



LORETO NORMANHURST

91-93 PENNANT HILLS ROAD, NORMANHURST, NSW

REVISED SSD APPLICATION - CONCEPT & ENVELOPES

**REVISIONS RESPONDING TO DPE COMMENTS & QUESTIONS
FEBRUARY 2021**

INTRODUCTION

This document is to be read in conjunction with the planning report prepared by Ethos Urban and amended consultant documents.

This revised Design Statement, prepared By Allen Jack + Cottier Architects, responds to questions and comments received from the NSW Department of Planning and Environment (DPE) regarding the State Significant Development Application (SSDA) for Loreto Normanhurst Concept Master Plan and detailed design works for a new on campus student boarding facility, through site road link, new carparking and drop-off/pick-up facilities, landscaping works, and demolition of buildings between the Mary Ward and Givendale dining building.

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..

OVERVIEW OF PROPOSED AMENDMENTS

Loreto Normanhurst has worked closely with the consultant design team to make reasonable amendments to the SSDA that respond to the questions and concerns of the DPE and community. Careful consideration has been made to ensure the amendments maintain the viability of the Stage 1 works the fundamental ambitions of the Concept Master Plan to guide and shape the development of the school campus over the next 30 years.

PARKING TOTAL AREA PROVISIONS

Stage 1 and Masterplan provisions for vehicle parking easily meet the requirements of the School and significantly reduce the impact on surrounding street. The proposed carparks will largely replace surface parking and will be located under new playground surfaces. Additionally, all vehicular movement will be relocated out of the campus centre to the edges of the site, improving pedestrian safety and the visual character of the school.

TOTAL AREA PROVISIONS

Loreto Normanhurst is located on over 13ha of grounds that comfortably provide all statutory requirements for open play area. , Excluding the beautiful blue gum high forest located at the southern end of the site, the current play area per student is over 39m². On completion of the Concept Masterplan the area will be in excess of 24m². Over 13m² of internal teaching space per student is currently providing the student community with comfortable and efficient facilities. A minimum of 13m² will be sustained through all stages of the Masterplan.

The main components of the amendments include the following:

STAGE 1 AMENDMENTS

- + **Envelope 1 - Boarding House**
Reduction in height, slight reconfiguration and design changes, particularly to improve the scale of the building viewed from Mt Pleasant Ave.
- + **Project A - Garden Plaza** Amended in line with the boarding house changes
- + **Project H - Osborn Road to Mt Pleasant Avenue Link Road**
New one-way, cross-site, connection road takes load off of Pennant Hills Roads intersections. New, safe, Pick-up Drop-off zone. Revised, ceremonial only, parade from existing Pennant Hills Road main gates. This has become possible with the post SSDA purchase of 4 Mt Pleasant Ave.
- + **Project J (Envelope 8) - Interim Osborn Rd Surface Carpark** A row of stacked parking added. Drop-off pick-up zone added. Changes to vehicular circulation through carpark and bus slip road. This change improves car queuing lengths and traffic impact on Osborn Rd
- + **Envelope 13 - Sports Courts & Underground Carpark** 3 existing sports courts removed and replaced with a half underground carpark building. 3 new sports courts will be reinstated on the roof at the level of the existing top court. Additional parking spaces provided to meet statutory requirements. Refer to TTW Traffic Report
- + **Envelope 14 - Tennis Courts & Underground Carpark**
Existing tennis court and maintenance sheds removed and replaced with half underground carpark building with 2 new tennis courts on the roof. Additional parking spaces provided to meet statutory requirements. Refer to TTW Traffic Report

CONCEPT PROPOSAL AMENDMENT

- + **Campus Wide Changes**
The originally proposed envelopes have been carefully, tighten up to respond to specific concerns of the DPE. The design team has prepared reference plans (not submitted) that assure the school that there is sufficient development potential left in the Master Plan
- + **Envelope 2 - Secondary School** - The originally proposed envelopes have been carefully, tighten up to respond to specific concerns of the DPE. The setback has been increased and height lowered
- + **Envelope 3 - Pennant Hills Road Facility** - Deleted to reduce impact on heritage items and to maintain the overall scale of the campus. The school is confident that there remains sufficient development potential to achieve the ambitions of the Master Plan
- + **Envelope 7 - Performing Arts Centre, Gonzaga Barry Extension**
The originally proposed envelopes have been carefully, tighten up to respond to specific concerns of the DPE. The setback has been significantly increased and height has been lowered
- + **Envelope 9 - Mt Pleasant Ave Pavilion** - Deleted to reduce the loss of tree canopy coverage and impact on Mt Pleasant Ave.
- + **Envelope 10 - Bush Chapel**
Deleted - Landscape only
- + **Project G - Theology Centre**
Deleted to reduce impact on the heritage value of the Chapel. This project is also inconsistent with the proposed new cross-campus link road. The school is confident that there remains sufficient development potential elsewhere to achieve the ambitions of the Master Plan
- + **Envelope F - Deirdre Rofe Extension** Height and setback revised to reduce the scale of the building on Osborn Road and consequent overshadowing
- + **Envelope 7 - Gonzaga Barry - Performing Arts Centre**
Reduction and realignment of the upper levels with adjacent buildings so that it receded from Osborn Road. The current proposal is two stories of teaching spaces over an auditorium
- + **Envelope 5 - Mary Ward Building Envelope**
Reduction of envelope to more closely match concept design of top floor
- + **Envelope 8 - All-weather Field with Underground Carpark**
Representation of project revised to better demonstrate that the field level is lower than Osborn Road
- + **Project C & D - New Works Between Heritage Listed Buildings**
Representation of works revised to better demonstrate the extent and type of works to be carried out in the heritage precinct

The SEPP (Educational Establishments) sets out principles for design quality. These principles have been considered throughout every phase of design and underpin the final master plan proposed for Loreto Normanhurst.

The design concepts which follow this section further demonstrate how these principles have been considered and implemented in the proposed master plan.

A report describing how this master plan responds to each of the design principles set out by the Education SEPP is appended to this document.

1 CONTEXT, BUILT FORM + LANDSCAPE

Schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage, including Aboriginal cultural heritage. The design and spatial organisation of buildings and the spaces between them should be informed by site conditions such as topography, orientation and climate.

Landscape should be integrated into the design of school developments to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring sites.

School buildings and their grounds on land that is identified in or under a local environmental plan as a scenic protection area should be designed to recognise and protect the special visual qualities and natural environment of the area, and located and designed to minimise the development's visual impact on those qualities and that natural environment.



This preservation and enhancement of the history of Loreto Normanhurst, its buildings and grounds, is fundamental to the future development of the school.

The master plan will:

- + Enhance the natural and built landscape features of the school
- + Improve landscape amenity for students and other users
- + Restore buildings of heritage significance to improve the legibility of the historic fabric of the school
- + Improve understanding of the natural features of the site including its topography and upper/lower levels of the grounds and the relationship between the buildings and the bush
- + Respond to natural features of the site by way of building orientation, landscape spaces with an amenity for students during different times of the year and weather conditions
- + Consider landscape solutions to improve the visual amenity of the site for users and neighbours

2 SUSTAINABLE, EFFICIENT + DURABLE

Good design combines positive environmental, social and economic outcomes. Schools and school buildings should be designed to minimise the consumption of energy, water and natural resources and reduce waste and encourage recycling.

