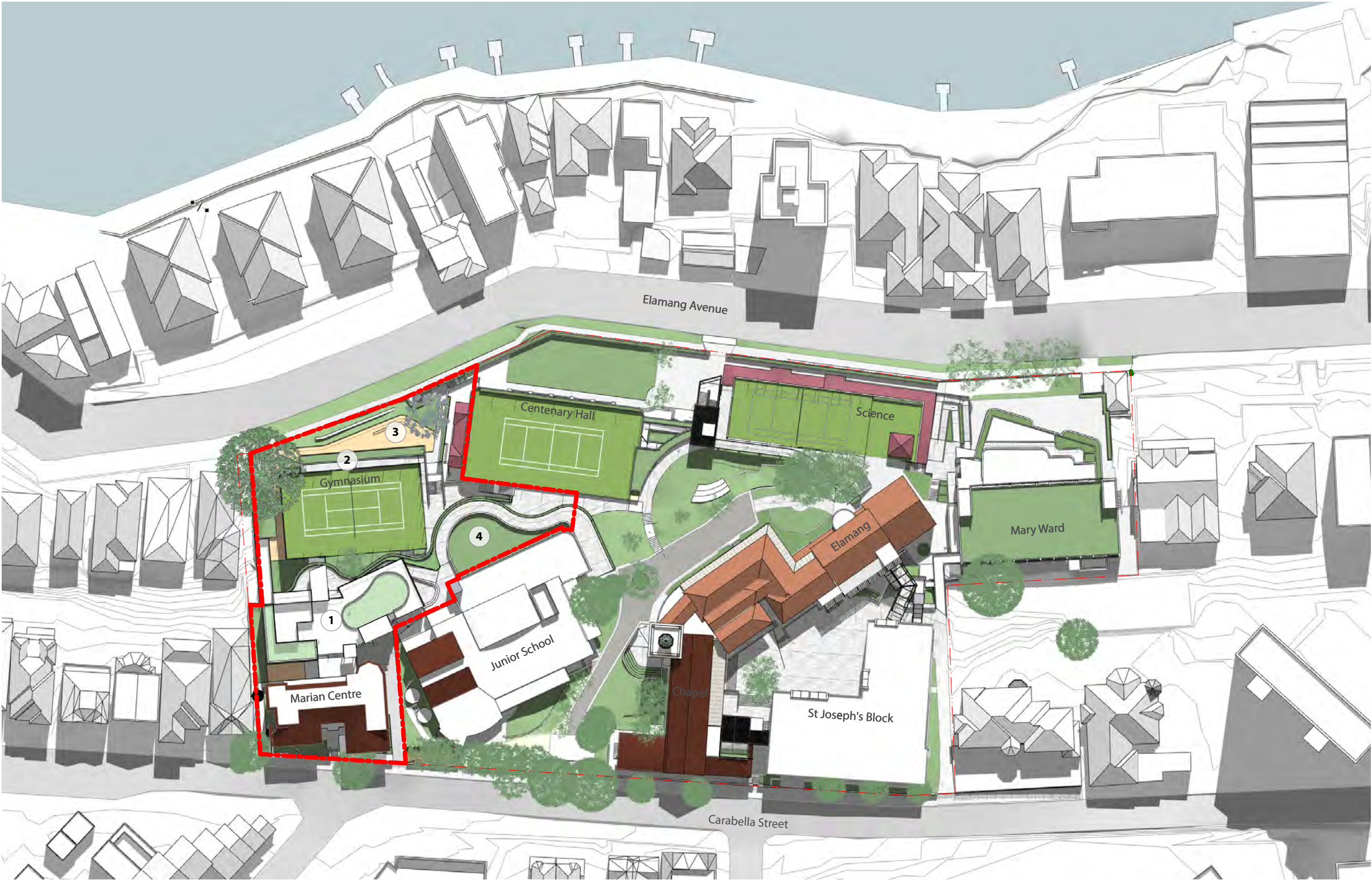
The new connector provides accessible access to all levels of the Innovation Centre and all adjacent buildings within the precinct, including;

- Marian Centre
- Junior School
- Gymnasium
- Centenary Hall

3 Gymnasium

The following proposes an extension to the existing Gymnasium facility. The accommodation includes;

- Weights Room
- PDHPE Learning space
- Additional Storage facilities
- Change rooms and Amenities
- Extension to the court runoff
- Side of court stepped seating
- PDHPE staff offices
- Upper level Galleria
- New stair connection



The new “bookend” development site proposed within the Western Precinct will provide a new Learning Hub for Loreto providing a Future Focussed Learning model using a lens of STEaM.

The new building will link the Marian Centre and the Gymnasium 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 proposal is a simple concrete frame with a number of connecting concrete terraces. The structural and services approach is as flexible as possible to enable for future internal changes. The proposal will incorporate a number of sustainable features with a focus on passive environmental control. All major learning spaces are orientated to the north, protected by large balconies. The east and west facades are either shaded or have minimal openings.

Height

The Learning Hub has been designed to follow the topography of the site towards the north. The building is predominantly within the 12m height limit which applies to this part of the school campus, however there are point exceedances to accommodate the lift, stairs and plant. The highest point of the Learning Hub is the stair connection on the building's northern elevation, which has a height of RL 37.50 (14.5m). The Learning Hub sits well below the height of the existing Marian Centre fronting Carabella Street, thereby reducing any streets cape impacts.

Massing, Bulk and Scale

In order to maintain a consistent scale with the surrounding built fabric of the campus, the Learning Hub is broken down into a series of smaller volumes. The building is aligned with both the Carabella (and Marian Centre) grid and the Elamang (and Junior School) grid. The main bulk of the building has been pushed deep into the site to use the topography of the site to its advantage. Areas not requiring access to daylight have been located to the rear of the proposal. The proportions of each element has been carefully considered in relation to the adjacent fabric of the existing school campus and also the surrounding residential context.

Setbacks

The proposal is setback from the boundary in accordance with the North Sydney Council DCP requirements. There is a minor non compliance where the 45 degree setback line is encroached however this has been ameliorated by setting the overall built form back from the boundary by 3m. The impact of the minor non compliance on the neighbouring properties is consistent with the impact of a fully compliant envelope.

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 as well as now outdoor learning opportunities.

Visual impact

Consistent with the objectives of the North Sydney Council DCP, it is acknowledged that the new Learning Hub 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".The final schematic resolution has very carefully considered views from the surrounding properties and on the whole will meet the objectives of the DCP. The main property affected by the new Learning Hub is the residential property containing 9 units at 111 Carabella Street located to the west of the campus. One apartment (9/111 Carabella) has oblique water views which will be affected by the new development. In order to ameliorate this specific attention has been paid to the roof scape of the Learning Hub to provide an acceptable outlook.

