



# LORETO NORMANHURST ARCHITECTURAL DESIGN STATEMENT

CONCEPT PROPOSAL + STAGE 1 - SSD SUBMISSION

91-93 PENNANT HILLS ROAD, NORMANHURST, NSW

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CONCEPT PROPOSAL + STAGE 1 - SSD SUBMISSION



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loretonormanhurst

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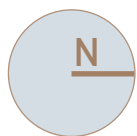
This report has been prepared, on behalf of Loreto Normanhurst, by AJ+C in conjunction with a number of specialist consultants. Detailed reports have been prepared where required by the relevant consultant. An Environmental Impact Statement (EIS) has been prepared by Ethos Urban. Please refer to the EIS for detailed information and interpretation of the planning framework for Loreto Normanhurst.

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OSBORN ROAD

PENNANT HILLS ROAD

MOUNT PLEASANT AVENUE



Aerial Image of Loreto Normanhurst taken on 25th May 2017.

Source: Nearmap.com

INTRODUCTION

This report supports a State Significant Development Application (SSDA) submitted to the Department of Planning and Environment (DPE) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). This application is SSD by way of clause 8 and schedule 1 under State Environmental Planning Policy (State and Regional Development) 2011 on the basis that the development is for the purpose of an existing school and has a Capital Investment Value of more than \$20 million.

Specifically, this application relates to a staged SSDA within the meaning of Section 4.12 of the EP&A Act, with this application being the Concept Proposal for a new site wide master plan for the existing Loreto Normanhurst School at 91 – 93 Pennant Hills Road, Normanhurst. In addition, consent is also sought for the Stage 1 detailed design works for a new on campus student boarding facility, landscaping works, and some demolition works to the buildings between Mary Ward and existing dining room building and associated works to make good existing.

BACKGROUND

Need for a Campus Master Plan

Loreto Normanhurst is an independent, Catholic day and boarding school for girls from Years 5 to 12. The existing school campus was established in 1897 and has evolved in an organic and ad-hoc manner across the span of 120 years.

A new campus wide planning approach offers the opportunity to strategically review and plan for the campus’ future in a sustainable and efficient manner such that the campus’ unique aesthetic and ecological values are best preserved. The preparation of a campus wide master plan is also consistent with the School’s ‘Loreto Normanhurst 2016 - 2020 Strategic Plan’ which identified the need for a broader strategic plan to coordinate renewal and orderly development in a feasible and staged manner.

Early Learning Centre

A separate DA (D/1227/2018) has been submitted to Hornsby Shire Council on 23 November 2018 for an 80 place Early Learning Centre (ELC) building and the DA is currently under assessment. The ELC building is consistent with the overall concept master plan and was prepared concurrently with the final preferred campus master plan. However, to meet the School’s operational time frame requirements for the ELC, a separate application was seen to be the best pathway to allow the building to be built, fitted out and operational by 2021.

LEGAL DESCRIPTION + OWNERSHIP

The campus comprises several allotments, the legal descriptions of which are provided in the table below. The existing campus has a site area of approximately 13.02ha. The site in its entirety is owned by the Trustees of the Loreto Property Association.

Address	Lot	Plan
16 Mount Pleasant Avenue	Lot 5	DP 1218765
	Lot 16	DP 6612
30 – 62 Mount Pleasant Avenue	Lots 20 – 23 and 25 – 36	DP 6612
	Lot 1	DP 34834
91 – 93 Pennant Hills Road	Lot 1	DP 114580
	Lot 3	DP 1217496
	Lot 1 – Lot 3	DP 1218765
	Lot B	DP327538
24 – 28 Mount Pleasant Avenue	Lot 1	DP 809066
6 Mount Pleasant Avenue	Lot C	DP 366271
14 Mount Pleasant Avenue	Lot 4	DP1218765
89 Pennant Hills Road	Lot 1	DP136156

OVERVIEW OF PROPOSED DEVELOPMENT

This application sets out a new campus master plan for the existing school campus that will guide and shape the development of the school campus for the next 30 years. This SSDA also includes detailed plans for the first stage of the concept proposal (Stage 1 works). Accordingly, consent is sought for the following:

Concept Proposal

- + Establishment of 11 new building envelopes across the site for education and ancillary uses including student accommodation
- + Increase of the student number cap by 850 students from 1150 to 2000 students
- + The open space and landscape design
- + Pedestrian and circulation arrangements
- + Associated car parking provision

