



# Loreto Normanhurst



**IPC Public Meeting**  
27 September 2021

**ETHOS  
URBAN**

# Introductions

## Key Presenters



**Marina Ugonotti**  
**Principal**  
Loreto Normanhurst



**Michael Rowe**  
**Director**  
Ethos Urban



**Paul Yannoulatos**  
**Technical Director**  
TTW (Traffic)



# Loreto Normanhurst

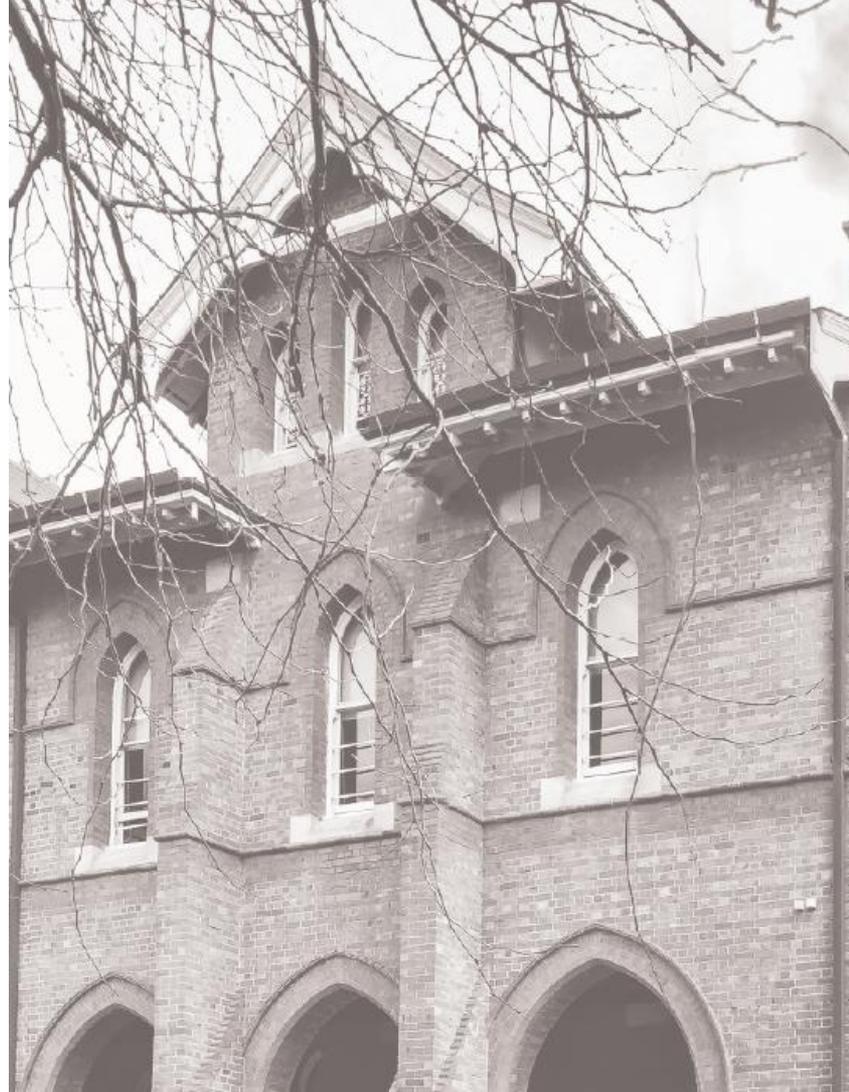
## Vision

Loreto Normanhurst is an independent Catholic day and boarding school for girls from Years 5 to 12. The Campus was established in 1897, and has evolved organically over the years.

A long term, campus wide planning approach offers the opportunity to strategically plan for the future in a sustainable and efficient way.

The Concept Masterplan's 30-year vision (2047) is to:

- Strategically plan for the next generation – to enable the fulfilment of Loreto's mission and purpose
- Increase capacity to provide education facilities for the growing Northern Region of Greater Sydney
- Protect, preserve and honour the unique natural, historic and aesthetic qualities of the site
- Provide a sustainable rate and pace of growth - critical to Loreto maintaining our cultural identity and pay for the essential improvements needed for the long term success of the School.



