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13/12/2018

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13/12/2018

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VERSION NO.

DATE OF ISSUE

REVISION BY

APPROVED BY

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- A Resident Invitation Postcard
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- C Copy of Advertisement for Information Sessions in Hornsby Advocate
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Image 1: Community Information Session

1.0 Executive Summary

This Consultation Outcomes Report has been prepared by Ethos Urban on behalf of Loreto Normanhurst, to outline the key issues raised by the local community and stakeholders during the preparation of the Concept State Significant Development Application (SSDA) for the long-term Masterplan, which includes the first stage of detailed works for a new Early Learning Centre, new Boarding Facility, and the upgrade of the Mary Ward Building.

Participants in the consultation process included parents of students, local interest groups, local businesses, residents, property owners and the broader community. The feedback received has been considered during the preparation of the SSDA, which will be lodged with the NSW Department of Planning and Environment.

The purpose of the consultation process was to ensure that all stakeholders were informed about the proposed development and had an opportunity to provide feedback prior to lodgement of the SSDA.

Activities included:

- Establishment of a project email address;
- Postcard letterbox drop to 1,500 surrounding residents;
- One parents information session; and
- Two community information sessions. Refer to image 1, image 2, and image 4.



Image 2: Community Information Session

2.0 Introduction

This consultation summary report has been prepared by Ethos Urban on behalf of Loreto Normanhurst, to outline the key issues raised by the local community and stakeholders during the preparation of the Loreto Normanhurst Masterplan.

As part of the Masterplan development, Loreto Normanhurst is committed to ongoing consultation.

2.1 Background

In 2007, Loreto Normanhurst announced its intention to undertake a redevelopment of the School's land. This includes upgrading a series of existing buildings, and creating new amenities such as sporting facilities, an Early Learning Centre and underground parking, amongst other concepts. It is envisaged these developments will fulfil the Schools' physical needs over the proceeding 30-50 years. Refer to image 3.

In addition to seeking approval for building envelopes and a maximum student capacity of 2000 by 2047 as part of the Concept SSD for the Masterplan, the SSDA will also seek consent for the first stage of the detailed works for a new boarding facility and an upgrade of the Mary Ward Wing building. A new Early Learning Centre has been submitted as a local DA to Hornsby Shire Council for assessment.

Loreto Normanhurst is part of the wider network of Loreto School, being one of eight Schools across Australia. It was established in 1897 and is an independent day and boarding school for girls from Years 5-12. It is located in Normanhurst, in Sydney's Upper North Shore.



Image 3: 2047 Masterplan for Loreto Normanhurst

3.0 Consultation Overview

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 similar projects across Sydney.

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** –consultation sessions were held at the School as it is a central location to local interested stakeholders;
- **Engaging** – it motivated participation, particularly for time poor people by offering a variety of sessions at different times;
- **Respectful, genuine and constructive** – Loreto is committed to contributing positively to the Normanhurst community and working closely with all stakeholders to ensure the best outcomes for everyone; and
- **Inclusive** – groups such as parents and the local community were strategically targeted.

3.2 Letterbox Drop

A postcard was delivered to 1,500 surrounding residents and landowners within a 500m radius of the school on Friday 26 October 2018. This provided local stakeholders with information about the proposed development. The postcard also invited those interested to attend a community information session where they would be able to meet the project team and ask questions about the proposed development. A copy of the postcard can be found in **Appendix A** and a map of the distribution range can be found in **Appendix B**.

3.3 Newspaper Advert

An advertisement was placed in the Hornsby Advocate on Thursday 25 October 2018 advertising the Community Information Sessions. A copy of the advertisement can be found in **Appendix C**.

3.4 Parents Presentation and Community Information Sessions

- The Parents Presentation was held on Tuesday 30 October 2018 from 7pm-8:30pm. 11 parents attended the presentation.
- The first Community Information Session was held on Wednesday 31 October 2018 from 6:30pm-8pm. 11 members of the community attended this session.
- The second Community Information Session was held Saturday 3 November 2018 from 1pm-3pm. 11 members of the community attended this session.
- At all three session representatives from the project team were present to answer any questions and record feedback. Technical experts included:
 - Allen Jack + Cottier (Architects)
 - Ason Group (Traffic)
 - Ethos Urban (Planning and Engagement)

A copy of the display boards can be found in **Appendix D**.