Schools should be designed to be durable, resilient and adaptable, enabling them to evolve over time to meet future requirements.



Loreto Normanhurst is committed to sustainability. It is a strategic driver for the school, a significant part of their curriculum and underpins their vision for the development of this master plan.

Considerations include:

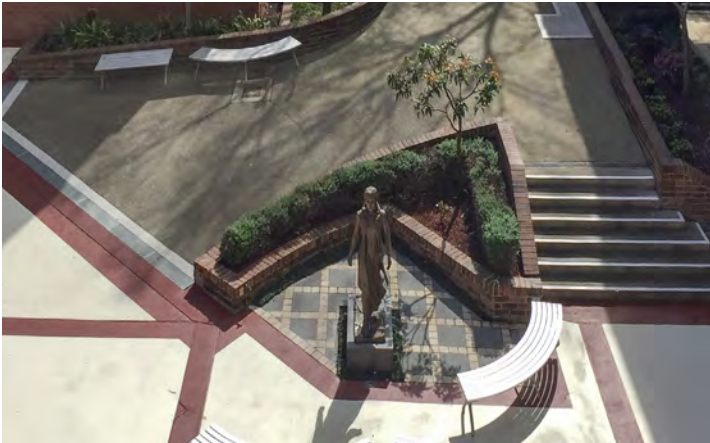
- + Reuse and improvement of existing built fabric to ensure its use into the future
- + Progressive upgrade of sustainable infrastructure
- + Establish new teaching facilities specifically dedicated to the education of students in sustainability

3 ACCESSIBLE + INCLUSIVE

School buildings and their grounds should provide good way finding and be welcoming, accessible and inclusive to people with differing needs and capabilities.

Note: Way finding refers to information systems that guide people through a physical environment and enhance their understanding and experience of the space.

Schools should actively seek opportunities for their facilities to be shared with the community and cater for activities outside of school hours.



The progressive development of the school over several decades has resulted in some difficult level changes and connections between various teaching spaces.

The master plan circulation strategy will:

- + Identify issues of connection within the school and
- + Propose a solution to access through the development of connection strategies and inclusive design throughout the campus

4 HEALTH + SAFETY

Good school development optimises health, safety and security within its boundaries and the surrounding public domain, and balances this with the need to create a welcoming and accessible environment.



Security and safety of students within Loreto Normanhurst is paramount.

The master plan will:

- + Identify potential areas that may represent a threat to student safety including; traffic and pedestrian conflicts, control and reception of visitors to the campus
- + Propose a strategy for improved security throughout the campus

5 AMENITY

Schools should provide pleasant and engaging spaces that are accessible for a wide range of educational, informal and community activities, while also considering the amenity of adjacent development and the local neighbourhood.

Schools located near busy roads or near rail corridors should incorporate appropriate noise mitigation measures to ensure a high level of amenity for occupants.

Schools should include appropriate, efficient, stage and age appropriate indoor and outdoor learning and play spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage and service areas.



Loreto Normanhurst is located on Pennant Hills Road, a major and busy route connecting the M1 motorway with the M2 motorway.

The master plan will:

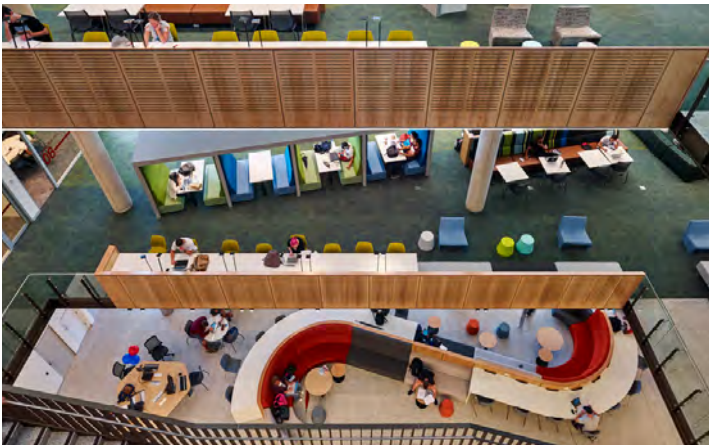
- + Identify noise sensitive facilities, such as boarding residences and
- + Propose solutions to best locate facilities in relation to major noise sources

The school currently benefits from a variety of teaching spaces, however with the proposed relocation and upgrade of facilities the master plan will:

- + Provide a variety of indoor, outdoor and stage appropriate learning and play spaces throughout the campus

6 WHOLE OF LIFE, FLEXIBLE + ADAPTIVE

School design should consider future needs and take a whole-of-life-cycle approach underpinned by site wide strategic and spatial planning. Good design for schools should deliver high environmental performance, ease of adaptation and maximise multi-use facilities.



Enduring and appropriate use of the variety of teaching spaces and buildings into the future is intricately linked to the pedagogical approach of the school. Flexibility and visible learning facilitates the long-term adaptability of educational spaces and underpins the approach to the development of the campus.

The master plan will:

- + Identify and propose solutions that enable the campus to grow and adapt in the future
- + Propose adaptable spaces that can be multi-use and flexible while nevertheless appropriate for their intended purpose

7 AESTHETICS

School buildings and their landscape setting should be aesthetically pleasing by achieving a built form that has good proportions and a balanced composition of elements. Schools should respond to positive elements from the site and surrounding neighbourhood and have a positive impact on the quality and character of a neighbourhood.

The built form should respond to the existing or desired future context, particularly, positive elements from the site and surrounding neighbourhood, and have a positive impact on the quality and sense of identity of the neighbourhood.



Loreto Normanhurst has a legacy of high quality architectural design and outdoor spaces. The image of the campus is not only important for prospective students but contributes to the health and well-being of existing students and staff

The master plan will:

- + Upgrade disused spaces once the functions are relocated (eg the loading dock)
- + Set the parameters and inspiration for future development within the campus

HERITAGE AND LANDSCAPE

Loreto Normanhurst is located at 91-93 Pennant Hills Rd Normanhurst (the site). The site is oriented almost due north-south but as it occupies almost an entire suburban block, it also has east and west frontages and generally benefits from every aspect. Pennant Hills Road, bounding the site to its north, is a busy and noisy road providing a connection for vehicles between the M1 and M2 motorways. The site is also bound by two other quiet roads, Mount Pleasant Avenue to the east and Osborn Road to the west. Both of these roads are no-through roads, terminating in a cul-de-sac.

The school is characterised by high quality architecture including a number of significant heritage buildings and gardens. A large portion of the lower part of the school is occupied by significant indigenous bushland. This bushland is protected by an ecological listing and characterised as endangered Blue Gum High Forest. The bush is considered by the school to be an important asset as it is historically and ecologically significant and also presents educational opportunities for the students.

Currently the school has a number of internal roads which are used by service vehicles to access the loading dock (centrally located). The boarding facility, a noise sensitive function, is currently located within the main school buildings close to Pennant Hills Road near the Osborn Rd intersection.

