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TRANSCRIPT OF PROCEEDINGS

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INDEPENDENT PLANNING COMMISSION

VIRTUAL SITE INSPECTION

**RE: LORETO NORMANHURST SCHOOL REDEVELOPMENT (SSD 8996)
(CONCEPT PROPOSAL AND STAGE 1)**

COMMISSION PANEL: **ADRIAN PILTON (CHAIR)**
 WENDY LEWIN
 JULIET GRANT

ASSISTING PANEL: **JANE ANDERSON**
 CASEY JOSHUA
 PHOEBE JARVIS

APPLICANT: **MARINA UGONOTTI**
 JACQUIE MCCANN
 MICHAEL ROWE
 BEN PORGES
 GREG CARMICHAEL
 LUKE GLADWISH
 DUA GREEN
 PAUL YANNOULATOS
 GRACE CARPP

LOCATION: **VIA VIDEO CONFERENCE**

DATE: **1.01 PM, TUESDAY, 21 SEPTEMBER 2021**

MR A. PILTON: Hello, everybody. Good afternoon. Before we begin, I would like to acknowledge the traditional custodians of land on which we variously meet today as well as the traditional custodians of the site of the project, the Dharug and Guringai people. I would like to pay my respects to their Elders past, present and
5 emerging.

Welcome to the virtual site inspection for the Loreto Normanhurst School Redevelopment Project SSD 8996 (Concept Proposal and Stage 1) which is currently before the Commission for determination. My name is Adrian Pilton. I am the Chair
10 of this Commission Panel. I am joined by my fellow Commissioners, Wendy Lewin and Juliet Grant. We form the Commission Panel appointed to this application. We are being assisted today by Jane Anderson, Casey Joshua and Phoebe Jarvis from the Office of the Independent Planning Commission.

15 Loreto Normanhurst Limited, the applicant, is seeking consent for the proposed redevelopment of Loreto Normanhurst Independent Girls School in Normanhurst. The application for the redevelopment of Loreto Normanhurst comprises of a Concept Proposal for new building envelopes, car parking, internal roads,
20 landscaping and a staged increase of 850 students. Consent is also sought for concurrent Stage 1 works comprising the construction and operation of a boarding accommodation building, car parking, pick up and drop off facilities, through side road, landscaping works and an additional 500 students.

The purpose of the virtual site inspection is for the Commission to gain an
25 understanding of the site, including its location, layout and its physical attributes. This meeting is not an opportunity to make a submission to the commissioners. Submissions should be made via our website or at the public meeting for this case. It is important for the Commissioners to ask questions of attendees and to clarify issues wherever it is considered appropriate. If you're asked a question and are not in a
30 position to answer please feel free to take the question on notice and provide any information in writing which we will then put up on our website.

In the interests of openness and transparency, and to ensure the full capture of
35 information, today's virtual site inspection is being recorded, and a complete transcript will be produced and made available on the Commission's website, along with the applicant's presentation material. I request that all members here today introduce themselves before speaking for the first time and for all members to ensure they do not speak over the top of each other to ensure accuracy of the transcript. We will now begin. So over to you - - -

40

MR M. ROWE: Yes. Hi, Adrian. It's Michael Rowe here from Ethos Urban.

MR PILTON: Hi, Michael. How are you?

45 MR ROWE: I'm well thank you. I'm clearly not on site. We will hand to Greg Carmichael, who's the project manager, and he's actually on site at Loreto, and we

have mapped out a course with the Commission, and so I'll pass it to Greg, and he can start us on our journey.

MR PILTON: Thanks, Michael.

5

MR G. CARMICHAEL: Thank you. Yes. As Michael mentioned, my name is Greg Carmichael. I'm the Managing Director of CTPG, and we are Loreto's project manager. So if you're ready for me to commence, I'll start the walk.

10 MR PILTON: Yes. Just before you start, you're at the Osborn Road entrance.

MR CARMICHAEL: I am. Yes.

15 MR PILTON: While you're there, is it possible to just have a quick look down the road - - -

MR CARMICHAEL: Absolutely.