- On the 27 August 2018 Loreto Normanhurst held a private presentation with local residents from 6:30pm. The project team that attended comprised only of representatives from the school. 30 neighbours attended the presentation to learn of the masterplan.

3.5 Feedback Mechanisms

Information session attendees were encouraged to complete a feedback form however none were completed. Project consultants took notes of conversations had with attendees to record the issues raised.

An email address has been established to provide an avenue for community enquiries throughout the consultation process, however no emails have been received to date.

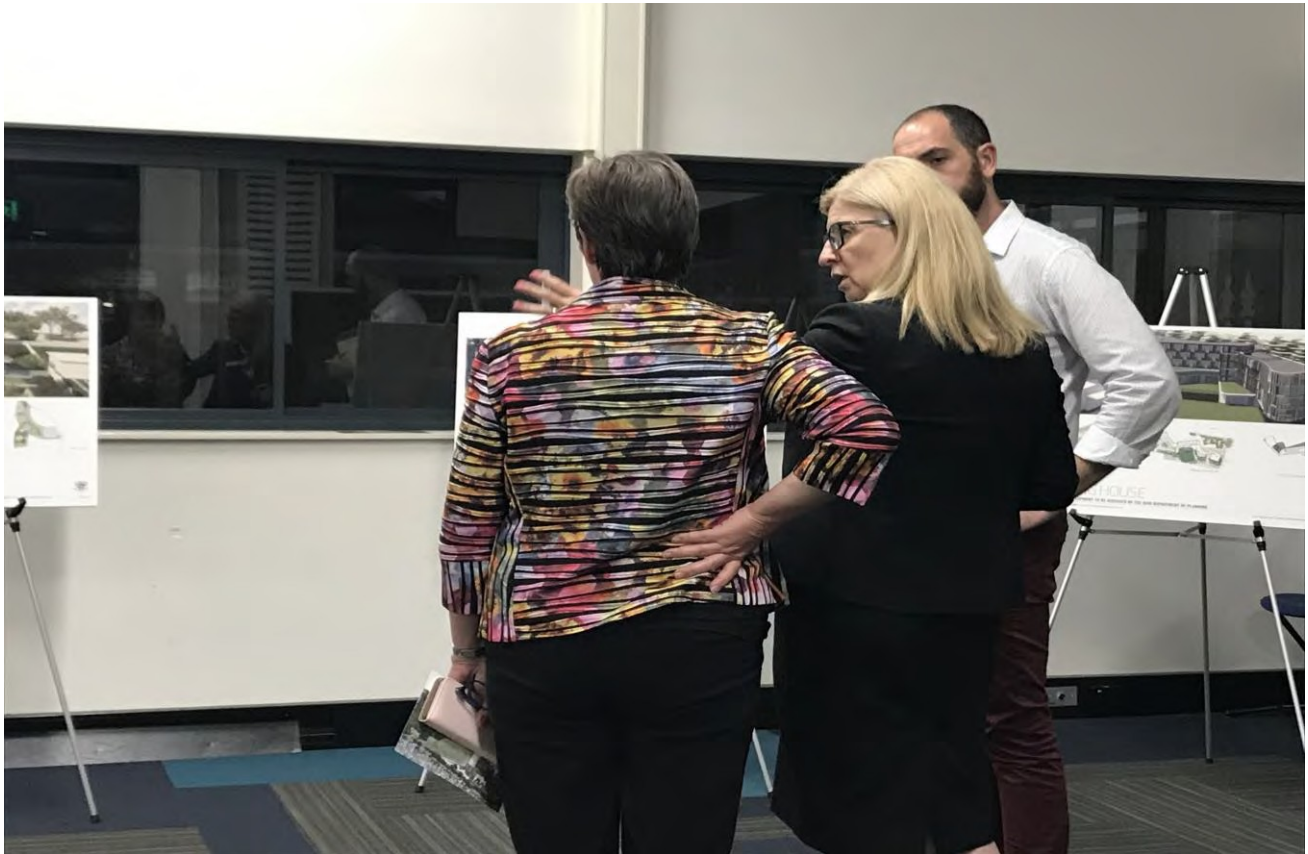


Image 4: Community Information Session

4.0 Summary of feedback received

The section below provides a summary of the feedback received to date.