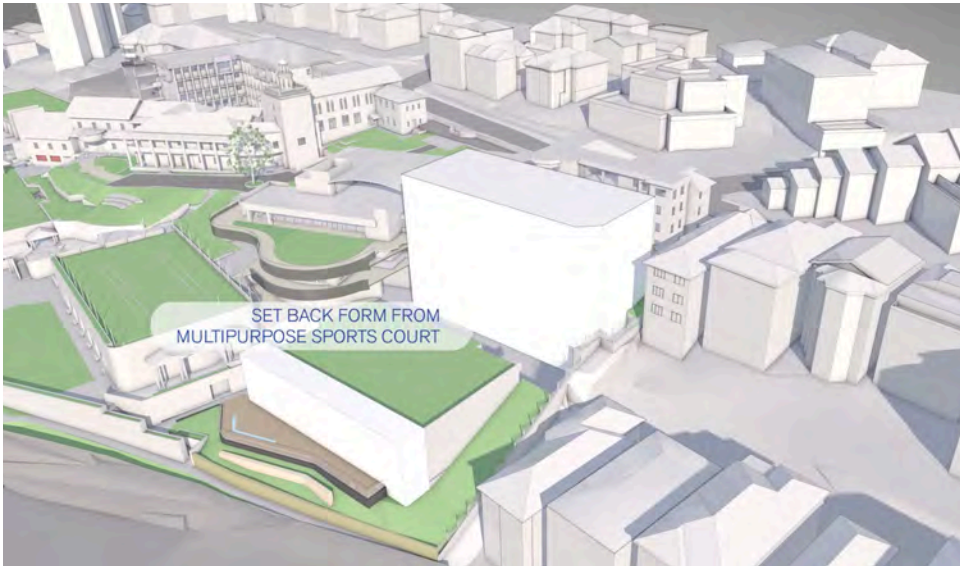
Privacy

The new Learning Hub has carefully considered privacy from the adjacent residential buildings. This is important in order to meet CPTED principles. Views to and from all windows in close proximity to the boundary will either be screened or will use opaque glazing. All outdoor learning areas are located to the north of the development overlooking the existing campus. The western walls of these spaces are screened from the adjacent developments.

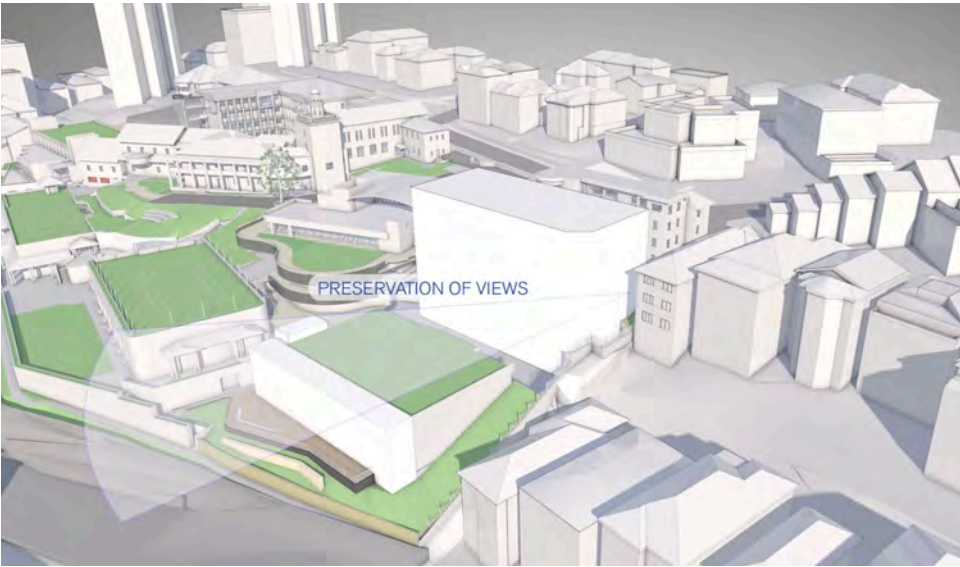
Overshadowing

Overshadowing: The main property affected by the new Learning Hub is the residential property at 111 Carabella Street located to the west of the campus. This property is however currently overshadowed by the existing built fabric, between the core hours of 9.00am and 3.00pm on 21 June.

Massing, Bulk and Scale



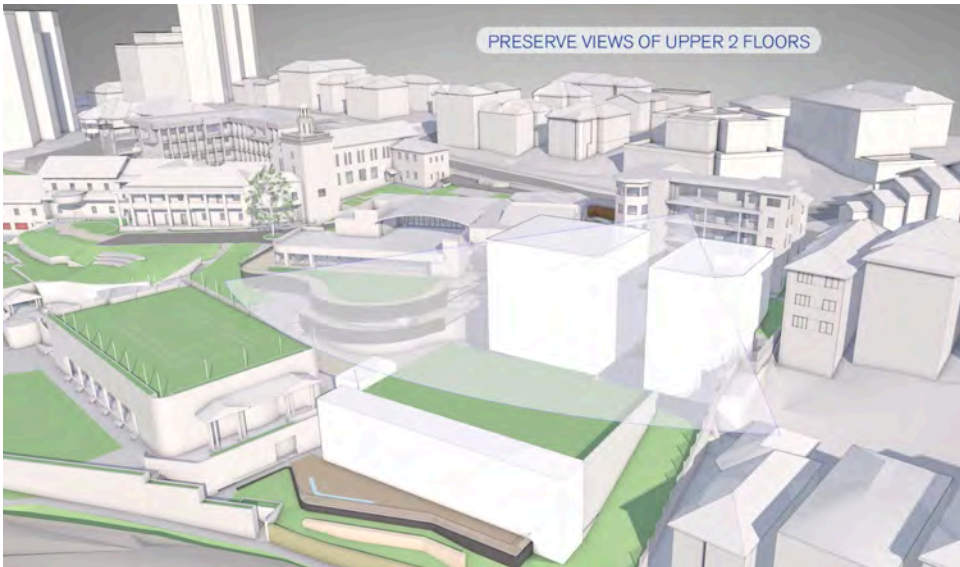
1.0 The envelope of the new bookend development is setback from the Gymnasium and Multi Purpose Sports Court to provide new connections and landscape recreational and learning areas.



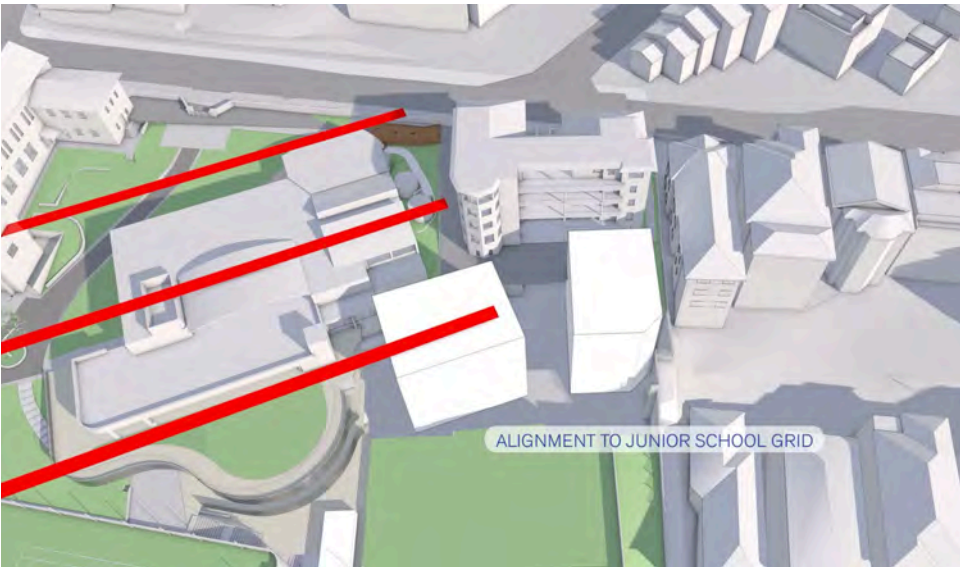
2.0 The envelope is profiled to consider views from the neighbouring properties.