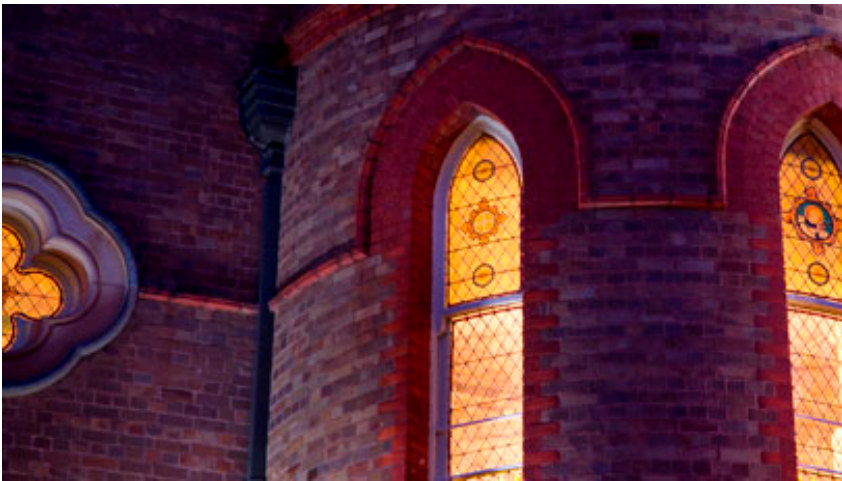
The existing surroundings are predominantly low density, two-storey detached homes on generous lots; however, there is also a school, Normanhurst Public School and churches to the north of the site.

Proposal

The interventions proposed by the master plan will improve the legibility of the existing heritage within the site. This is achieved by removing boarding functions from within the heritage buildings to make them usable and accessible to a broader range of people. The relocation of the boarding function would also allow for the demolition of later additions which detract from and negatively impact the heritage buildings. Conversion of the internal roads to pedestrian spaces and the proposed landscape upgrade of these spaces and the current loading dock, will improve the grounds of the school and also the context in which the heritage gardens and buildings currently reside.

The design takes into account the topography of the site by improving the connection between the lower portion (the playing fields, sports facilities and bushland) and the upper portion (primary and secondary school buildings and administration) of the site. A stronger connection will be achieved both visually and physically by creating a more visible circulation point between the aquatic centre and the proposed new gymnasium and also through the introduction of a more open landscaped connection from the secondary school buildings to the west of the gymnasium and an improved landscaped connection between the aquatic centre and the proposed boarding facility. This will increase the site’s ability to provide diverse and functional teaching spaces and more accessible recreational spaces for students. An additional benefit may be that the improved connection and therefore consciousness of the bush could foster a better bush-regeneration program and engagement by students in the ecological significance of the site.

The orientation and nature of the site, being surrounded by roads, means that any future development will be able to take advantage of natural light and ventilation, particularly with regard to passive climate control and harnessing the natural features of the site. Because of the size and topography of the site, future development located within the site is likely to have limited to nil impact to the views or amenity of neighbours particularly when embedded within the site. Development on the street frontage is to be carefully considered to provide a sensitive and appropriate response for the educational facility within the context. The master plan interventions will improve the current amenity of the site by removing visible car parking and roads from within the site and upgrading these spaces to integrated landscaped spaces. Consequently, this will also improve views and therefore amenity of the neighbours who currently overlook the site.



SUSTAINABILITY AND WELL BEING

The school is deeply committed to sustainable initiatives and education. It is one of three strategic drivers for the school, underpinning their mission. The school currently has photovoltaic cells in operation and rain water collection, they also employ passive environmental control (predominantly in the form of insulation and ventilation) within their buildings where possible.

Proposal

A strategic plan for sustainable development and waste management has been developed with the ESD and waste consultants and is submitted with the master plan.

Each future development will employ ESD technology wherever suitable. However, the whole approach to the development of the master plan has been one of careful and critical enquiry. Every existing building has been examined for its current suitability and future potential. This interrogative process has resulted in a master plan which proposes a systematic rethinking of the programmatic function of existing buildings to free up space for growth within the existing fabric with minimal refurbishment. This enables for more efficient reuse and retention of the existing fabric and ensures its long-term functionality and suitability for future expansion of the school population. The school also views this development as an educational opportunity for their students, delivering their strategic commitment to ecology. Hydrology of the site has also been an important consideration with regard to understanding the natural watercourse and developing a strategy for its containment within the built zones of the site and improvement in its natural state within the forest.



ACCESSIBILITY AND WAY-FINDING

Much of the day-to-day areas within the school can be accessed by a variety of users with different mobilities and needs. However, the school and its grounds are not currently universally inclusive or accessible. The current boarding facilities are cramped and not suitable for universal access.

Way-finding within the school is also problematic as, although it has one address, it contains multiple separated entries. Currently the boarding reception is separate from the main reception but it is unclear how to distinguish these two places.

Proposal

The master plan was developed with accessibility in mind. Strategies to accommodate additional lifts and improved way-finding have been incorporated throughout the entire master plan (refer Chapters 03 Site Constraints + Opportunities and 04 Design Concepts within this report).

An access consultant has been engaged to provide advice for the development of the Stage One proposal (Boarding Facility) for which a report has also been prepared as part of this submission. Together with the access consultant, the design team has developed an accessibility strategy which increases the accessibility of the boarding school facilities and adjacent landscape areas, making it universally inclusive for a diverse community of users.

Way-finding within the site will be improved through architectural way-finding strategies as the master plan develops. The main reception area will be relocated within the heritage buildings of the school (as the architectural language of these buildings suggests the main entry it is logical to place it there). This relocation and upgrade will create a logical and more visible place of arrival, within the landmark building of the school, marking the entry point for a reception. Currently boarding has no street address making it difficult to locate the main entrance for this facility. In the master plan, boarding is relocated to Mount Pleasant Avenue. Boarding reception will be located within the Stage One proposed boarding facility which will have its own street address and front door making it easier for families to find the boarding facility and visit their children.



DESIGN PRINCIPLES - PARAMETERS TO GUIDE FUTURE DEVELOPMENT

SAFETY AND SECURITY

A number of issues relating to health and safety within the school were identified during the master planning process including:

- Conflict on internal roads between pedestrian and vehicle use
- Permeable school boundaries
- Unclear reception areas for visitors

Security and access to the school grounds is currently restricted by fencing and gates outside of school hours. However, the school does find that, when the gates are open, members of the public do access the school grounds. While the school wishes to operate as part of the community and foster good relations with local residents, they are also aware of the issues that porosity of school boundaries presents for the safety of children attending or residing in the campus. A number of people accessing the grounds in this way are actually attempting to locate reception areas, some of which are located within the heart of the school. This issue should be partially resolved by improved way finding strategies.

Currently the gates and landscaped boundaries of the school generally contribute positively to the public domain surrounding the site except in a few limited areas, primarily those associated with the on-grade car parking.

Proposal

The master plan removes vehicles from within the school grounds – restricting vehicular use within the school to buggies used by the maintenance crew. This will remove the current conflict of vehicles driven by members of the public and pedestrians within the site.

The master plan proposes a solution to security and safety by distinguishing zones. Distinct functional precincts will denote particular parts of the site for particular uses and clarify reception points. For example, boarding is moved to the outskirts of the site and given its own street address, making the reception for boarding distinct from the remainder of the school. The site is also overlaid with a hierarchy of privacy controlled by fencing, boarding is private (accessed only by staff, students and families with express permission), general school buildings are semi-private (accessed by staff, students and by visitors to reception or for events), the oval, swimming pool and event spaces are semi-public (accessed by users engaged with activities or part of the local community).