4.1 Community Feedback

Issue	Summary of issues raised	Project team response
Parking	Request for more stringent parking restrictions along Osborn Rd to cater for greater number of cars	<ul style="list-style-type: none"> Additional off-street parking facilities forms part of the Masterplan and is intended to provide surplus parking as to accommodate any increase in parking demands from school patrons and staff. This will ensure cars are parked off the street and provide additional capacity for on street parking. 200-300 space car parking on-site is designed to absorb any extra-curricular or weekend demands.
	Parking will become more difficult for residents and users of Mt Pleasant Ave	
	Concern over parking space allowance for swimming pool	
Traffic	Concern that extra staff cars will cause further backlog during peak hour	<ul style="list-style-type: none"> Refer to Traffic Impact Assessment for traffic mitigation measures. Further traffic assessments are being conducted to access both
	Major concern over traffic delays and safety along Mt Pleasant Ave and Osborn Rd	

Issue	Summary of issues raised	Project team response
	<p>Concern over traffic impact of drop-off and pick-up zones</p> <p>Request to widen the entry to Osborn Road and for turning dedication to improve the flow of traffic</p> <p>Traffic impact from Mt Pleasant Ave to Pennant Hills Rd</p> <p>Signalise the Mt Pleasant Ave and Pennant Hills Rd intersection</p> <p>Installation of a speed bump within the school grounds to reduce the speed of exiting vehicles</p> <p>Management of construction traffic</p> <p>Safety of school children walking along the footpaths</p>	<p>existing and future conditions to form part the wider impacts from North Connex.</p> <ul style="list-style-type: none"> • The applicant doesn't seek to increase traffic on Mt Pleasant Ave but rather seeks to maintain current levels. Additional traffic would be associated with the Early Learning Centre DA. • RMS has considered adding a new set of traffic lights along Mt Pleasant Rd but rejected due the close proximity between Mt Pleasant Ave and Osborne Road. • The Masterplan consolidates the number of access points for vehicular traffic, thereby improving pedestrian connections. • All access points will be reviewed and designed in accordance with Australian Standards. • Construction will be subject to a Construction Traffic Management Plan as part of the SSDA. The applicants' history of modification work has set a precedent for trucks/ construction vehicles to park on site. • The school is surrounded by footpaths designed to Australian Standards and already afford excellent pedestrian infrastructure, including an overbridge to avoid street traffic.
Potential benefits	The benefits derived from the project will only affect future students and reap no benefit for current	<ul style="list-style-type: none"> • It is critical Loreto Normanhurst respond to the growing demands on schools to accommodate more students inline with Sydney's increasing population, whilst also providing high quality educational outcomes. If the school were not to plan for the future, there would not be intergenerational equity or sustainable development.
Environment	Request to prune trees along Osborn Road to reduce the risk of them falling during high winds.	<ul style="list-style-type: none"> • Tree pruning is not a requirement of the SSDA, nor does it fall under the applicants jurisdiction.

4.2 Agency Feedback

Agency	Summary of issues raised	Project team response
NSW Government Architect's Office & Department of Planning and Environment	Both agencies supportive of design but flagged certain concerns.	<ul style="list-style-type: none"> Concerns will be attended to.
	Request for acoustic report that will consider boarding house and impact on residents.	<ul style="list-style-type: none"> Acoustic consultants have been engaged
	Design needs to consider 9 design quality principles.	<ul style="list-style-type: none"> Architects are taking consideration of the 9 design quality principles in their design
	Design must consider pedestrian circulation across site and its relation to public transport network.	<ul style="list-style-type: none"> Design considers pedestrian circulation and its relation to public transport network
	How will security and spaces be managed, and how will it work with neighbours and community uses.	<ul style="list-style-type: none"> Security and space management is being considered and will be integrated in the Masterplan
	Needs to be an Aboriginal cultural heritage report.	<ul style="list-style-type: none"> Aboriginal cultural heritage study will be undertaken.