## Strategic Justification – Student Numbers

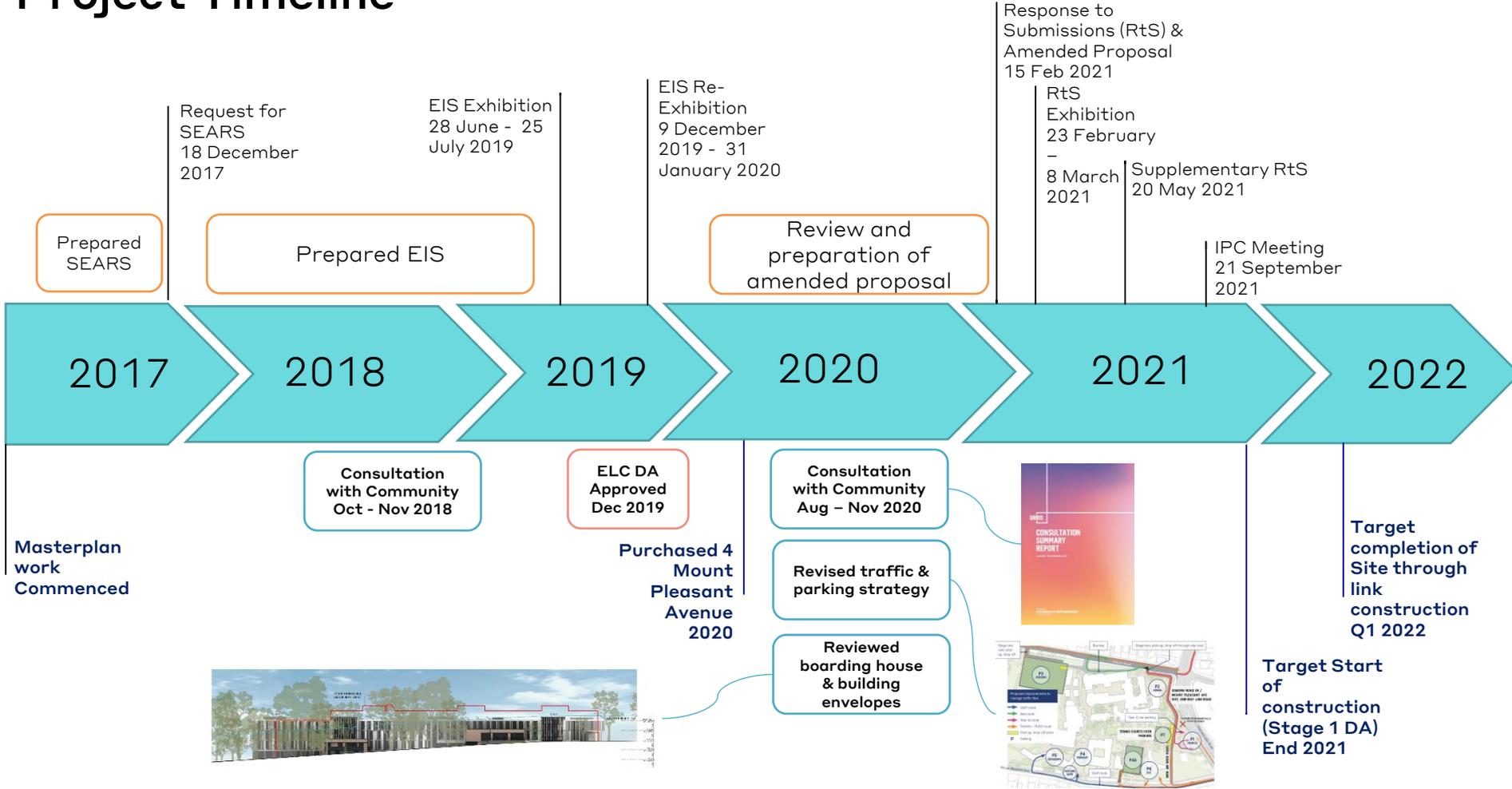
- The School has adopted a transparent approach to student numbers that reflects its strategic vision and the anticipated growth / demand in the area over the next 25 years.
- Rather than incremental number creep each few years, the approach has enabled a proper strategic planning process where the impacts have been considered upfront and the necessary infrastructure upgrades are proposed to support the numbers at the appropriate times.
- This ultimately delivers much greater certainty to the community as well as the school.