VIEWS + BEAUTY

The school currently benefits from beautiful and established grounds and facilities. While the quality of both the indoor and outdoor spaces are generally high and of distinctive character, there is insufficient space to accommodate the growth of the school and there are many opportunities to improve the architecture, landscape and existing spaces.

Proposal

The master plan proposes a variety of spaces including: classrooms and conventional teaching spaces, a mixture of outdoor spaces allowing for alternative teaching spaces and also informal recreation. The library, swimming pool, oval and event spaces being open to the community will allow for varying degrees of community engagement with the school.

Due to the scale and steep topography of the site, 'development situated within the site has limited to nil impact on the visual or environmental amenity of surrounding residents. However, development on the periphery of the site must take into account the visual and environmental amenity of neighbours. The master plan and the stage 1 proposal have been developed with consideration for the visual and environmental amenity for neighbours.

The relocation of boarding to Mount Pleasant Avenue ensures improved amenity for boarding students in a more homely environment, distinct from school buildings enabling students to engage in a home life which is separate from school. Mount Pleasant Ave is also a residential street, characterised by homes which is a more suitable location for a residence than within the educational fabric of the site. This part of the site is also further away from Pennant Hills Road and therefore is acoustically more suitable for this noise sensitive use.

The master plan also allows for increased storage and the removal of unsightly functions, such as waste, from visible parts of the site. This will increase the amount of outdoor landscaped space within the site and improve the visual amenity of the site.



SPATIAL ORGANISATION, ADAPTIVE RE-USE AND ARCHITECTURAL FUTURE PROOFING

Proposal

The master plan approach has included a systematic review of all existing spaces within the school in relation to their current use, their potential future uses and the appropriateness of the space for those uses. While some existing spaces may not be ideal, a critical approach has been taken to understand how these existing spaces can be refurbished or upgraded to make them appropriate for current and future needs.

The consequences of adaptive reuse versus new build have been considered. Considering the impact and whole-of-life of the built fabric of the site, the adaptive reuse of existing fabric has generally taken precedence wherever possible. As such, the functional reprogramming of existing buildings has reduced the need for new buildings required to accommodate future expansion.

Where new buildings are required, these parts of the master plan have been allocated and designed to consider the flexibility or multi-purpose potential for each space to ensure it can adapt to meet future needs.



CONTEXTUAL AND FUNCTIONALLY APPROPRIATE DESIGN

Proposal

The master plan proposes envelopes that do not rigidly impose only one possible design solution. Flexible envelopes allow for a variety of possible forms to be considered on the site. The master plan fitting diagrams set a baseline response to the proposed use and arrangement on the site which will guide future design.

The school is currently made up of buildings of a very broad stylistic and aesthetic palette, all of high quality. One particular material or aesthetic palette would not be an appropriate constraint for the master plan. However, aesthetic choices have been indicated in the report which are sympathetic and complementary to existing features within the site and neighbouring context. This precedent imagery included in the master plan will act as a guide for future development and represents the recommended formal, stylistic and aesthetic approach for future projects. This has been determined in conversation with the school.



ENVELOPE 1 (STAGE 01 PROPOSAL)

Boarding Facility

- + Boarding accommodation with dining, parking, dock and commercial kitchen

Refer Stage 1 architectural drawing package and chapter for details

Project A (Stage 01 Proposal)

Garden Plaza

- + New landscape located in the current primary school car park, designed to allow for outdoor assembly of the whole school population

Project B (Stage 01 Proposal)

Landscape to Demolished Dock + Maintenance Wing

- + Fully pedestrianise the existing services court by removing all vehicles except for small service buggies
- + Relocate existing dock, kitchens and waste centre
- + Demolish the enclosed walkway, classroom and staff room building connecting the existing dining room and Mary Ward Building to enable restoration of the heritage convent building
- + Replace bitumen areas with terraced gardens and paved areas
- + Create generous verandahs, openings and glazing to maximise indoor/outdoor connections around the new courtyard

ENVELOPE 2

Secondary School

- + Connection between Mary Ward courtyard and north quad
- + Relocate main reception
- + Relocate staff and administration
- + Increase interface between staff and students
- + Third storey addition to 'Science' block
- + Additional teaching spaces
- + Internal renovations after removal of boarding and relocation of reception and staff
- + Provide connection from the heritage eastern gardens and new arrival plaza through into the secondary school top courtyard

Project C

Arrival and Main Visitor Entrance

- + Relocate main visitor entry to between 1897 Building and current boarding dining room (current entry to boarding reception)
- + Demolish and widen entry with new glazed opening constructed within heritage constraints.
- + Demolish level 5 toilet block
- + Lightweight cantilever awning/entry to provide a sense of an address
- + Drop-off to be provided from new cul-de-sac minimising bitumen surface and vehicle access
- + Paved walkways to be provided between drop-off and entry
- + Clear view to reception and beyond into administration

Project D

Reception

- + Direct visual and physical connection between reception and administration
- + Generous naturally lit reception desk, waiting and office areas with gallery and display areas
- + Semi-public access to special function areas
- + Waiting areas connected directly to verandahs and new landscaped courtyards to the south
- + Reception to incorporate small teaching areas for casual interactions between staff, students and the wider community.

Project E

Learning Resource Centre Expansion

- + Increase the floor area by adding a 'pigeon loft' roof
- + Provide strong connections to other learning areas
- + Large curved stair linking the two floors with views south to playing fields and bush
- + Covered landscaped rooftop walkway + garden to the north connecting new addition to the existing building

Project F

Deirdre Rofe extension

- + Three storey extension adjacent to Deirdre Rofe building and additional third storey to the science wing
- + Provision of approximately 5 flexible, general learning areas
- + Teacher and staff areas expanded on the ground level around the upgraded top quad.
- + Maximise student-staff visibility and contact and remove barriers to allow incidental interaction
- + Existing tuck shop will be replaced with a new uniform shop on the lower ground level
- + The Deirdre Rofe extension will enclose and complete the Top Quad. The existing largely solid classroom and office walls will be opened up to create a more transparent, cloistered effect

Project G

Theology Centre

- + Generous space with approximately 6 general learning spaces across two storeys
- + Flexible learning environments
- + Proximity to the chapel for possible theological use
- + Sympathetic to architecture of the chapel
- + Minimise impact on existing trees

ENVELOPE 3

Pennant Hills Road Facility

- + Possible uses to be considered include:
 - + Multi-function hall
 - + Sports hall
 - + Music and drama centre
 - + Year 11 and 12 school and study facilities
 - + Multi-storey school extension
- + Underground parking to be included in the development
- + Future proof car parking for alternative use
- + Escarpment to Pennant Hills Road may allow for lower level windows

ENVELOPE 4

Primary School

- + Expansion to accommodate years K-4
- + Current health centre building to be re-purposed as Primary School expansion
- + Separate common rooms for Years K-2 and Years 3-4
- + Generous outdoor play areas with gardens, cubby houses, play equipment and indoor/outdoor playground
- + Kitchen with cooking facilities
- + Maximise connection between indoor/outdoor spaces
- + Staff and visitors to share underground car parking
- + Short stay and drop-off dedicated car spaces adjacent to Primary School, accessed from Mt Pleasant Ave

ENVELOPE 5

Mary Ward Building

The Mary Ward Building will be upgraded after the relocation of current boarding facility.