5.0 Next Steps

This Consultation Outcomes Report provides a succinct overview of the communication and stakeholder engagement approach that was undertaken prior to lodgement of the SSDA for Loreto Normanhurst.

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 Development Application.

Loreto Normanhurst is committed to positively contributing to the Normanhurst community and will continue to engage with stakeholders and community members as the proposal progresses to ensure the best outcomes for all involved.

**Resident Invitation
Postcard**



loreto normanhurst

Loreto Normanhurst is in the process of developing a long-term master plan which aims to improve access, movement and spatial relationships throughout the school, while addressing the School's future growth.

As part of the master planning process, and prior to lodgement of the State Significant Development Application, we will be undertaking consultation with our local community. Interested residents are invited to attend a Community Information Session where you will have an opportunity to meet the project team and provide feedback prior to lodgement.

When: **Wednesday 31 October, 2018 from 6.30pm-8.00pm**
Saturday 3 November, 2018 from 1.00pm-3.00pm

Where: **Mary Ward Centre, Loreto Normanhurst**

Feel free to drop in at a time that is convenient to you. There will be no formal presentation, rather a series of display boards providing information about the project.

We look forward to welcoming you to our school and presenting our plans for the future.

For any enquiries:

*please call **1800 743 436** or email consultation@ethosurban.com.*



loretonormanhurst



**Distribution area for
resident invitation
postcard**



**Advertisement for
Information Session in
Hornsby Advocate**



loretonormanhurst

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*For any enquiries: please call **1800 743 436** or
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Information Display Boards

THIS IS A LONG-TERM MASTERPLAN TO ENSURE THAT LORETO NORMANHURST CONTINUES TO SUPPORT OUR VISION FOR GIRLS' EDUCATION

KEY MASTERPLAN OUTCOMES

- Increase student population from 1150 to 2000 over 30 years
 - Upgrade and replace boarding facilities
 - Remove traffic from the school to improve pedestrian environment
 - Add 3 underground off-street parking facilities to alleviate pressure on local streets
 - Expand and upgrade secondary teaching and learning areas, and improve interface between students and staff
 - Expand and improve the Learning Resource Centre (library)
 - Upgrade and improve staff facilities
 - Add new sporting facilities and improve existing grounds for sporting use
- Create space for years K-4
 - Add an Early Learning Centre
 - Engage with the bush and ecological sites, and create an Ecology Centre
 - Create accessible, mobility-friendly spaces into the future
 - Improve security through creating clearly defined precincts
 - Add a Performing Arts Centre
 - Upgrade existing tuckshop facilities to create a new foodhub



WELCOME



MASTERPLAN

Loreto Normanhurst has sought to develop a 30 year Masterplan to gradually redevelop or replace buildings with dynamic, versatile spaces. This will create an innovative and unified campus with character and identity, while ensuring sustainable and ecologically sensitive development overtime.

The Masterplan reviews the location of current buildings with a view to improve access, movement and spatial relationships while facilitating the future growth of the school. Community consultation will be undertaken at each stage of the Masterplan.