20 MR PILTON: - - - just so we can see down to the intersection.

MR CARMICHAEL: All right. I will now just - - -

25 MR ROWE: Sorry. If it's going to be helpful, the thing we'd also talked about was Luke sharing the route so that we could then have both simultaneously – see what Greg's looking at and also understand kind of where they are in the site at the same time. Is that going to be helpful for people?

MR L. GLADWISH: Yes.

30 MR PILTON: If it's technically possible, yes.

35 MR GLADWISH: Thank you, Michael. My name is Luke Gladwish. I'm a Director with CTPG. So Greg and I will be your virtual tour guides this afternoon. What I'm going to try to – attempt to do is I'll just look to share my screen which should show the intended route, and then what I might ask if people are able to click on Greg's icon. There's the three dots in the top right-hand corner, and then there's the word "pin". If you can pin Greg's screen to your screen, that should make it a lot bigger and a lot easier for you to see.

40 So what I'll do is I'll just give you a bit of an overview at the moment of where we intend to walk and then Greg – we can then direct you accordingly. I'll also then share this file in the chat so people can refer to it once I unshare my screen.

45 MR PILTON: We've already been issued with that map with the agenda, so - - -

MR GLADWISH: Okay. So you have that in your possession.

MR PILTON: We do have it in front of us. Yes.

MR GLADWISH: No problem. So we're going to be starting off here at Osborn Road, the main entry and the admin car park. We'll then be travelling down through
5 the proposed through-site link down to the main entry gates off Pennant Hills Road.

MR PILTON: Yes.

MR GLADWISH: Then past the new development which is the tennis court car
10 park. Further down through the through-site link we're going to view down towards
4 Mt Pleasant and Mt Pleasant Avenue. And then we'll take a turn going towards the
multi-sports court and the subsequent underground car park. And then we'll head
back up the hill back up to Mary Ward Wing, which is here at number 5, and having
a view through some buildings that are proposed to be demolished into a new quad.
15 That's number 6 and number 7. And then we'll travel down through – back down
towards Mt Pleasant Avenue down to the site towards the site of the future boarding
house, and then back in towards the site in between the aquatic centre and the future
boarding house, just giving you an overview of what that landscape looks like from
the interior of the site.

20

And then we'll come up and just do a bit of an overview from the edge of the site
giving you an appreciation for the levels there, and then travel back around over the
oval to number 10 there where we'll have a bit of a view towards the Osborn Road
car park. And then we'll go back inside to the campus and then out on the edge past
25 the Gonzaga Barry Centre to show further views of the Osborn Road car park and the
bus bays and the PUDO drop off road there. And then we'll head back in towards
the campus into the centre of the main quad just showing you that area and then back
out towards Osborn Road. So we're attempting to do all of this within the hour.

30 So I'll just unshare my screen now, and I'll throw to Greg. Was there any questions?
We'd like to make this as interactive as possible, so if there's anything that anyone
would like to see or for us to stop and pan and have a look at, feel free to let us know.

MR PILTON: Okay. Thank you.

35

MS J. ANDERSON: Can I just confirm that all three Commissioners can see that
video and you've been able to pin that view as Luke suggested so you can clearly
see?

40 MR PILTON: I'm not sure how to do this pin.

MS W. LEWIN: Me, no. I don't have three dots on my screen.

MR PILTON: I don't either, and I don't know how – what “pin” means.

45

MR ROWE: If you get your cursor and put it on the – Greg's – well, not his head,
but if - - -

MR CARMICHAEL: On my picture.

MR ROWE: Where his picture is - - -

5 MS LEWIN: Yes.

MR ROWE: - - - there should be – there's a blue box with three white dots in it.

MS LEWIN: Yes.

10

MR PILTON: Got you. Okay.

MR ROWE: Click that and then pin it.

15 MR PILTON: Hang on. I can't find Greg, so it's - - -

MR ROWE: That's a problem.

MR PILTON: I've got it here. Okay. Pin – okay. Got it. Thank you.

20

MR CARMICHAEL: Okay. Has everyone got that now?

MS LEWIN: Yes.

25 MR PILTON: Yes. That's working well.

MR CARMICHAEL: Okay. Great.

MS ANDERSON: Juliet? You're OK?

30

MS J. GRANT: Yes, yes. All good. And I've got the map open as well. Yes.