|                           | Existing             | Stage 1 | Concept |
|---------------------------|----------------------|---------|---------|
| <b>Student Population</b> | 1100 (1150 approved) | 1650    | 2000    |
| <b>Boarders</b>           | 155                  | 216     | 216     |

# Strategic Justification – Student Numbers

- consistent with **NSW State Priorities** to provide a new education facility through the provision of new and improved teaching and education facilities.
- consistent with the **Greater Sydney Commission’s (GSC) The Greater Sydney Regional Plan: A Metropolis of Three Cities**, as it proposes improved school facilities to meet the growing need
- it is consistent with the vision outlined in the **GSC’s North District Plan**, as it would provide school infrastructure conveniently located near existing public transport services and opportunities to coshare facilities with the local community
- the increase in the student cap by 850 students would contribute to the provision of 21,900 new student spaces required in the **North District** over the next two decades
- it is consistent with the **State Infrastructure Strategy 2018 – 2038: Building the Momentum**, as it proposes investment in the non-government school sector to provide modern learning environments for students and share infrastructure and facilities with communities
- it is consistent with the **NSW Future Transport Strategy 2056**, as it supports the ongoing provision of a modern education facility in a highly accessible location

# Project Timeline



# Solving the Traffic and Car Parking Issues



Develop a solution to the traffic and car parking problems



Purchased 4 Mount Pleasant Avenue



Link the new student population with the required infrastructure

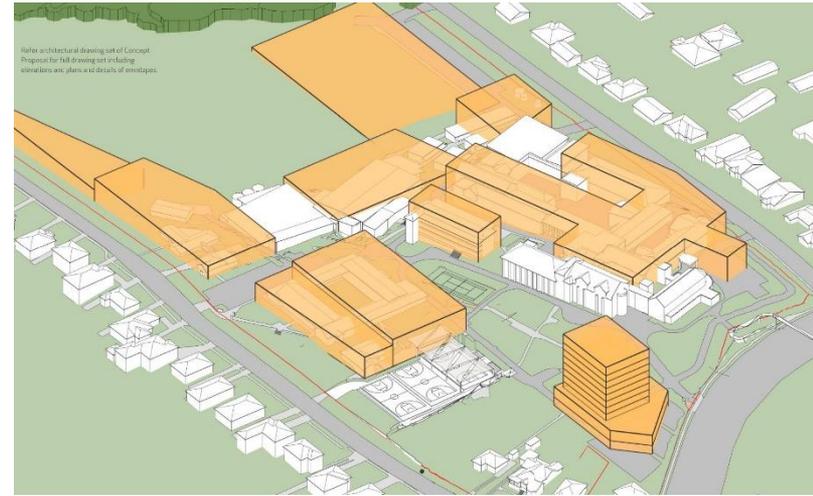


Amend the proposal to deliver the infrastructure, solving the issues

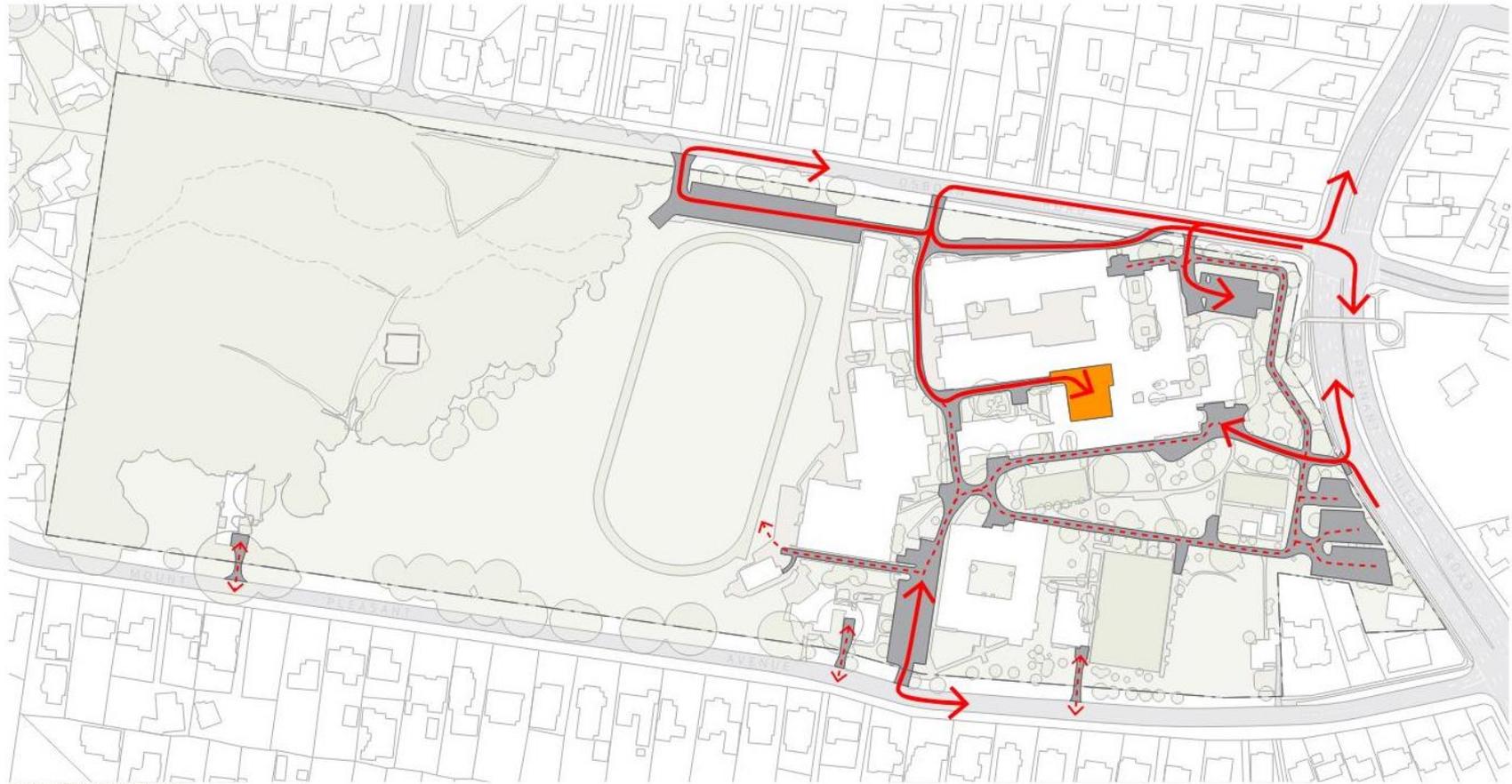
# Listening to the Community

Loreto responded with an enhanced concept plan that will respond to the growth of the school through:

- Implementation of major traffic and parking measures:
  - Purchase of 4 Mount Pleasant Avenue
  - New through site link road from Osborn Road to MPA
  - Additional carparking and PUDO capacity
  - Green Travel Plan
- Deletion of a proposed building
- Significantly reduced and refined envelopes
- Net increase in tree canopy