- + Facility to be upgraded to be inclusive incorporating lift access and accessible classrooms
- + Basement area teaching spaces to be upgraded
- + Ground floor teaching spaces to be upgraded
- + Conversion of upper levels that currently house boarder accommodation
- + Teaching spaces to be upgraded to provide a variety of general learning areas including common spaces and adaptive learning areas.

ENVELOPE 6

New Gymnasium

- + 3 multi-purpose courts
- + Capacity for full school to assemble (2000 students plus staff)
- + Generous central lobby + circulation space to comfortably connect upper school campus level and playing fields and reconnect sporting precinct. Allow for secure closure to school campus out of hours
- + Additional large rooms for functions including weights and pilates
- + 2-3 sports/PDHPE learning spaces
- + Oversized storage facility and potential stacked seating
- + Upper or lower level stadium seating
- + Maximise natural ventilation and minimise air-conditioning
- + Provide substantial connection to playing fields and outdoor areas
- + Provide ample well connected staff rooms and facilities
- + Incorporate large cafe and viewing platforms overlooking the grounds

ENVELOPE 7

Performing Arts Centre - Gonzaga Barry extension

- + 300 seat theatre with wings and semi-fly tower
- + 4-8 classrooms with an emphasis on drama and sustainability
- + Possible location for rooftop eco-centre with outdoor learning space connected to GBC
- + Terraces and bleacher seating between Mary Ward Quad and the new all-weather playing field

ENVELOPE 8

All-weather field with underground car park

- + Full size hockey/soccer field (with level a surface)
- + Well-drained synthetic grass
- + Connected to school, sports facilities, change rooms
- + Location: Adjacent to Osborn Rd to minimise the impact on the adjacent bush and allow for the retention of an improved running field (drainage upgraded and surface levelled).
- + Stadium, bench and bleacher seating to be provided
- + 200 car parking spaces including accessible spaces
- + Motorbike parking and space for 200 bicycles
- + Car park to incorporate maintenance and storage facilities and school bus depot
- + Future proof for reduced car numbers and consider future uses (suitable within fire protection zone) including; water reservoir, black water treatment, bio-digester, battery storage
- + Only partially underground; south wall full height ventilation with fire shutters to the Bush
- + Underground buggy tunnel to connect maintenance to school campus
- + Accessible lift to be provided into GBC extension and allow out-of-hours access to sports facilities

ENVELOPE 9

Mount Pleasant Pavilion

- + Stadium overlooking running field
- + Multi-use conference room
- + Flexible teaching and learning areas
- + Weights room/gym
- + Ecology studies
- + Small dock area and 11 car spaces

ENVELOPE 10

Bush Chapel, The Bridge

Bush research Centre

- + Bush chapel. Outdoor learning space for faith-based and ecological studies within the 1943 glade.
- + Ecologically sensitive design, avoiding impact on endangered species.
- + Subject to ecology study, endeavour to reinstate creek within the 1943 glade and introduce the connection between existing pathways with a low-impact bridge
- + Investigate opportunities for elevated walkways and adventure sports facilities
- + Re-purpose the Principal’s Residence as a Bush Research Centre and investigate opportunities for garden and crop research
- + Seek a way to increase ecological value of bush including; increasing habitat opportunities for endangered species, eradicate invasive species and increase native biodiversity

ENVELOPE 11

Early Learning Centre

- + ELC subject of Hornsby Shire Council Development Application

ENVELOPE 12

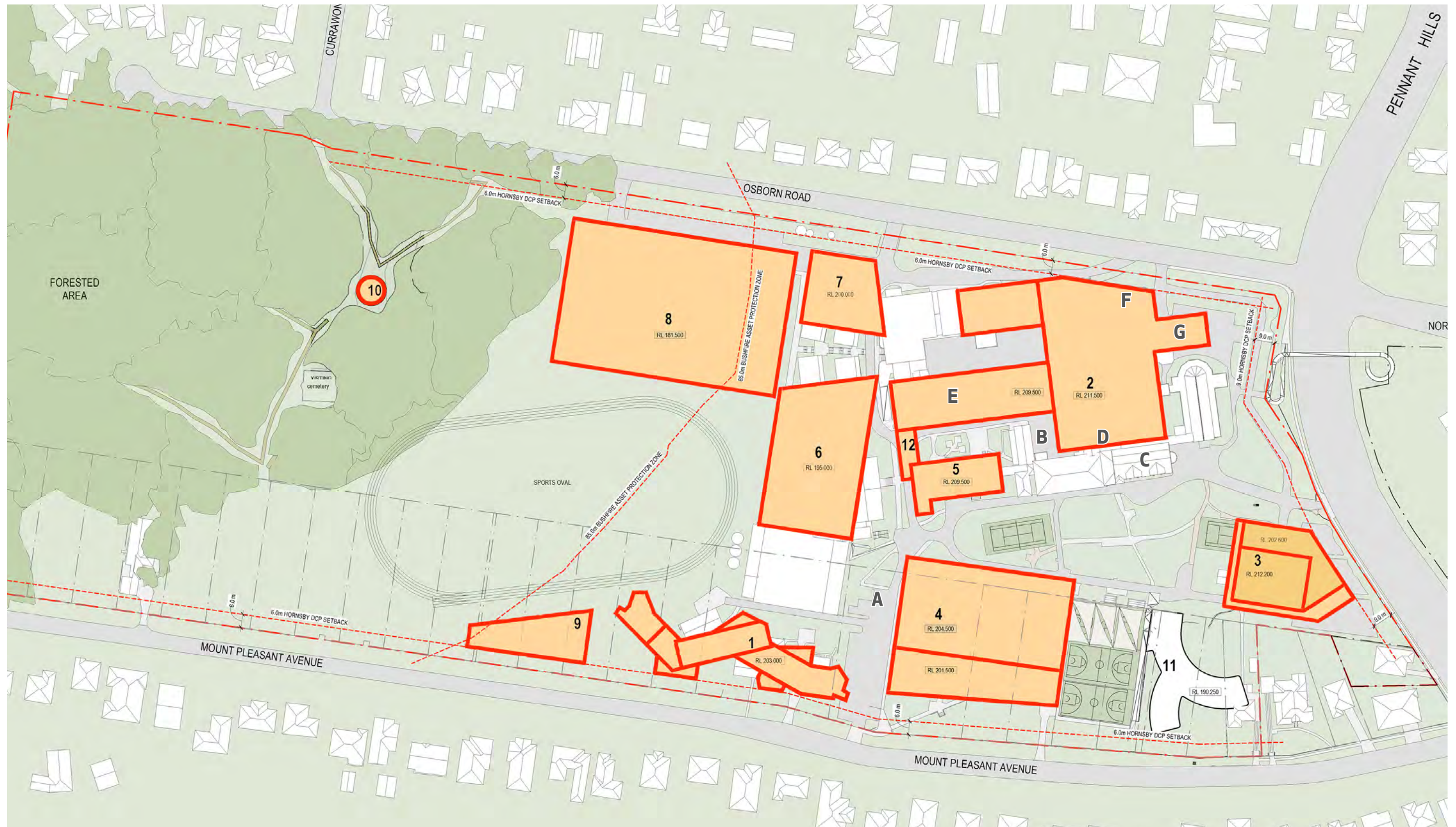
Pedestrian Bridge Link

- + Pedestrian Bridge Link between the Learning Resource Centre and the Mary Ward Wing

LANDSCAPE IMPROVEMENTS

Site wide

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PROPOSED ENVELOPE

Refer architectural drawing set of Concept Proposal for full drawing set including elevations and plans and details of envelopes.