MS ANDERSON: Great. Thank you.

35 MR CARMICHAEL: Okay. So I'm now just going to – just – we're starting at Osborn Road. I'm currently looking towards Pennant Hills Road.

MR PILTON: Yes. Thank you.

40 MR CARMICHAEL: This is the boundary fence, and you can see behind it the large trees, and this is the entry gate that comes into the main reception car park. Just a little bit further along there's a road that kind of angles off on a splay. That's known as the bus lip way – we will come back to that at the end – and then looking down Osborn Road. So I'll just turn around so you can see that, and then back to
45 Pennant Hills Road. Okay.

MR PILTON: Okay.

MR CARMICHAEL: I'm going to now just walk up the driveway towards reception. I'll just stop here and I'll just show you – this is an existing slip road, and this section is proposed to be removed once the reconfigurations up in the next car park are carried out. So this is part of the admin block, reception, and you can see
5 the back of the chapel just there.

MR PILTON: Right.

MR CARMICHAEL: So I'll just turn around here. So this is the reception car park.
10 You can see those run of large pine trees through there.

MR PILTON: Yes.

MR CARMICHAEL: And I'll now walk – I'm now walking along where the
15 through-site road link is proposed to be established, so it goes through the section of car park here, and the first point of interest is here, which is where these three spots are – new car spots are at the end of this roadway, and this is where the new connection will join the existing slip road to make the three site link. So I'll just turn
20 around here so you can see that. So you've got the pedestrian bridge crossing Pennant Hills Road toward the train station just there, and then you can see that's the road – the section that will be removed which is behind those pine trees. Now, looking back towards the reception that we just passed, the ivy covered building is the chapel, and I'll continue on. If I'm walking too fast whilst I'm just moving
25 between places please just say so and I'll slow down.

MR GLADWISH: Yes. That all looks really good, Greg.

MR PILTON: Yes.

MR CARMICHAEL: Okay. So at the current time that pedestrian bridge has an
30 access gate which comes into the site. That will be removed, and this will just be the vehicle access going through. I'll walk along this vehicle access way, which will be part of the three site link, so you can see another view – I'll just stop here – back towards the chapel as we come through. Meandering through this lawn area is a
35 pathway to provide – is a proposed pathway to provide the compliant accessible path of travel from the historic gate on Pennant Hills Road up to the main level of the campus. So that goes through that lawn just in there. Okay.

So I'm now moving towards the Pennant Hills Road gate, and I'll just stop at this
40 point here. So there is the historic gate which will become the pedestrian entrance. And in the section which you can just see the red leafed edge, that section through there will form part of the compliant accessible pathway, that car park, and that will become a landscaped area. I'll show you that in a moment. Then you can see the view which will become the main pedestrian thoroughfare up to the original heritage
45 1890s building. It's just there. We will go there in a moment. I'll just show you this section of car park in here. That will be removed. So this small section of car park is

proposed to be landscaped to support the accessible path of travel up to the main campus.

5 MR GLADWISH: So for everyone's reference just Greg's at number 3 on the map.

MR CARMICHAEL: Okay. The existing tennis court is right here, and the existing tennis court is the site of one of the car parks. So this tennis court has a lower section which originally was a tennis court but is now – and you can see there's some maintenance sheds. I'll just show you around there before we go around the top. So I'll just come around there. So I'll just stop here. We're now looking back, and that where I've just walked along is a continuation of the through-site link which actually goes through to the rear of this property. Directly ahead where those two car spaces are is the line of travel. The school has purchased, as part of the response to submissions, this cottage here. It has a double garage on the side of it which will be removed, and that is where the through-site link will flow through onto Mt Pleasant Avenue.

MR GLADWISH: So I'm just going to share my screen, and I'm just going to zoom in on exactly where Greg is at the moment. So he's standing about – if you can see that, he's standing here looking back - - -

MR PILTON: Yes.

MR GLADWISH: - - - towards – down towards Mt Pleasant Avenue and - - -

MR PILTON: Thank you.

MR GLADWISH: No problem.