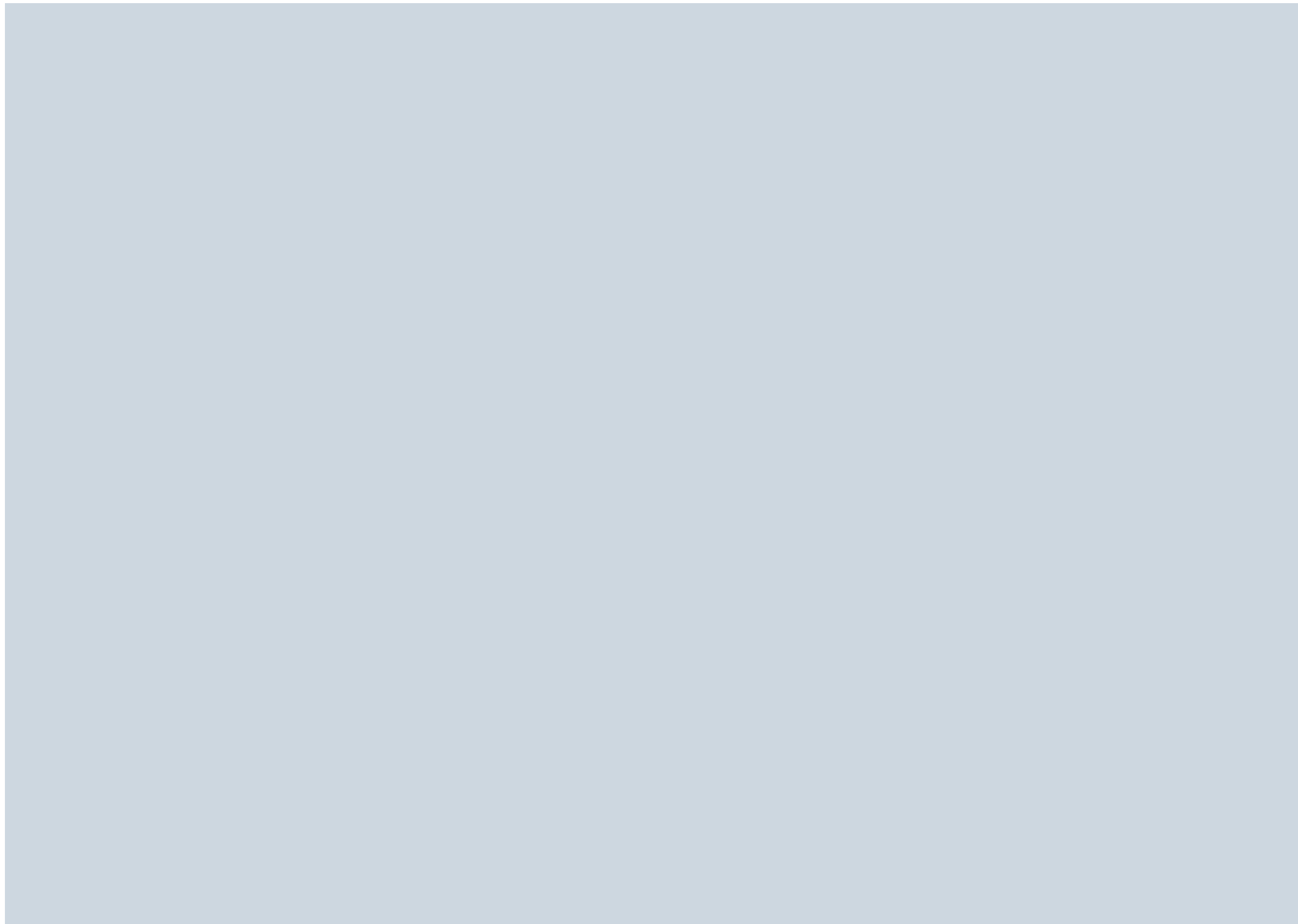
Stage 1

- + Construction of new 3-6 storey boarding house to accommodate up to 220 boarders
- + Excavation works to accommodate partially underground car park and dock facilities within the proposed footprint of the new boarding house facility
- + Demolition works to buildings between Mary Ward and existing dining room building and associated works to make good existing
- + Landscaping works and removal and replacement of approximately 50 trees of varying significance
- + Augmentation of connection services and utilities infrastructure

RESPONSE TO SEARS

This report has been prepared having regard to the Secretary’s Environmental Assessment Requirements issued for the project by DPE, ref no SEAR 8996 issued on 12 January 2018.