ENVELOPE 1 (STAGE 01 PROPOSAL)

Boarding Facility

- + Boarding accommodation with dining, parking, dock and commercial kitchen

Refer Stage 1 architectural drawing package and chapter for details

Project A (Stage 01 Proposal)

Garden Plaza

- + New landscape located in the current primary school car park, designed to allow for outdoor assembly of the whole school population

Project B (Stage 01 Proposal)

Landscape to Demolished Dock + Maintenance Wing

- + Demolish existing maintenace and boarding wing and replace with new landscaped terraces and walkways
- + Pedestrianise the existing services court by removing all vehicles except for small service buggies
- + Relocate existing dock, kitchens and waste centre to new boarding facility
- + Replace most bitumen areas with terraced gardens and paving

ENVELOPE 11

Early Learning Centre

- + ELC subject of Hornsby Shire Council Development Application



PROPOSED ENVELOPE

EXTENT OF STAGE 1 WORKS

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ENVELOPE 11

Early Learning Centre

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ENVELOPE 13 - ADDITIONAL PROPOSED WORK

New Multi-Sport Courts & Underground Carpark

- + 64 new car spaces
- + Replacement all-weather multi-sport courts
- + Lift and DDA compliant parking and access

ENVELOPE 14 - ADDITIONAL PROPOSED WORK

New Tennis Courts & Underground Carpark

- + 42 new car spaces
- + Two all-weather tennis courts

PROJECT H - ADDITIONAL PROPOSED WORK

New One-Way Link Road From
Osborn Road - Mt Pleasant Avenue

- + New cross-site connection road takes load off of Pennant Hills Roads intersections
- + New, safe, Pick-up Drop-off zone
- + Improved planted zone flanking ceremonial parade from Pennant Hills Road to Chapel and 1897 Building

PROJECT J - ADDITIONAL PROPOSED WORK

Osborn Road Carpark Expansion

- + New west row of stacked car spaces for staff
- + New Drop-Off Pick-Up Zone
- + Reorganised to reduce traffic congestion on Osborn Road
- + Refer Traffic Engineer's report

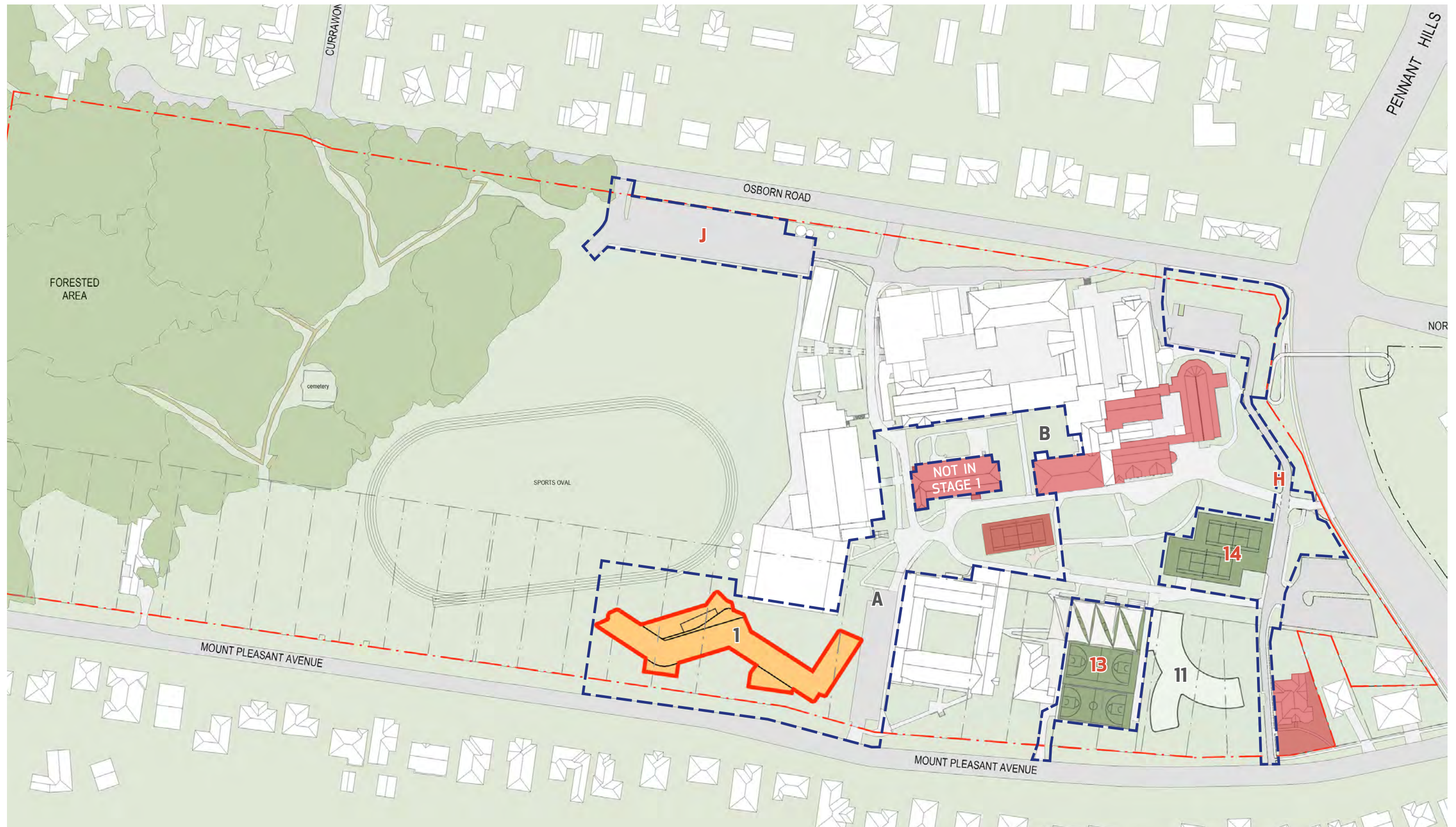


 DEMOLISHED

 HERITAGE ITEM - DEMOLISHED

 INDICATIVE EXCAVATION

Refer architectural drawing set of Concept Proposal for full drawing set including elevations and plans and details of envelopes.



PROPOSED ENVELOPE

HERITAGE ITEM

SPORT WITH U/G CARPARK

EXTENT OF STAGE 1 WORKS

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REFER TO ENVELOPES AND PROJECTS DIAGRAM ON PAGE 19

ENVELOPE 2 - Secondary School

Miscellaneous additions and alterations including replacement of non-heritage buildings and upto one storey of additions as indicated.

Concept uses

- + Connection between Mary Ward courtyard and north quad
- + Relocate main reception
- + Relocate staff and administration
- + Increase interface between staff and students
- + Third storey addition to ‘Science’ block
- + Additional teaching spaces
- + Internal renovations after removal of boarding and relocation of reception and staff
- + Provide connection from the heritage eastern gardens and new arrival plaza through into the secondary school top courtyard

Project C - Arrival and Main Visitor Entrance

New main entry located between and behind main heritage buildings

Concept uses

- + Relocate main visitor entry to between 1897 Building and current boarding dining room (current entry to boarding reception)
- + Demolish and widen entry with new glazed opening constructed within heritage constraints.
- + Demolish level 5 toilet block
- + Lightweight cantilever awning/entry to provide a sense of an address
- + Drop-off to be provided from new cul-de-sac minimising bitumen surface and vehicle access
- + Paved walkways to be provided between drop-off and entry
- + Clear view to reception and beyond into administration

Project D - Reception

Refurbished and/or replaced 2 storey reception space.