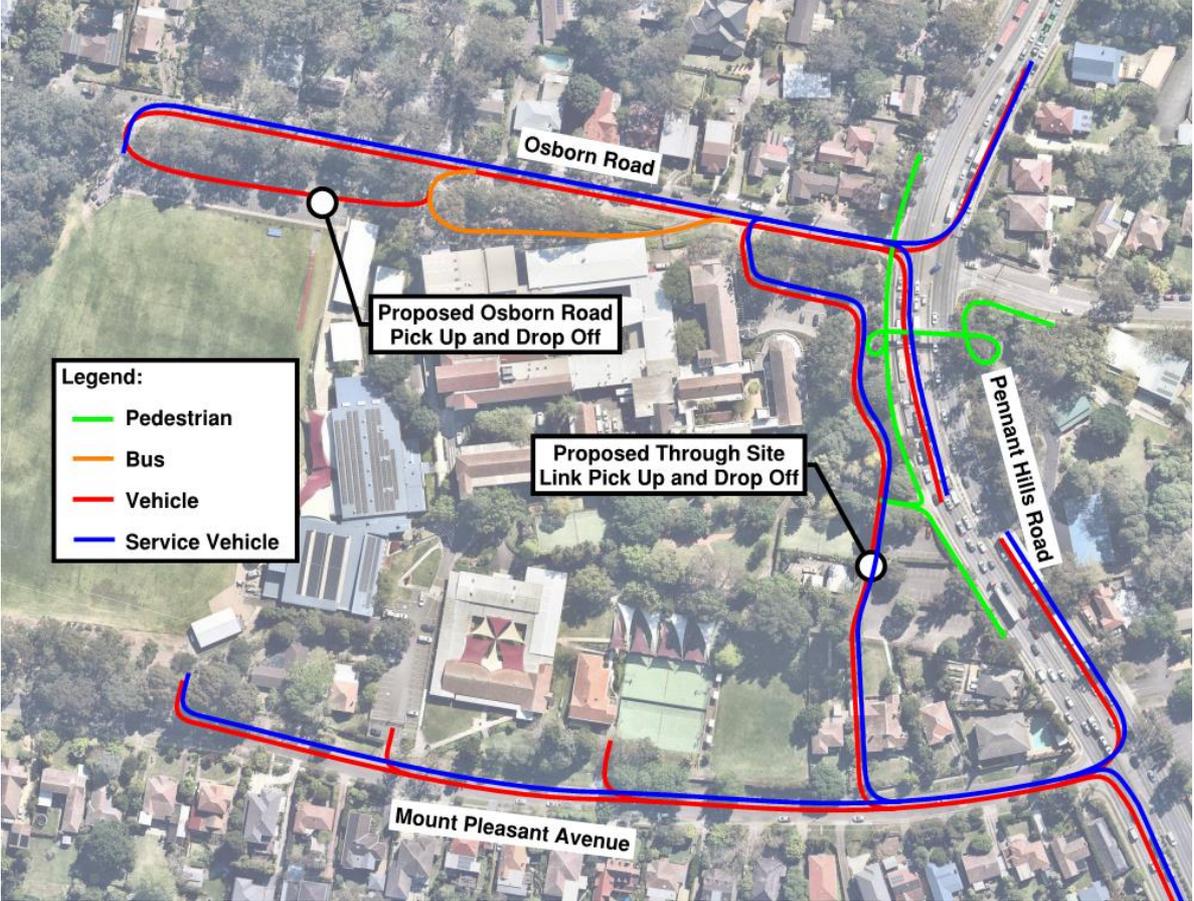
# Traffic and Parking



EXISTING SITE PLAN



# Internal Traffic Management and Movement



# Internal Traffic Management and Movement

- Operational Traffic Management Plan to be provided to all visitors to the site
- Traffic marshals will be in place at the pick up and drop off locations to prevent queuing onto surrounding streets
- No Stopping signage will be in place at pick up and drop off areas
- Green Travel Plan will be in place to discourage private vehicle use, Loreto has already piloted some of the programs detailed in the GTP such as provision of shuttle buses to nearby train stations
- Dedicated staff and student parking areas
- Student parking pass will be implemented and required to be displayed
- Bicycle parking to be provided in accordance with DCP requirements including accounting for current shortfall
- Basement bicycle parking will be available to staff

# Infrastructure Delivery in response to Staged Population Growth

## 1. Blue + 2. Yellow

- Provides remedies to existing traffic congestion issues
- Provides additional pick up and drop off capacity for the growth
- Provides additional parking that accommodate growth for up to 1,250 enrolments