3.0 The envelope is split to provide physical and visual access through to the Marian Centre.



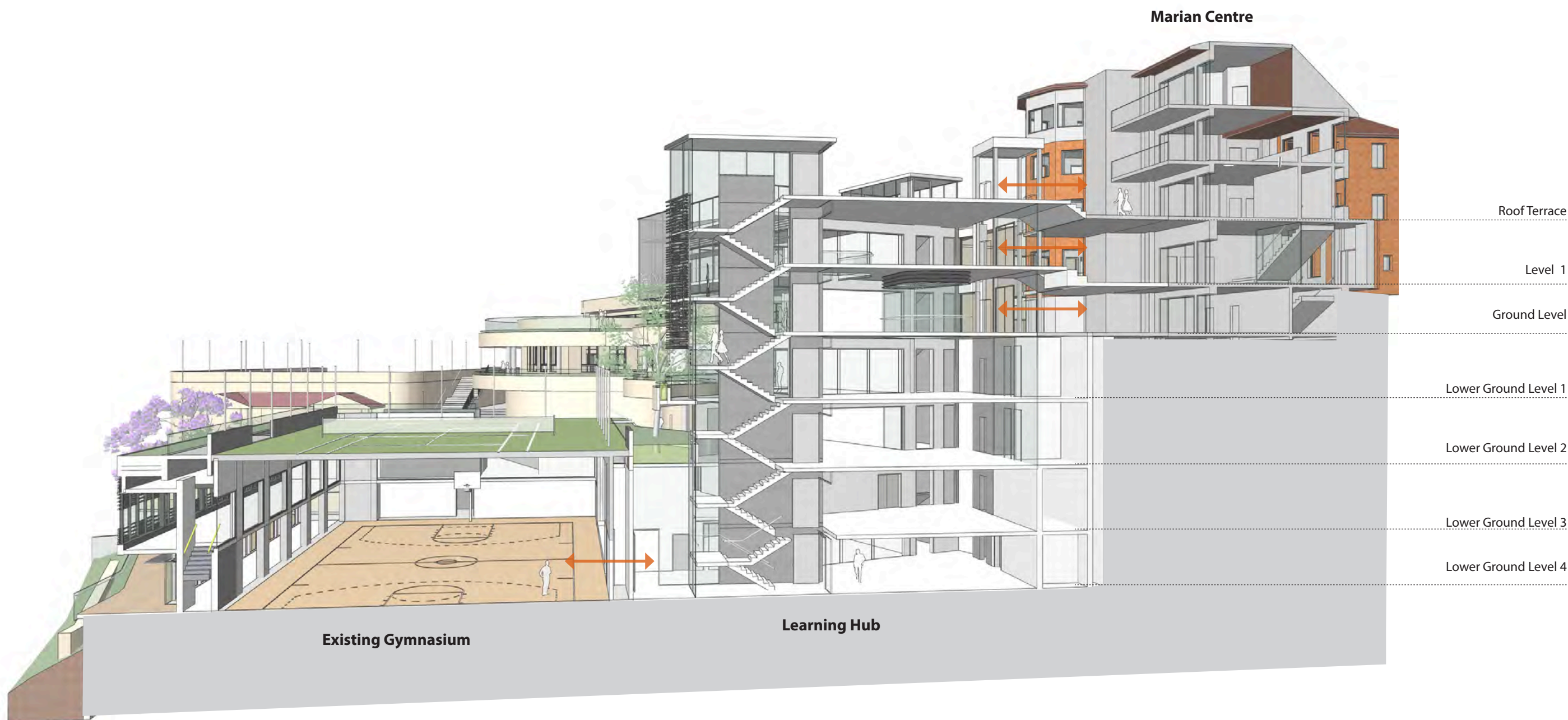
4.0 The envelope is lowered to provide views to the harbour from the upper levels of the Marian Centre.



5.0 The eastern portion of the envelope is reorientated to align with the existing Junior school grid.



6.0 The envelope is modified to reduce scale and bulk.



Section through Western Precinct looking east.