Concept uses

- + Direct visual and physical connection between reception and administration
- + Generous naturally lit reception desk, waiting and office areas with gallery and display areas
- + Semi-public access to special function areas
- + Waiting areas connected directly to verandahs and new landscaped courtyards to the south
- + Reception to incorporate small teaching areas for casual interactions between staff, students and the wider community.

Project E - Learning Resource Centre Expansion

Lift roof to existing loft space to provide substantial additional floor space similar in foot print of existing library floor. New lift added.

Concept uses

- + Increase the floor area by adding a ‘pigeon loft’ roof
- + Provide strong connections to other learning areas
- + Large curved stair linking the two floors with views south to playing fields and bush
- + Covered landscaped rooftop walkway + garden to the north connecting new addition to the existing building

Project F - Deirdre Rofe extension

New two storey building closing existing north west courtyard

Concept uses

- + Three storey extension adjacent to Deirdre Rofe building and additional third storey to the science wing
- + Provision of approximately 5 flexible, general learning areas
- + Teacher and staff areas expanded on the ground level around the upgraded top quad.
- + Maximise student-staff visibility and contact and remove barriers to allow incidental interaction
- + Existing tuck shop will be replaced with a new uniform shop on the lower ground level
- + The Deirdre Rofe extension will enclose and complete the Top Quad. The existing largely solid classroom and office walls will be opened up to create a more transparent, cloistered effect

Project G - Deleted from scope

ENVELOPE 3 - Deleted from scope

ENVELOPE 4 - Primary School

Additional storey added to existing north west and south wings of the existing primary school. New two storey building connected to existing primary school. Replaces existing health centre.

Concept uses

- + Expansion to accommodate years K-6
- + Current health centre building to be re-purposed as Primary School expansion
- + Separate common rooms for Years K-2 and Years 3-6
- + Generous outdoor play areas with gardens, cubby houses, play equipment and indoor/outdoor playground
- + Kitchen with cooking facilities
- + Maximise connection between indoor/outdoor spaces
- + Staff and visitors to share underground car parking
- + Short stay and drop-off dedicated car spaces adjacent to Primary School, accessed from Mt Pleasant Ave

ENVELOPE 5 - Mary Ward Building

Existing building to be refurbished and converted to learning spaces. Existing roof to be lifted to improve existing top floor space.

Concept uses

- + The Mary Ward Building will be upgraded after the relocation of current boarding facility.
- + Facility to be upgraded to provide equitable access with

a new lift, accessible classrooms and new bridge to the Learning resource centre - Project 12

- + Basement area teaching spaces to be upgraded
- + Ground floor teaching spaces to be upgraded
- + Conversion of boarding bedrooms to GLAs and teaching spaces
- + Existing attic ceiling and roof to be lifted to provide minimum 2700mm clearance at lowest points - This will have no effect on the balconies. It is proposed to provide clerestory windows above existing top of brickwork

ENVELOPE 6 - New Gymnasium

New 3 basketball court gymnasium building with mezzanine to replace dilapidated single court in same location

Concept uses

- + 3 multi-purpose courts
- + Capacity for full school to assemble (2000 students plus staff)
- + Generous central lobby + circulation space to comfortably connect upper school campus level and playing fields and reconnect sporting precinct. Allow for secure closure to school campus out of hours
- + Additional large rooms for functions including weights and pilates
- + 2-3 sports/PDHPE learning spaces
- + Oversized storage facility and potential stacked seating
- + Upper or lower level stadium seating
- + Maximise natural ventilation and minimise air-conditioning
- + Provide substantial connection to playing fields and outdoor areas
- + Provide ample well connected staff rooms and facilities
- + Incorporate large cafe and viewing platforms overlooking the grounds

ENVELOPE 7 - Performing Arts Centre

Gonzaga Barry Extension. New auditorium with 2 storeys of learning spaces over. Articulated and setback to reduce impact on Osborn Road.

Concept uses

- + Gonzaga Barry Extension
- + 300 seat theatre with wings and semi-fly tower
- + 4-8 classrooms with an emphasis on drama and sustainability
- + Possible location for rooftop eco-centre with outdoor learning space connected to GBC
- + Terraces and bleacher seating between Mary Ward Quad and the new all-weather playing field

ENVELOPE 8 - All-weather field with underground car park

New carpark of approximately 200 cars with new all-weather playing field at average of existing ground level.

Concept uses

- + Full size hockey/soccer field (with level a surface)
- + Well-drained synthetic grass
- + Connected to school, sports facilities, change rooms

REVISED INDICATIVE CONCEPT PROPOSAL

- + Location: Adjacent to Osborn Rd to minimise the impact on the adjacent bush and allow for the retention of an improved running field (drainage upgraded and surface levelled).
- + Stadium, bench and bleacher seating to be provided
- + 200 car parking spaces including accessible spaces
- + Motorbike parking and space for 200 bicycles
- + Car park to incorporate maintenance and storage facilities and school bus depot
- + Future proof for reduced car numbers and consider future uses (suitable within fire protection zone) including; water reservoir, black water treatment, bio-digester, battery storage
- + Only partially underground; south wall full height ventilation with fire shutters to the Bush
- + Underground buggy tunnel to connect maintenance to school campus
- + Accessible lift to be provided into GBC extension and allow out-of-hours access to sports facilities

ENVELOPE 9 - Deleted from scope

ENVELOPE 10 - Deleted from scope

ENVELOPE 11 - Early Learning Centre - approved DA

ENVELOPE 12 - Pedestrian Bridge Link

New covered 3 storey bridge connecting existing secondary school and Learning Resource Centre to Mary Ward Building.

Concept uses




- + Pedestrian Bridge Link between the Learning Resource Centre and the Mary Ward Wing