## 3. Purple

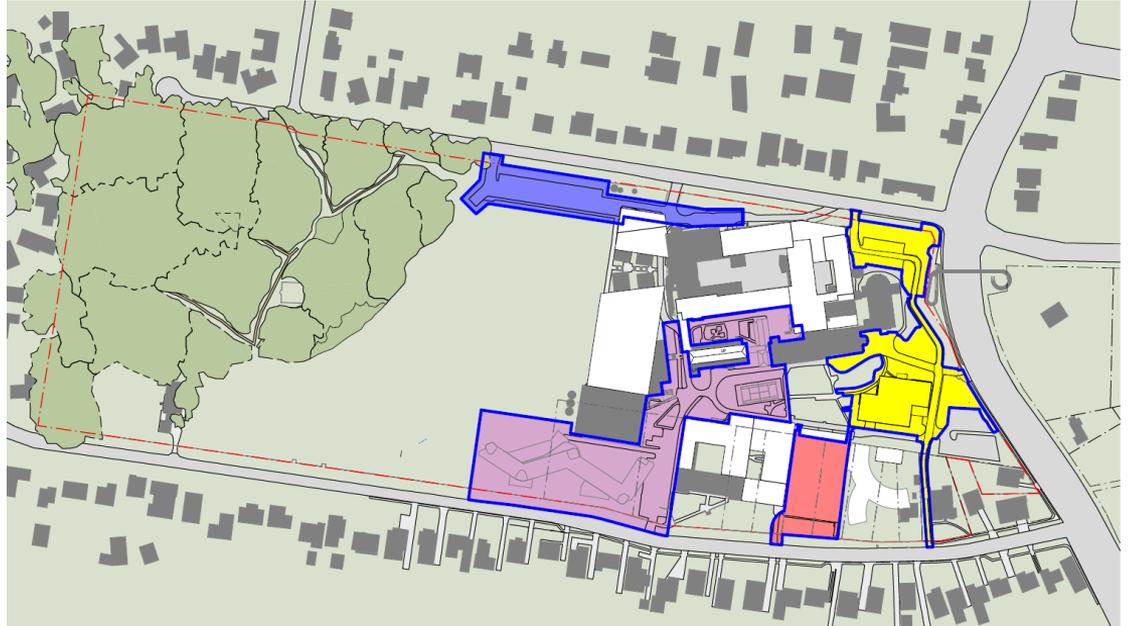
- Relocation of the boarding house, loading dock and deliveries to enable greening of the campus
- Provides additional parking that accommodate growth for up to 1,250 enrolments

## 4. Red

- Provides additional parking that accommodate growth for up to 1,650 enrolments

## 5. Long Term Car Park

- Under oval car park to go to 2000 enrolments



# Traffic and Parking – Early Learning Centre

- Traffic modelling for the development has incorporated the expected trips generated by the Early Learning Centre
- Parking requirements for the ELC have been incorporated into parking demand calculations and accounted for within the site
- Pick up and drop off times for the ELC are anticipated to occur earlier and later than the typical pick up and drop off peak at the school, however traffic modelling has been conducted assuming pick up and drop off will occur at the same time to be conservative
- Approved hours of operation for the ELC are 7am – 6pm

# Traffic and Parking – Construction Traffic Management

- Construction vehicle trips generated will not exceed the 10 per hour peak stipulated in the original Traffic Impact Assessment Report
- Construction workers will not be permitted to park on the public street
- Contractors tendering will be required to provide information regarding their proposed parking strategy

# Conclusion

- Loreto Normanhurst is pursuing a long-term vision for the Normanhurst Campus. It will enable the school to deliver high quality education for the growing population in the Northern Region.
- We have listened to the community, Council and the Department's concerns through the process which led to significant and meaningful changes, including:
  - ✓ Provision of major traffic management measures including a through-site road and on-site pick up drop off solutions
  - ✓ Increased car parking
  - ✓ Staged growth in line with infrastructure delivery
  - ✓ Reduction of bulk and scale and refined envelopes
  - ✓ Management of key issues resolved by amended design