Functional Organisation



Learning Hub - Roof Terrace

Marian Centre - Level 1

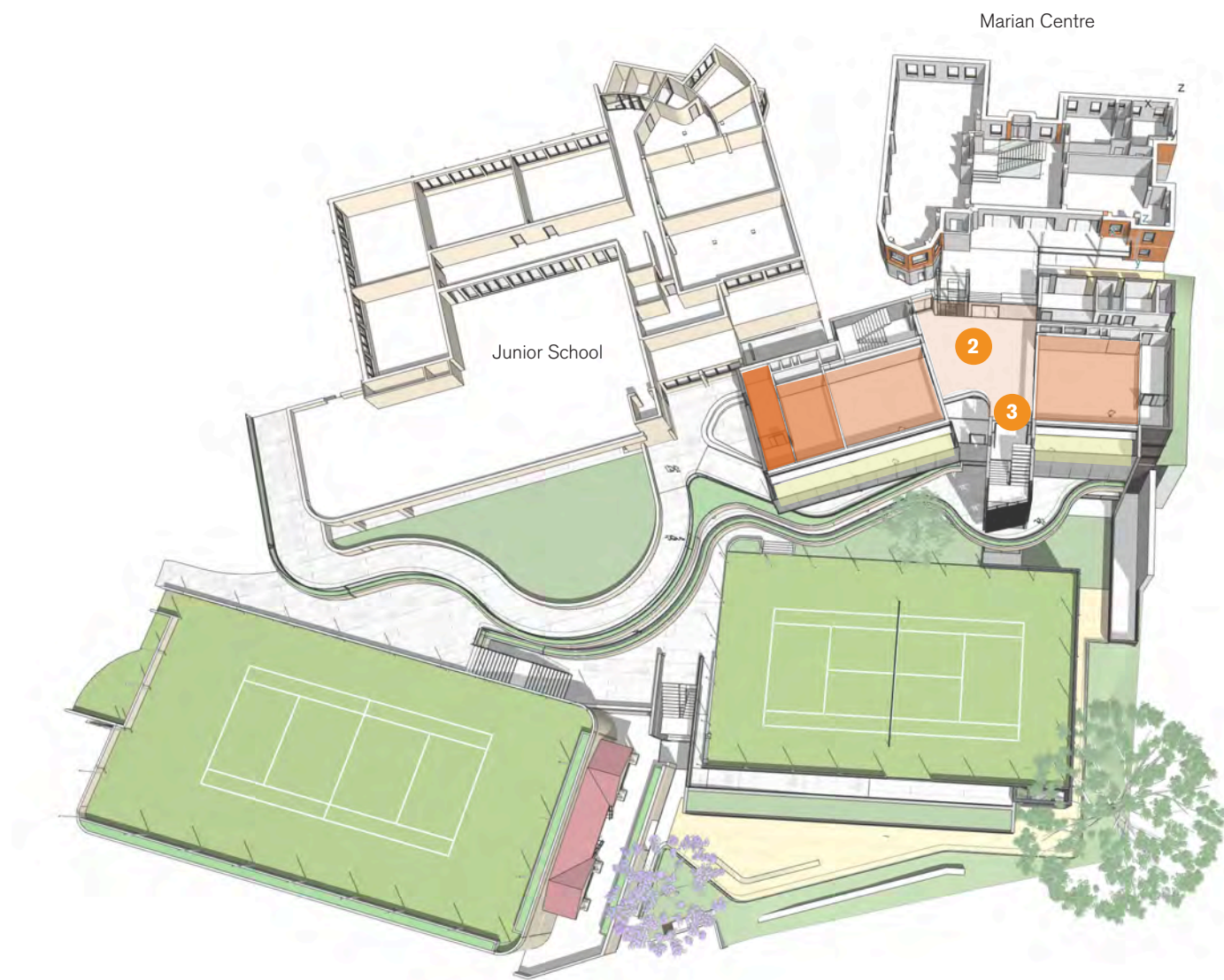


Landscaped pathways



Landscaped pathways | Accessible connections | Outdoor Learning

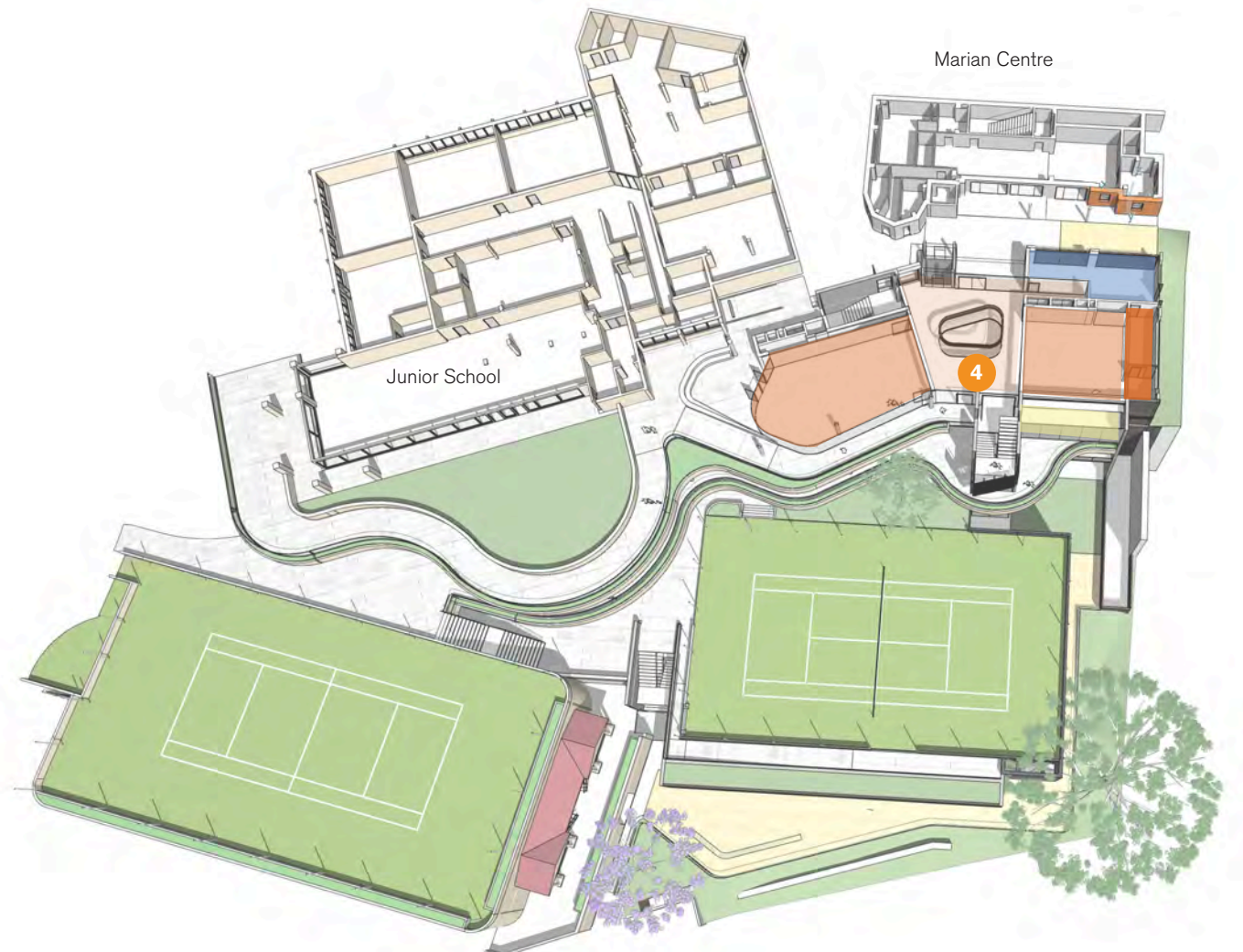




Learning Hub - Level 1

Marian Centre - Ground Level (Carabella Street)