MR CARMICHAEL: Okay. So this over here is the – what's colloquially known as the senior school car park through there which is retained. So I'll now walk around the tennis court which is the side of the car park. So the entrance will be on the back side of this, and this section will be – you'll have the – the court will be at the – at a higher level, and you can see there's a terracing there on the existing court. So the upper court will be raised up slightly to the level of the landscape on the corner, which I'll show you, and then the double tennis courts will be re-established over the top.

MR GLADWISH: Yes.

MR CARMICHAEL: So I'll just stop here.

MR GLADWISH: Do you want to head – yes. We'll stop there and pan around for a little bit once you get up to the top there.

MR CARMICHAEL: Okay.

MR GLADWISH: And then once you're done, I think we've shown on the map that you'll head back down towards the multi – the basketball courts – the proposed basketball court car parks.

5 MR CARMICHAEL: Yes. So I'm looking now up towards the heritage 1890 building there, and you can see the section in the middle which is the sort of 1950s sort of looking bit, which is proposed to be removed, and further continuation of the heritage buildings there. I'll just pan around here. Straight ahead is the site of the DA approved ELC site, which is that lawn area, and that ELC site is next door to the
10 three site link set road. I'm now heading towards the basketball courts which is the site of another of the car parks.

MR GLADWISH: So for everyone, on the map we're heading down towards point number 4.

15 MR CARMICHAEL: Okay. So I'll just stop here for a moment. Again you can see the heritage buildings up on the hill. Okay. I'll just walk down a little bit further just so you can see the terracing of the courts. I'll just go a little bit further today just so we can just see back up towards the top, and I'm just approaching – I'm almost at the
20 boundary fence now.

MR GLADWISH: And that's Mt Pleasant Avenue there, isn't it, Greg?

MR CARMICHAEL: That's correct. Yes. So I'll just come across here. So I'm
25 now looking – the blue coloured screening is the retaining walls of the basketball court, so you can see there's three terraced levels there, and that basketball court's established. It will all be raised up to about the level of the top court, and the underneath is the car park. So just in the – beyond – actually just beyond the courts is – you can see some of the buildings associated with the existing primary school.
30 I'm now walking back up the pathway beside the basketball court. Do a panorama across there. So that's the ELC site with the grassy field, and the brick cottage in the background is also part of the future ELC site.

MR GLADWISH: So I might just share my screen again, and I'll just do a quick
35 recap for those just to cover – to see what we've covered off to date, and if there's any other comments or questions. I'll just highlight the route that we've just covered. So we've come down through here and across, past the tennis courts and then down towards the boundary, and then Greg's now heading back up towards the campus on top of the hill.

40 MR CARMICHAEL: Okay. All right. I'll just keep going through now. Just going to come along here and then – actually what I should do, Luke, is I will just go up to the 1890s and do that bit next while I'm here.

45 MR PILTON: That's what's on the map too, Greg.

MR GLADWISH: Yes. If you could keep - - -

MR CARMICHAEL: Yes.

MR GLADWISH: - - - heading up the hill, Greg, that would be great.

5 MR CARMICHAEL: Yes. That's it.

MR PILTON: It's a good idea.

10 MR CARMICHAEL: I'll just stop there for a bit. Just get a bit of a panorama.
Okay.

MR GLADWISH: Then we'll just head up, Greg, to Mary Ward Wing and the
proposed demolition of that link.

15 MR CARMICHAEL: Yes, okay. Just come in a little bit, you can see this building
through here. Okay. I'll give you a little bit of a close-up of this little section where
the demolition is proposed. You can see there there's the bit that was added on at a
later stage through there that is proposed to be removed. Just looking back now
where we are here.

20

MR GLADWISH: Yes. So that's dot – we're at dot point 5 on the map there for
those who have that.

25 MR CARMICHAEL: That car parking around the chapel is proposed to be removed
– so that – there's some parking around there – as part of the strategy for removing
internal parking areas from the site. Okay. I'm walking now towards the Mary
Ward. There's another tennis court through here – another pathway. In the very
background there down the hill, and I'll go down there in a moment, is the primary
school. Okay. Looking ahead is the Mary Ward, and you can see all of the arches
30 along there. This section, which connects to the 1890s block and the Mary Ward, is
what is proposed to be removed.