Concept Proposal (CP) Requirement	Response Location
Site and context analysis including:  + Building envelope study + 3 possible approaches to site planning + Opportunities for active transport strategies and linkages + footpaths bike paths and public transport + Indicative after hours and community use strategy	Architectural CP Drawing Set  +  Architectural Design Statement: Chapters 02, 03, 04 + 05
Site Plan 1:100 scale – include boundary dimensions, site area, north point, existing vegetation, use of existing buildings on site, existing levels	Architectural CP Drawing Set
Detail how the proposal responds to and upholds the Design Guide for Schools and the Design Quality Principles as per Schedule 4 of the EdSEPP	Architectural Design Statement: Chapters 03 + 08 (appendix incl. full report describing response)
Describe the design process leading to the concept proposal.	Architectural Design Statement: Chapter 04
Detail how the master plan approach responds to the Design Quality Principles of the EdSEPP.	Architectural Design Statement: Chapters 03 + 08 (appendix incl. full report describing response)
Provide details regarding the staging of the proposed development.	Architectural Design Statement: Chapter 06
Establish design guidelines and development parameters to clarify the design intent of the proposal to demonstrate how design quality will be achieved in consultation with Government Architects.	Architectural Design Statement: Chapter 03
Stage One (ST1) Requirement	Response Location
Include diagrams, illustrations and drawings to clarify the design intent of the proposal that clearly demonstrates how design quality will be achieved through this and future stage(s) in accordance with Schedule 4 Schools – Design Quality Principles of EdSEPP, in consultation with Government Architects.	Architectural Design Statement: Chapter 07
Drawings and documents:  + Floor / Layout Plans-include RLs. + Elevation Plans-include RLs. + Section Plans-include RLs. + Shadow Diagrams + Streetscape Elevation Plans. + Site Analysis Plan. + Perspective Drawings + View Analysis/ Photomontages from key vantage points. + Schedule of materials and finishes. + Notification plans (A4 copies of plans).	Architectural ST1 Drawing Set







*Loreto Normanhurst, in the spirit of Mary Ward, as a school community:*  
*encourages each student to fulfil her academic and personal potential in an atmosphere of freedom, care and respect for the individual;*  
*celebrates a joyous Christian faith which grows from reflection and leads to justice;*  
*develops independent, articulate and compassionate women of integrity.*

Loreto Normanhurst - Mission Statement

Source: <http://www.loretonh.nsw.edu.au/page/about-us/mission>

# 01 INTRODUCTION



01 INTRODUCTION

VISION + STRATEGIC PATHWAYS

Leave after you something on which others may build.

Mother Gonzaga Barry

Concept Proposal Vision

Loreto Normanhurst has occupied this site for over 120 years. It contains a number of significant items which are highly valued by the school community.

This master plan provides a vision and framework for the site that allows the School to fulfil its physical needs into the future. The design enables growth in a way that creates an innovative but unified campus with character and identity, while ensuring sustainable and ecologically sensitive development over time.

Strategic Pathways

Loreto Normanhurst strives to deliver a holistic education for young women. This vision is guided by three primary strategic pathways: faith, people and ecology. These pathways were expanded to create guiding principles: spirituality, movement, spatial qualities, heritage and sustainability which underpinned the conceptual approach to the master plan and ensure the longevity and sustainability of the plan.

1 A FAITH-CENTRED SCHOOL

The development of reflective, critically thinking women of faith.

The development of empowered women of action who imbued with Loreto charism, work for justice and peace.

The development of community, formed in the call of Jesus and the Gospel, the spirituality of St Ignatius, and the charism of Mary Ward and the IBVM.

Source: Loreto Normanhurst Strategic Plan 2016-2020

Loreto Normanhurst provides a holistic pedagogical approach to faith. As such, faith based functions permeate the school grounds. The school’s culture of faith is embedded in the master plan which will provide meaningful learning spaces, places for reflection and faith specific spaces for students.

2 A PERSON-CENTRED SCHOOL

A learning community that radically explores the next groundbreaking iteration of the Loreto Normanhurst Student Growth Model to further the holistic development of students.

A school where the whole person is at the centre of all learning, relationships and programs.

The development of passionate and innovative staff prepared to address the needs of students in an ever-changing world.

Source: Loreto Normanhurst Strategic Plan 2016-2020

The Loreto Normanhurst vision for a Person-Centred school will shape future design in a number of ways including:

- + people focused movement
- + spatial qualities

Loreto Normanhurst will strive to examine the following spaces with a view to maintaining and enhancing them:

- + Learning and teaching spaces
- + Recreation and communal spaces
- + Staff and administrative spaces
- + Living and sleeping spaces
- + Sports and exercise spaces

3 AN ECOLOGY-CENTRED SCHOOL

The development of ecological sensitivity in all members of the community so that all actions reflect a care for creation.

A school that assumes ethical responsibility for decisions which promote sustainability across all areas of the community, within and outside Loreto Normanhurst.

The development of a growth strategy and Master Plan that imagine and deliver a state of the art school with modern facilities ensuring robust stewardship of resources.

Source: Loreto Normanhurst Strategic Plan 2016-2020

Loreto Normanhurst is invested in the sustainable future of the site and its unique ecological features. The site contains a protected forest which is home to a range of native flora and fauna. This feature contributes significantly to the character of the site and represents an important resource which will form a critical part of the master plan.

While the site currently contains incredible ecological features, existing development along the embankment separates students and staff from the vast resource that is the forest.

- The master plan will
- + improve connections across the site
  - + deliver sustainable development