Main Entry Connection



Learning Hub - Ground Level

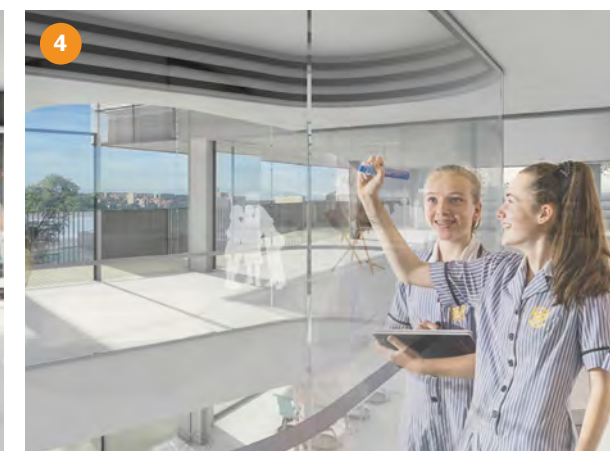
Marian Centre - Lower Ground Level

Junior School - Ground Level



Open Collaboration

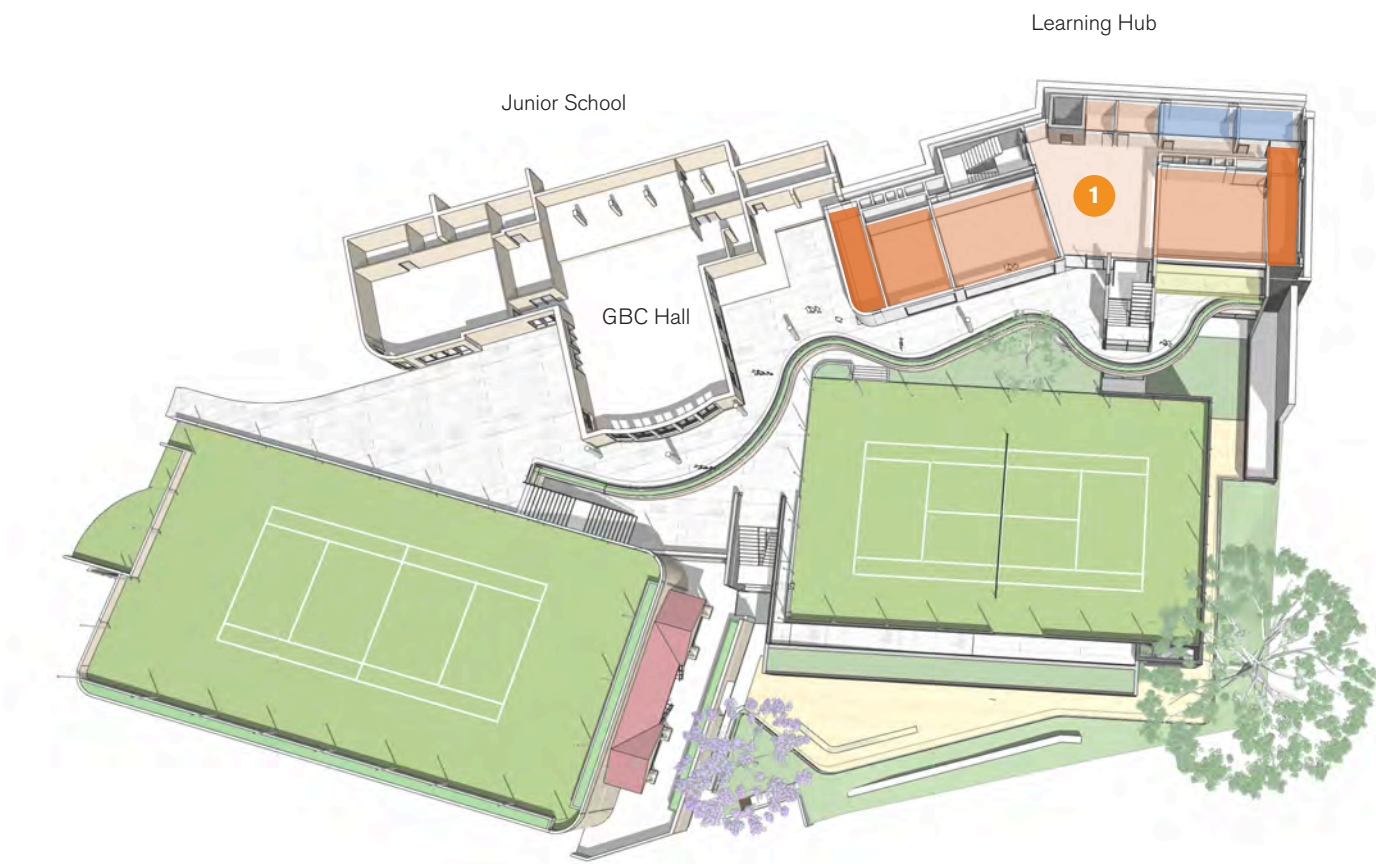
Connector



Vertical Connections and visible learning

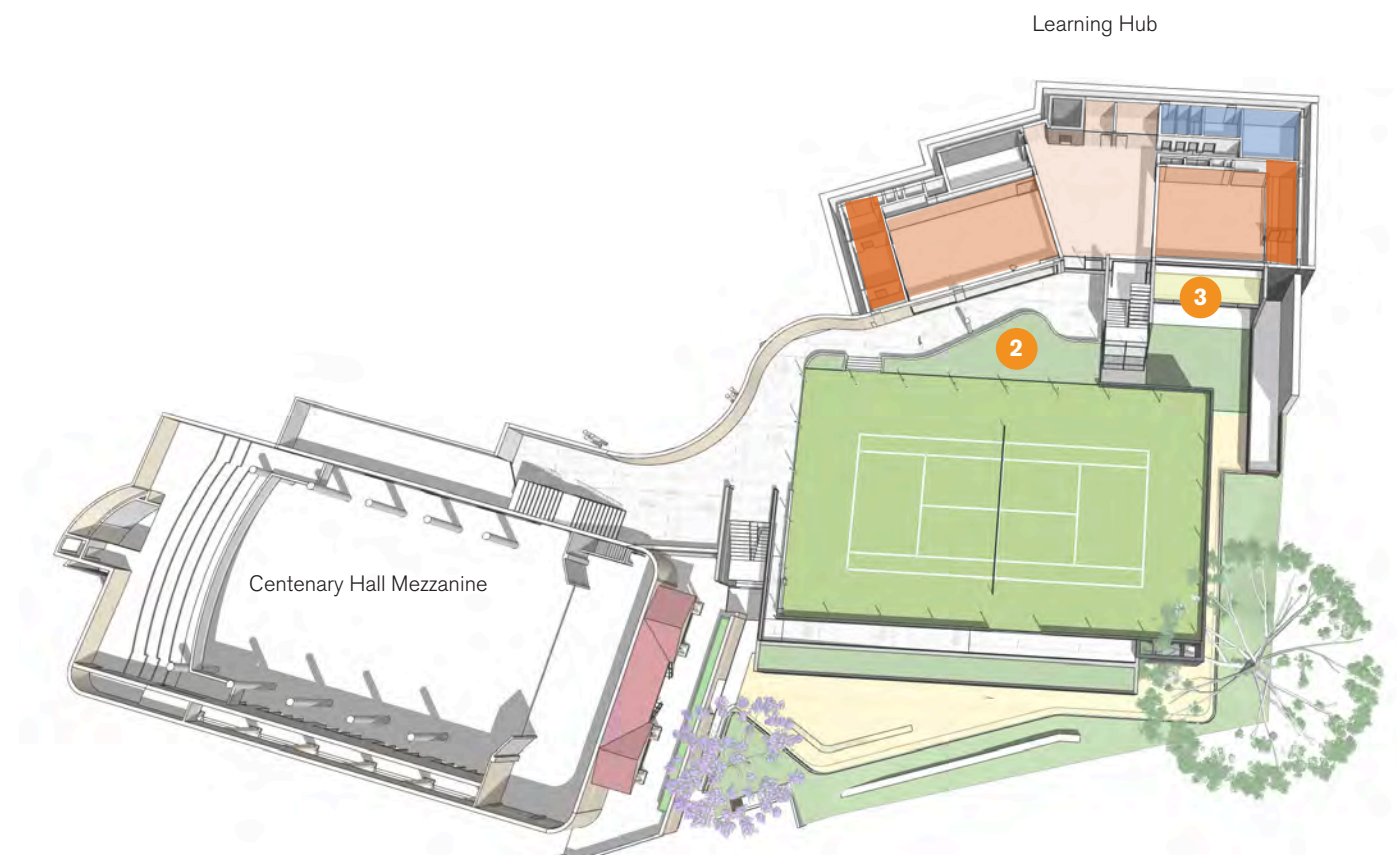
Legend

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



Learning Hub - Lower Ground Level 1

Junior School - Lower Ground Level



Learning Hub - Lower Ground Level 2

Centenary Hall - Mezzanine



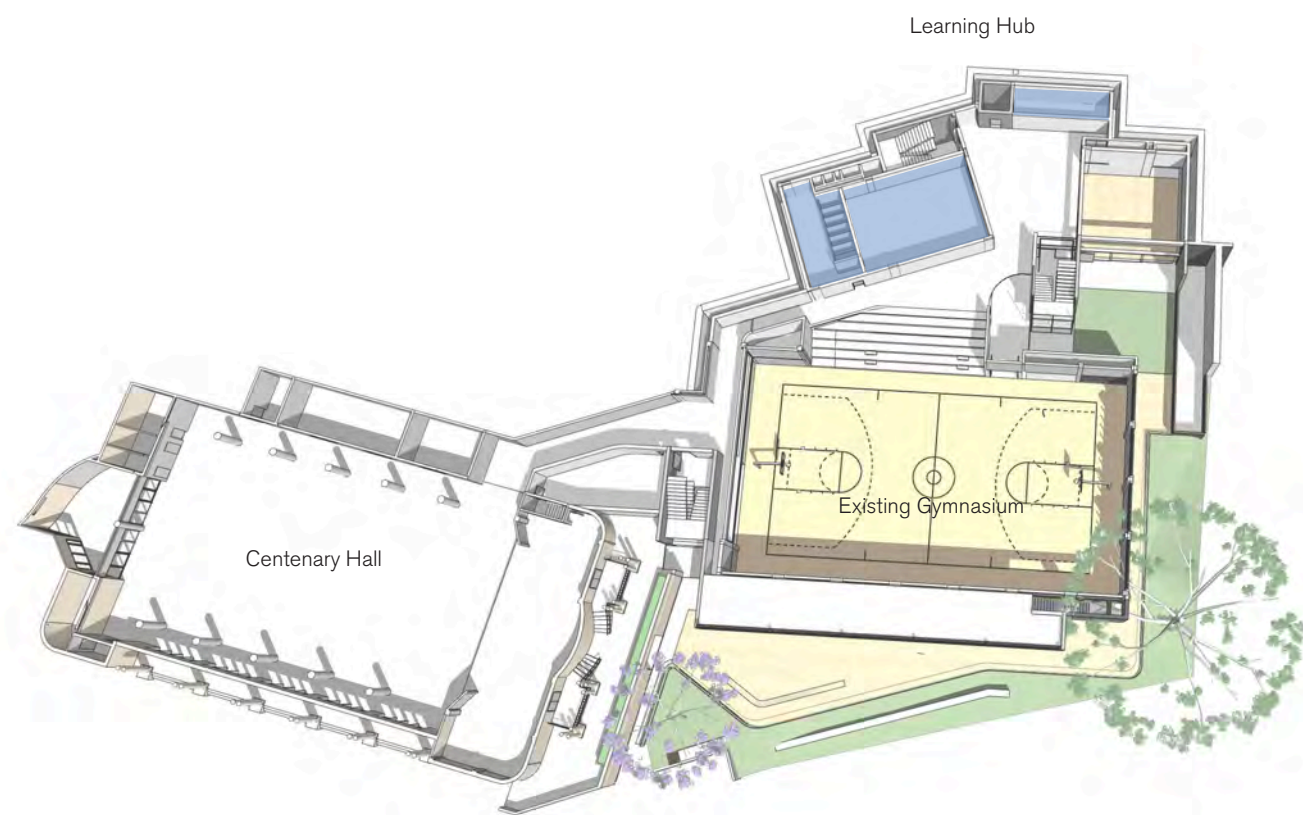
Open collaboration | Flexible learning



Precedent image: Landscaped pathways | Accessible connections

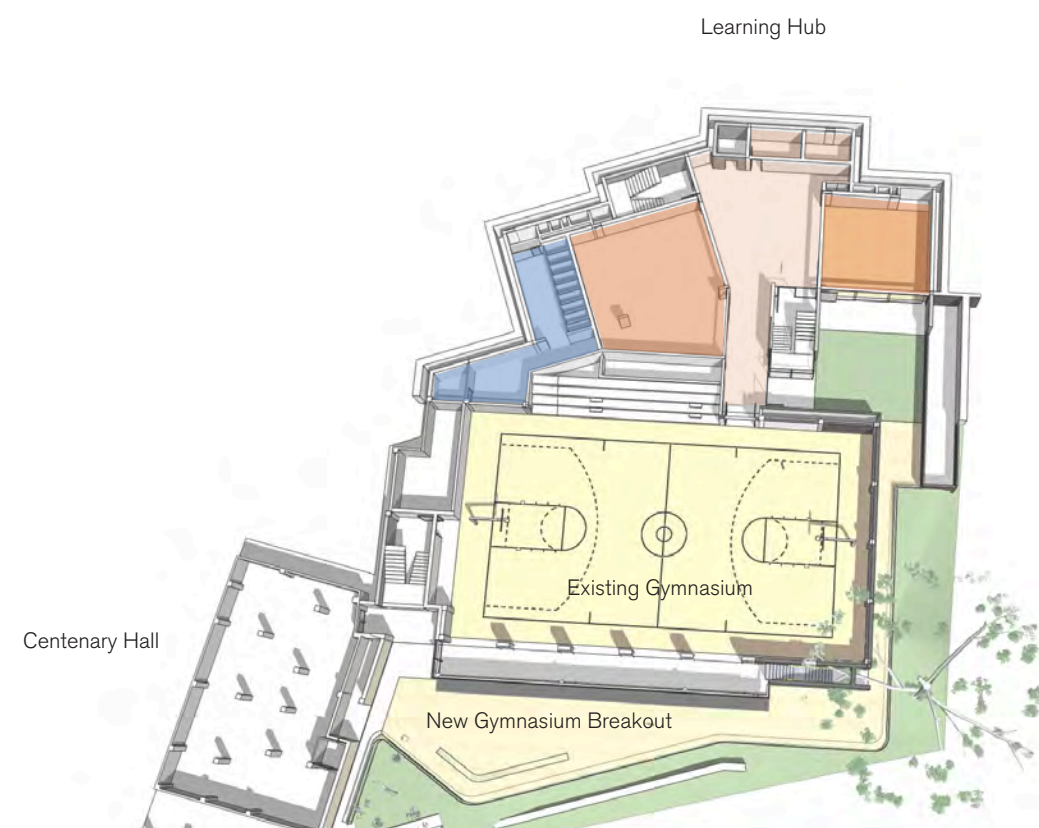


Precedent image: Outdoor Learning



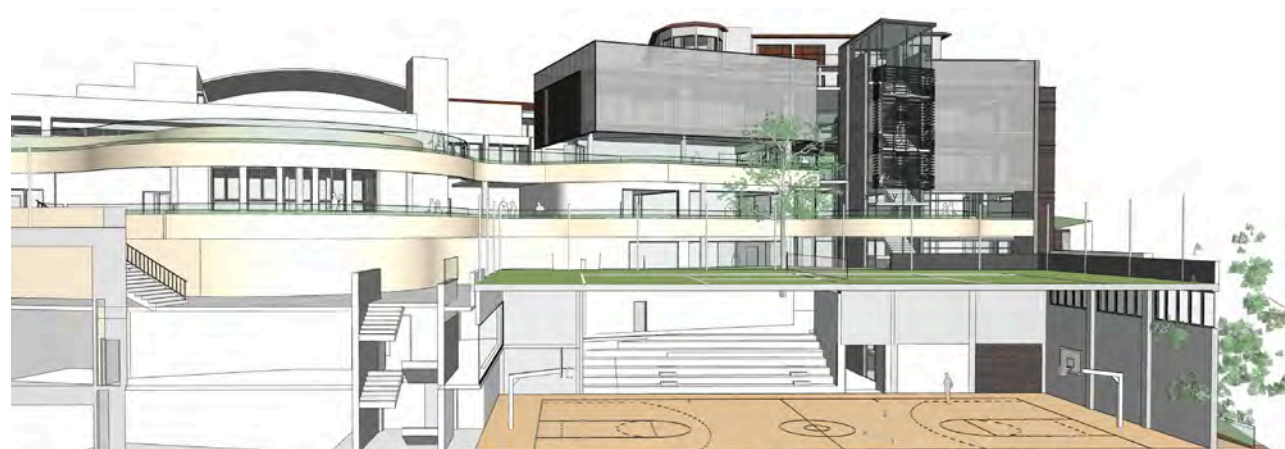
Learning Hub - Lower Ground Level 3

Centenary Hall - Ground Level



Learning Hub - Lower Ground Level 4

Centenary Hall - Lower Ground Level



Section through Gymnasium looking towards Learning Hub

Legend

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

Northern Precinct - Connector

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

The new building will link the Science Centre and Centenary Hall 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 proposal is a simple concrete frame with a number of connecting concrete terraces.

Height

The connector will be five-storey (including basement) and will include a lift, stair and lockers. The connector has a maximum height of RL31 (14.7m).

Massing, Bulk and Scale

In order to maintain a consistent scale with the surrounding built fabric of the campus, the Northern Connector is expressed as two volumes. The building is aligned with the adjacent Science building.

Setbacks

The proposal aligns with the setbacks of the adjacent Science building.

Visual impact

As the Connector sits within the centre of the campus, any visual impact is minimal. The Connector envelope has been positioned to maintain harbour views from within the site.