LORETO NORMANHURST



SITE L
SECONDARY SCHOOL EXPANSION

SITE C
REMOVE DOCK TO CREATE NEW
COURTYARD

SITE J
SECONDARY SCHOOL EXPANSION

SITE N
GONZAGA BARRY CENTRE
AUDITORIUM
AMPHITHEATRE
ECO AND BIO LAB (POSSIBLE LOCATION)

SITE B
UPGRADE MARY WARD BUILDING

SITE F
ALL WEATHER FIELD
UNDER GROUND CAR PARK

SITE O
BUSH CHAPEL
BUSH RECREATIONAL FACILITIES

SITE Q
BUSH RESEARCH CENTRE

SITE H
RELOCATE MAIN RECEPTION
RELOCATE STAFF AND ADMINISTRATION

SITE M
FUTURE DEVELOPMENT TBD
UNDER GROUND CAR PARK

SITE D
EARLY LEARNING CENTRE

SITE E
PRIMARY SCHOOL

SITE P
UPGRADE AQUATIC CENTRE

SITE A
BOARDING
DINING
PARKING
DOCK
KITCHEN

SITE I
NEW THREE COURTGYM
MULTI-USE HALL

SITE G
MOUNT PLEASANT PAVILION
STADIUM
FUNCTION CENTRE



MASTERPLAN

STATE SIGNIFICANT DEVELOPMENT TO BE ASSESSED BY THE NSW DEPARTMENT OF PLANNING

For any enquiries please call 1800 743 436 or email consultation@ethosurban.com

Our Vision for LoretoNormanhurst





2017 →

STUDENT CAPACITY: 1150

EXISTING CAMPUS CONDITION



2027 →

STUDENTS: 1300

CRITICAL PROJECTS COMPLETED

- new boarding facilities
- early learning centre development
- bush learning centre
- new sporting facilities including a multi-use hall and all-weather playing field
- administration and staff areas upgraded creating open plan offices and improving facilities



2047 →

STUDENT CAPACITY: 2000

MASTER PLAN COMPLETED

- new reception and entry
- secondary school expansions
- bush chapel
- stadium
- amphitheatre
- year 12 car park redeveloped - use to be determined

DEVELOPMENT TIMELINE





FAITH

The development of reflective, critically thinking women of faith. Providing meaningful learning spaces, places for reflection and faith specific spaces for students



PEOPLE

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



ECOLOGY

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



SPIRITUALITY

Maintaining a perspective of reflection and the vision of Mary Ward: "Women in time to come will do much..."



MOVEMENT

Improving site connectivity and prioritising pedestrian movement



SPATIAL QUALITY

Maintaining and enhancing a variety of learning spaces



HERITAGE

Acknowledging the history and heritage of the school whilst building education facilities for the future



SUSTAINABILITY

Inspiring and empowering our school community to apply sustainable practices and promote social equality and diversity

DESIGN PRINCIPLES

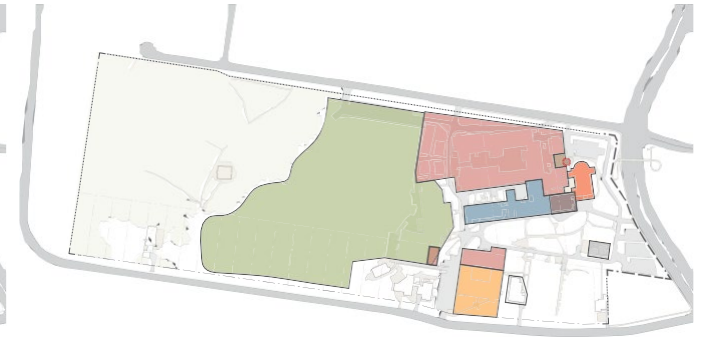
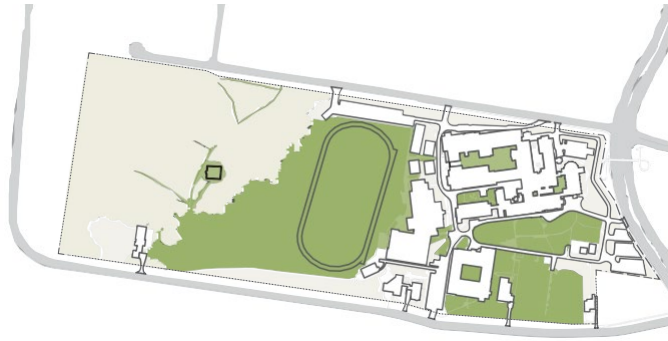
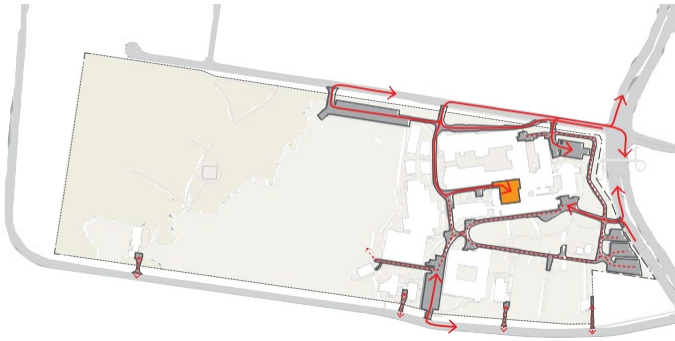