LANDSCAPE IMPROVEMENTS - Site wide

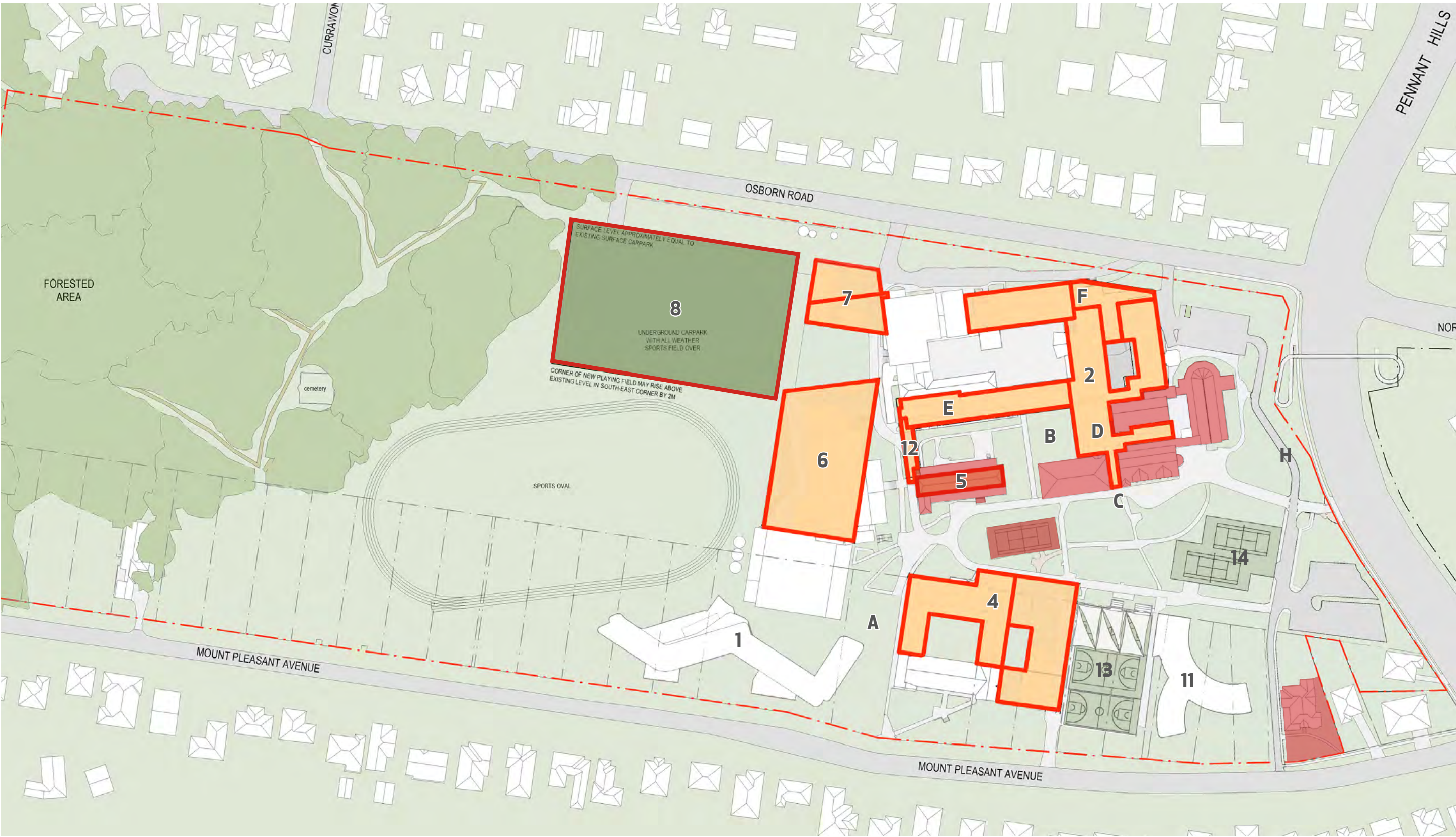
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-  INVESTIGATE FOR DEMOLITION
-  HERITAGE ITEM
-  INDICATIVE EXCAVATION

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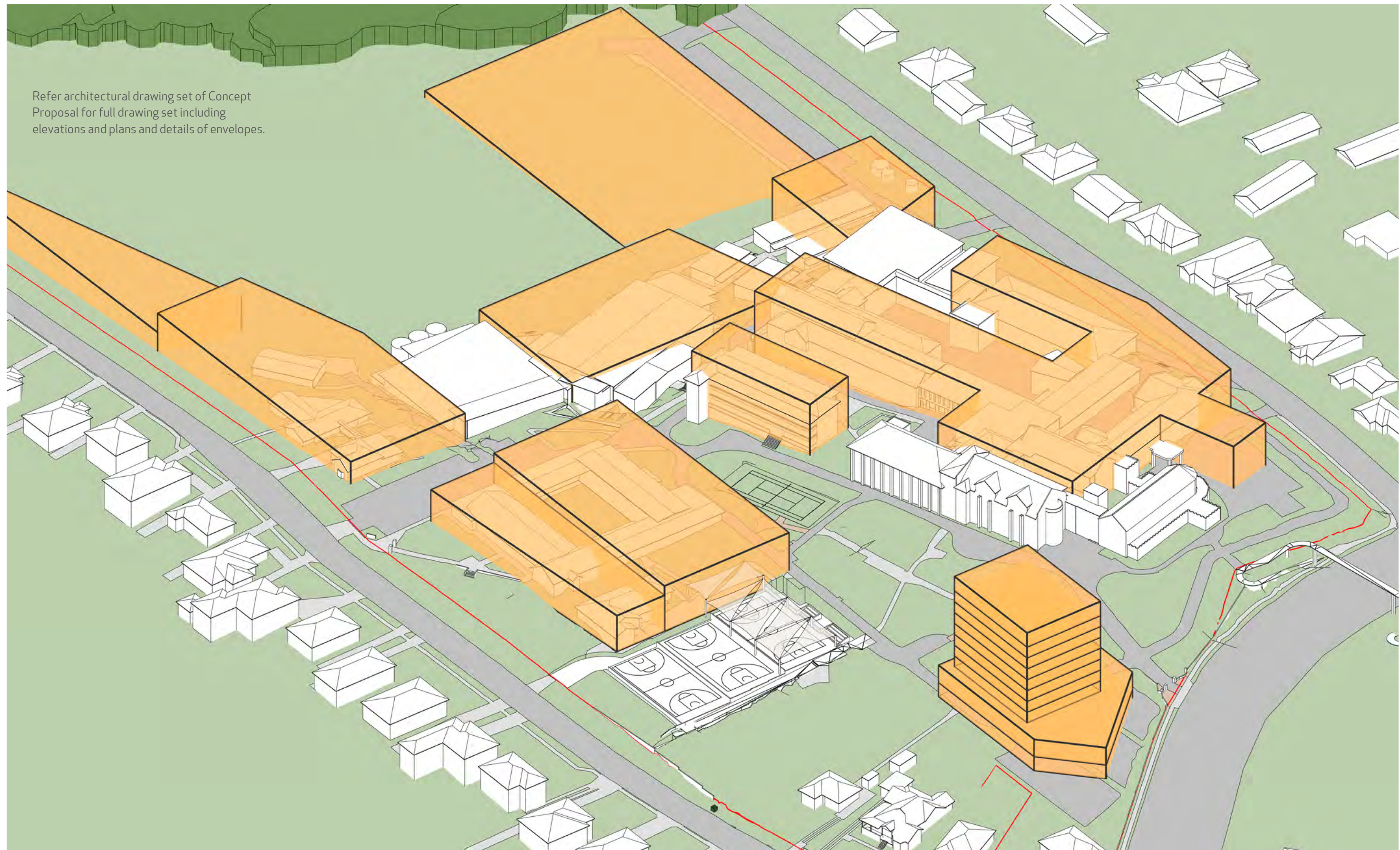
PROPOSED FUTURE ENVELOPES HERITAGE ITEM FIELD WITH UNDER GROUND CARPARK

Refer architectural drawing set of Concept Proposal for full drawing set including elevations and plans and details of envelopes.

MASSING DIAGRAM - VIEW FROM NORTH EAST

AS SUBMITTED IN ORIGINAL SSDA

REFER TO LORETO NORMANHURST CONCEPT PROPOSAL
DRAWING PACKAGE FOR ADDITIONAL VIEWS



PROPOSED ENVELOPES FOR ORIGINALLY SUBMITTED SSDA