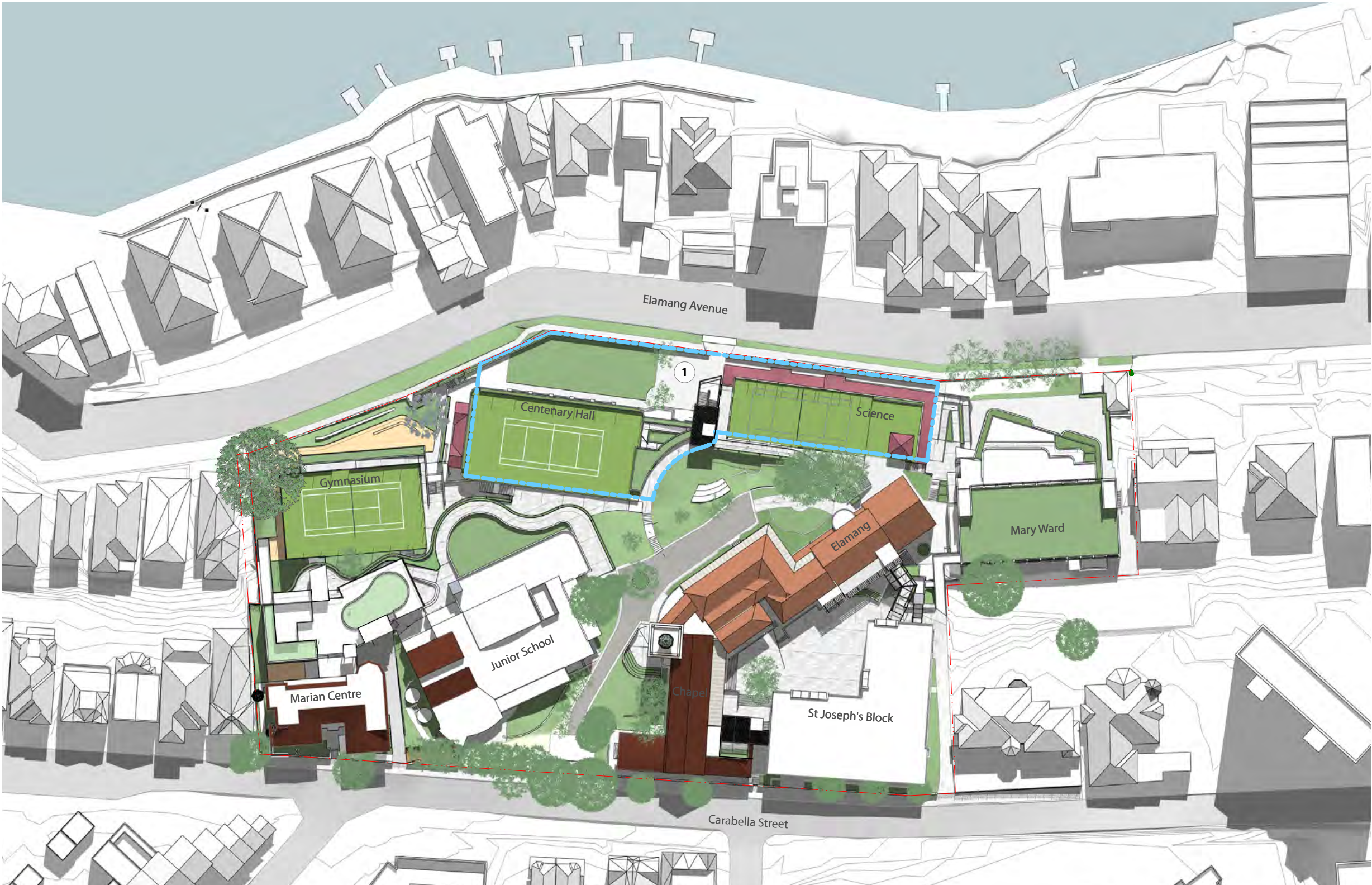
Overshadowing:

As the site is north facing, overshadowing is minimised.

Materiality:

The new Northern Connector will have an exposed structure of off form concrete with dark face brick infill. All glazing will be aluminium framed with either a dark bronze toned powder coat or anodized finish. The facade to the northern stair (fronting Elamang Avenue) will be protected by dark bronze toned powder coat or anodized aluminium louvres which will provide the appropriate solar performance.

In order to improve the amenity of the views to the new Northern Connector from the adjacent buildings the lift enclosure at roof level is glazed.