CIRCULATION

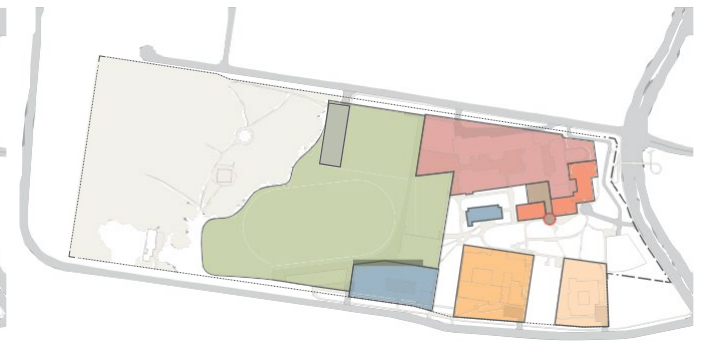
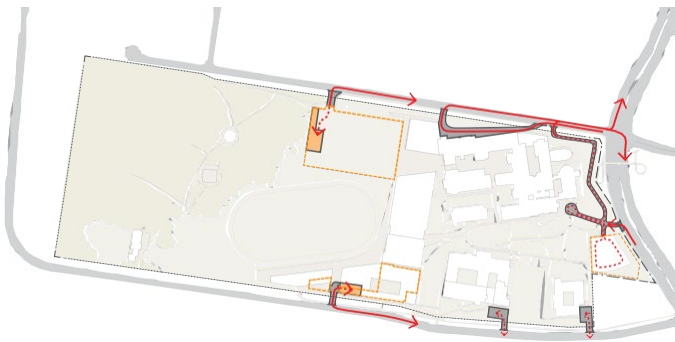
OPEN SPACE

PRECINCT DIVISION

EXISTING CONDITIONS






PROPOSED DESIGN



KEY IMPROVEMENTS

Prioritisation of pedestrian movement and limiting vehicular access.

KEY

-  VEHICULAR MOVEMENTS
-  CARPARKING
-  LOADING BAYS

KEY IMPROVEMENTS

Open spaces along the embankment enlarged to create flow between the lower and upper portions of the site.









KEY

-  GREEN SPACE

KEY IMPROVEMENTS

Separation of school functions allowing for future growth and development.

KEY

-  SPORT PRECINCT
-  EARLY LEARNING CENTRE
-  PRIMARY SCHOOL
-  BOARDING
-  SECONDARY SCHOOL
-  HERITAGE AND SPECIAL FUNCTIONS
-  MAINTENANCE
-  MAIN SCHOOL RECEPTION

MASTERPLAN CONCEPTS





THE VISION

The vision for the Early Learning Centre is to create a vibrant and nurturing place which will promote the development of children through play.

A child's environment plays an important role in their learning. The design of the ELC will promote children's relationships, communication, collaboration and exploration through play.