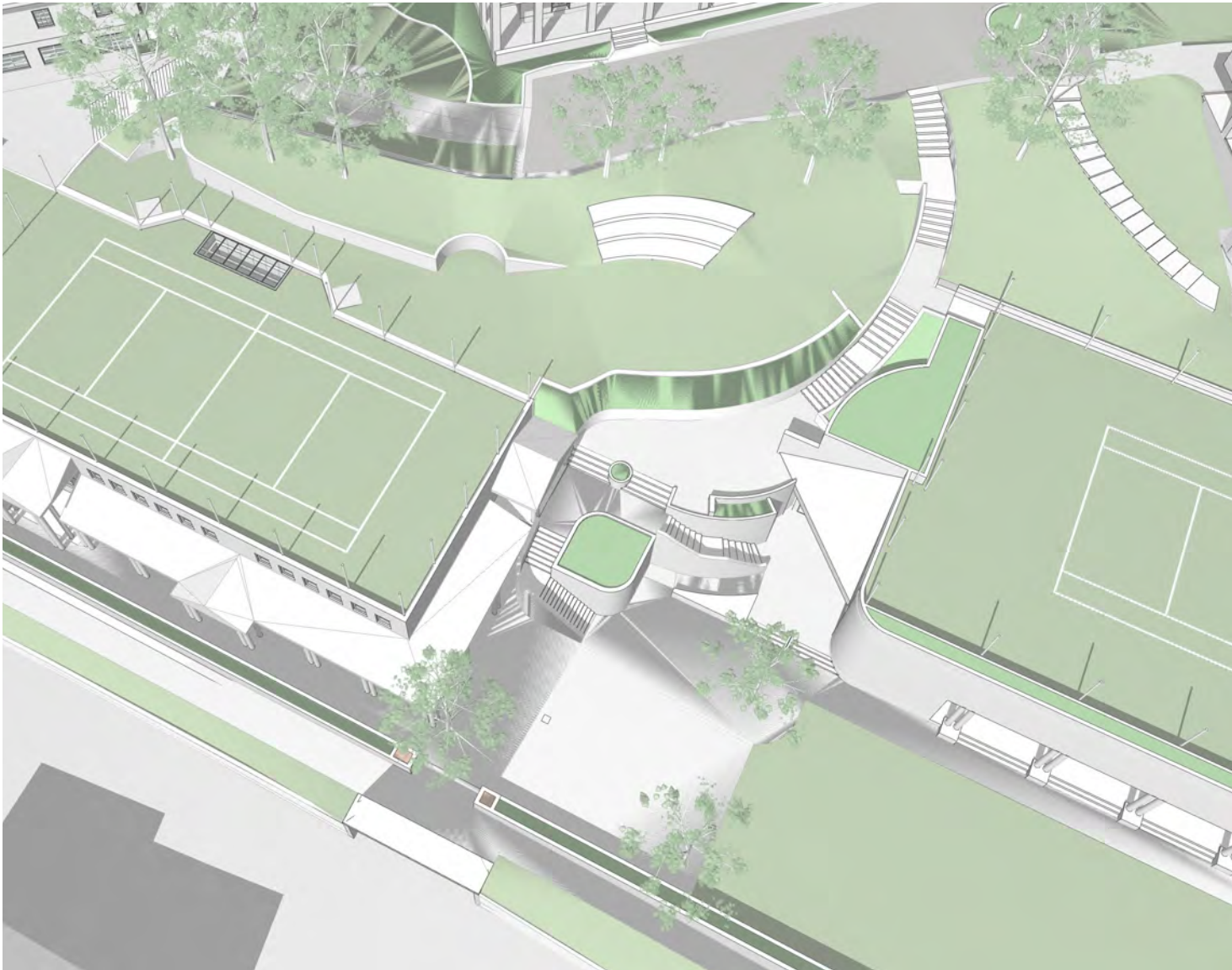


Northern Precinct

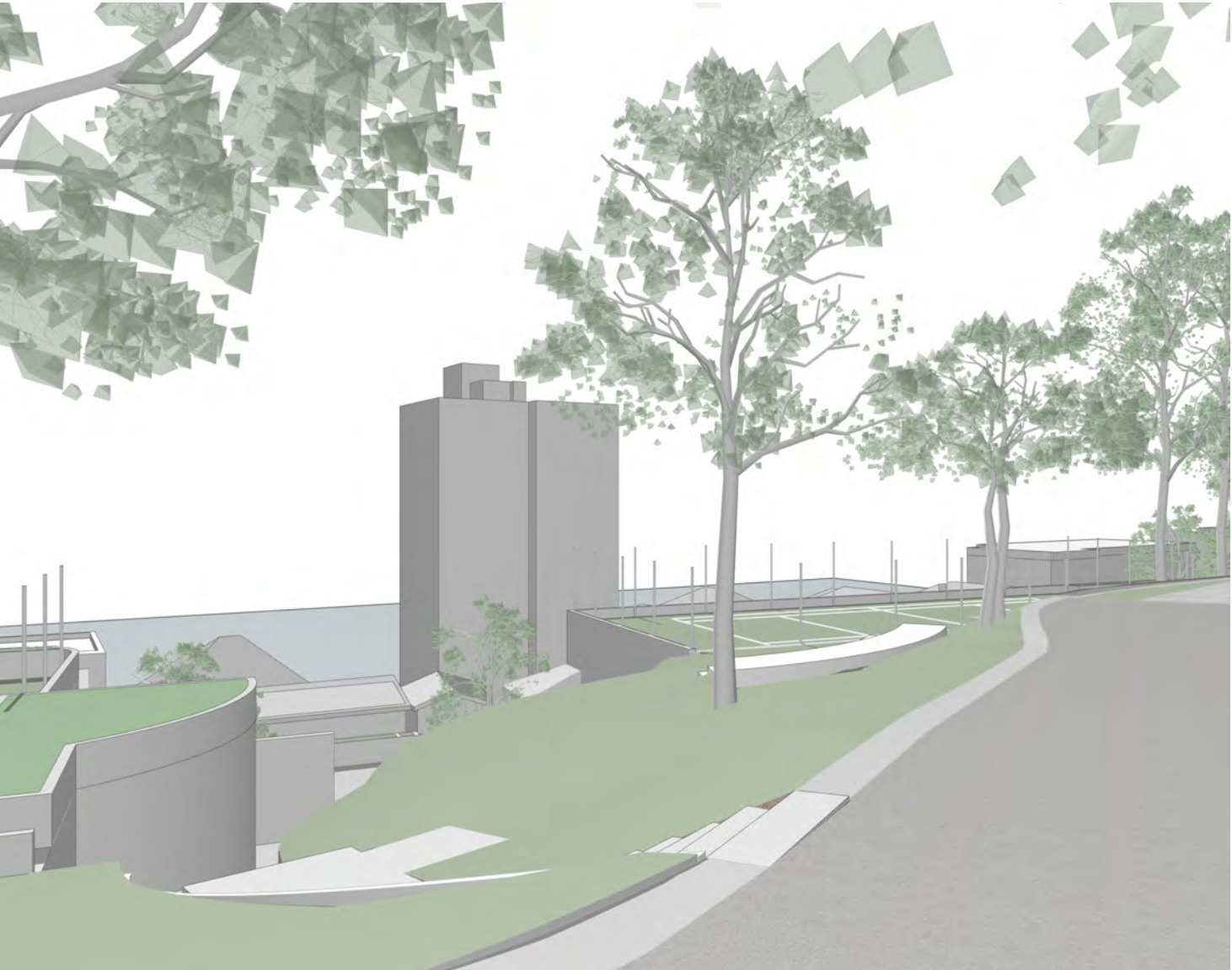
- 1 Five-storey (including basement) vertical connector pod consisting of a lift, stair and lockers; and New external walkways providing an accessible path of travel between the driveway, the Science building, Centenary Hall, basement carpark and Elamang Avenue.



Northern Precinct - Existing



Existing Stairs and Pathways



Existing view from Driveway

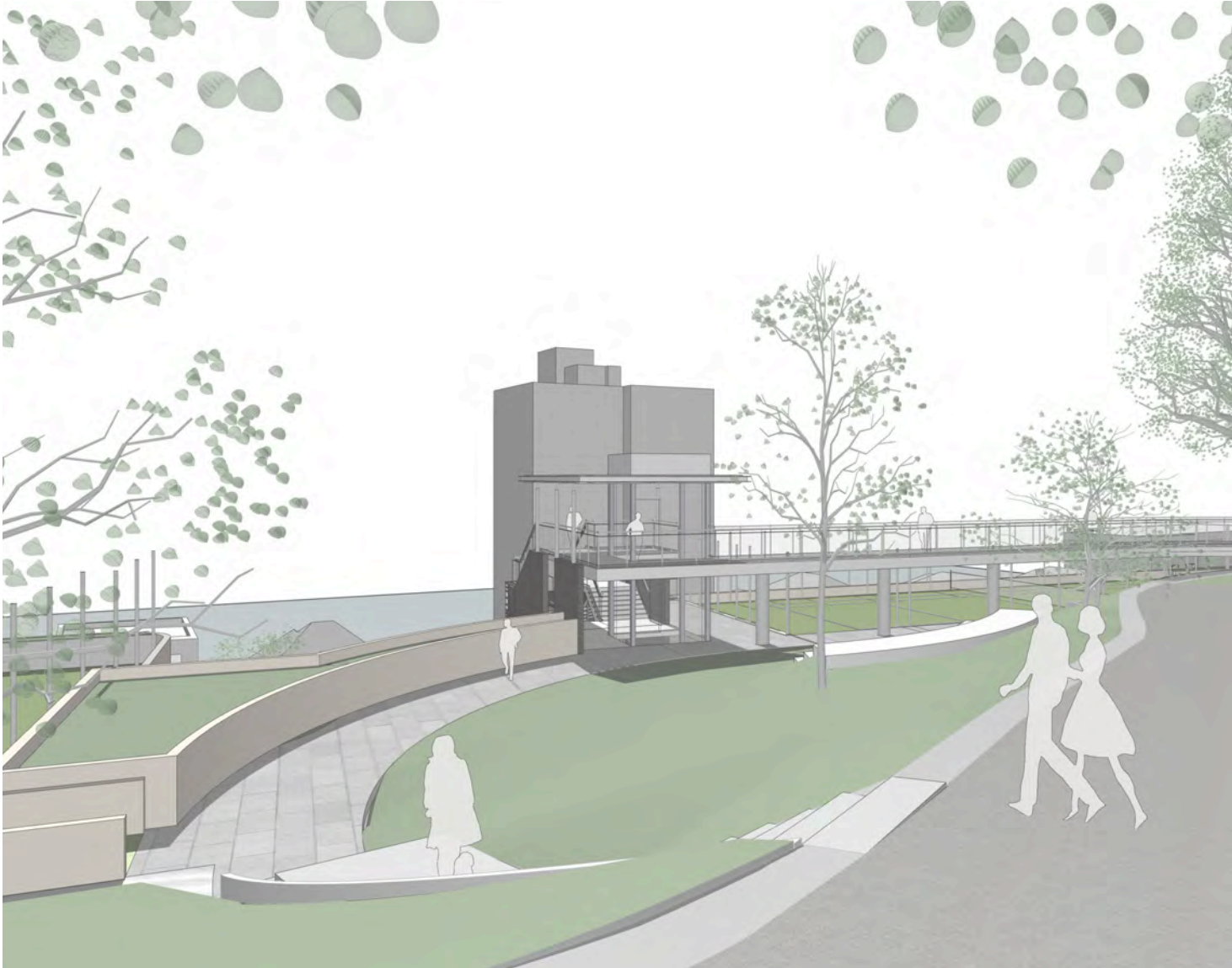


Existing Northern Precinct





Proposed Connector and Pathways



Proposed Connector - View from Driveway