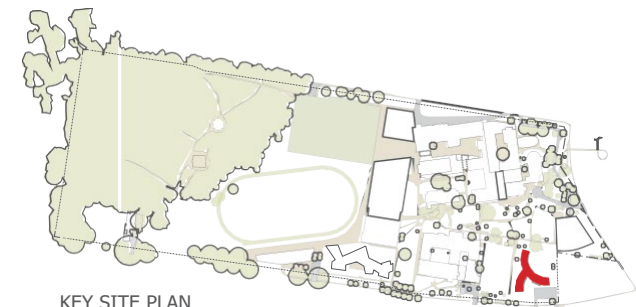
KEY PROJECT METRICS

Number of children accommodated	80
Age of children accommodated	6 weeks – 6 years
Pick-up/drop/off bays	10 (located within ELC site)
Staff parking bays	10 (located within the main campus)
Hours of operation	7am – 6pm Monday - Friday



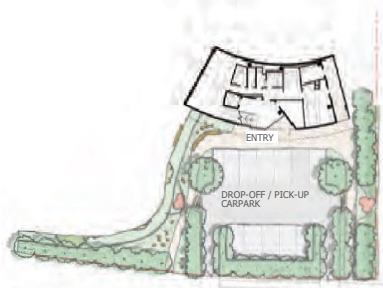
EARLY LEARNING CENTRE

DEVELOPMENT APPLICATION TO BE ASSESSED BY HORNSBY SHIRE COUNCIL



KEY SITE PLAN





LOWER GROUND FLOOR PLAN

MOUNT PLEASANT AVE



GROUND FLOOR PLAN

MOUNT PLEASANT AVE



ROOF PLAN

EARLY LEARNING CENTRE

DEVELOPMENT APPLICATION TO BE ASSESSED BY HORNSBY SHIRE COUNCIL

For any enquiries please call 1800 743 436 or email consultation@ethosurban.com

Our Vision for LoretoNormanhurst



Board 8



THE VISION

The vision for the boarding precinct is to create a lively, safe living environment by providing a variety of spaces that set the stage for the rhythms of boarding life. The design of the boarding house includes a series of landscaped terraces which navigate the steeply sloping site and provide a gradual filtering of privacy for boarders and residents.

KEY PROJECT METRICS

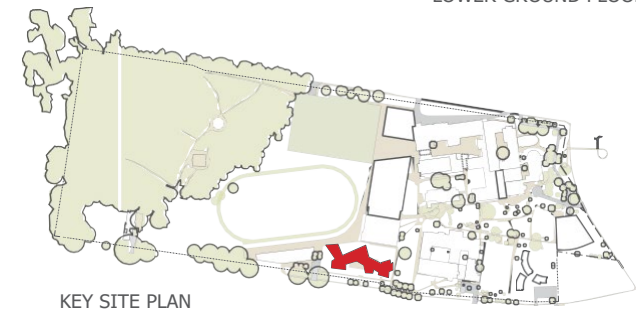
Number of Boarders	216 (as per current capacity)
Year of Boarders	7 – 12
Parking bays	40 (located in Boarding house basements)Z



SECTIONAL PERSPECTIVE THROUGH MOUNT PLEASANT AVENUE



LOWER GROUND FLOOR PLAN

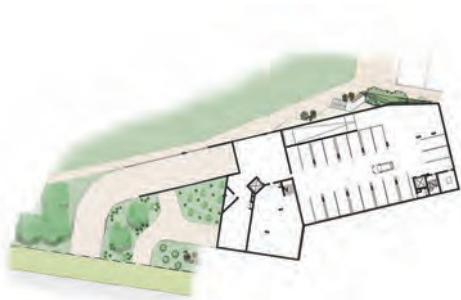


KEY SITE PLAN



BOARDING HOUSE

STATE SIGNIFICANT DEVELOPMENT TO BE ASSESSED BY THE NSW DEPARTMENT OF PLANNING



BASEMENT 2 FLOOR PLAN (BASEMENT 1 SIMILAR)



GROUND FLOOR PLAN



LEVEL 2 FLOOR PLAN (LEVEL 1 SIMILAR)

BOARDING HOUSE

STATE SIGNIFICANT DEVELOPMENT TO BE ASSESSED BY THE NSW DEPARTMENT OF PLANNING

For any enquiries please call 1800 743 436 or email consultation@ethosurban.com



Our Vision for Loreto Normanhurst

Board 10

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



PLANNING APPROVAL