35 MR GLADWISH: Yes. So apologies. So that's the yellow dot next to the number
5. That is where Greg is at the moment.

35

MR CARMICHAEL: And that's the other build section there you can see in there.

MR GLADWISH: Correct. And that - - -

40 MR CARMICHAEL: We'll come in the other side - - -

MR GLADWISH: And then we'll - - -

45 MR CARMICHAEL: Yes.

MR GLADWISH: Yes. We'll go round.

MR CARMICHAEL: We'll go round the back of this when I go into the courtyard. Okay. So I'll just give you a look at the Mary Ward. This is called the Mary Ward Wing. You can see that there. We're now looking at the back of the primary school. I'll just go up a little bit further just to show you – just closer to the – primary school
5 after that. You can see the basketball courts are just there; A single storey cottage, which forms part of the primary school, which is the school's health centre; then slatted area there which is a playground area for the primary internal.

MR GLADWISH: I'll just attempt to show those. I think we've just gone - - -
10

MR CARMICHAEL: We've just gone slightly deeper in.

MR GLADWISH: Slightly – slightly deeper in. I'll just share my screen to show where we've just gone. So I think Greg – Greg's just come around and just had a bit
15 of a - - -

MR CARMICHAEL: I've just gone into there. That's it.

MR GLADWISH: Yes. Just had a bit of a look in here, and now you're heading out
20 back towards Mary Ward Wing and then into that quad.

MR CARMICHAEL: All right. So I'll just stop here. So we're looking now back again at the Mary Ward Wing with all of its arches along there. That's the primary school there. Straight ahead is the aquatic centre. And we're going to go around the
25 back of the Mary Ward Wing. I'll just give you a look at the scale of this entry there. So this roadway section through here is one of the changes that's proposed to remove. This is a loading dock delivery section where the school's boarding house has all of its deliveries and where the buses currently come in. So this is proposed to become a new quad – landscaped quad. That's the back of the Mary Ward Wing.
30

MR GLADWISH: We're just at point 6 on the map at the moment.

MR CARMICHAEL: Thanks. And I'll just walk up here.

MR PILTON: While Greg's - - -
35

MR CARMICHAEL: Have a bit of - - -

MR ROWE: While Greg's walking there, it was noted before that how this space
40 really is quite back of house at the moment. When you look at it it's very central to the heart of the school, and a big principle of the concept is to green this space and make it – take the cars out of it so that it can be – can live up to its potential in the core of the school.

MR CARMICHAEL: Okay. So I'm now looking back. You can see there's a
45 section through here. So we have the Mary Ward Wing block and the single storey section you can see just in the corner there. There's the taller section. That's the

piece that connects the 1890 block and the Mary Ward. I'll just come in here so you can see that. In the background behind the shrubbery is the 1890s block. So that will be removed, and this will be opened up. I'll just come up to the top section which is the – where the actual dock section is. Okay. And you can see the back of the 1890s there with the various back of house entrances, sort of kitchen and so forth, laundry in there.

MR PILTON: So will that bus parking and so on stay in the long term development?

MR CARMICHAEL: It's relocated on the site elsewhere.

MR PILTON: Okay. Thank you.

MR CARMICHAEL: Now, walking back where we've just been.

MR GLADWISH: And then once you get out of the quad, Greg, we'll go left and then back down towards the proposed location of the boarding house.

MR CARMICHAEL: Yes.

MR GLADWISH: So we'll go to where the proposed entry is to the boarding house, which is point 8 on the map, and then Greg will then do a loop sort of around the front edge of the building facing in towards the campus near the

MR CARMICHAEL: So just in front of me is the gymnasium sports block. It's very quiet here today, aside from being school holidays, obviously with the current COVID situation, so all these car parks are normally bustling. Okay. I'm now coming in towards – I'm walking towards this car park ahead, and the gate beyond is accessed by Mt Pleasant Avenue, and this is the primary school car park which has some modifications, and then this is where the proposed boarding house entrance also sits. I'll just go to the middle here, and I'll do a pan.

MR GLADWISH: So in front of me there is Mt Pleasant Avenue; is that right, Greg?

MR CARMICHAEL: That is correct.

MR GLADWISH: And then on the right-hand side will be the proposed location of the boarding house.

MR CARMICHAEL: Yes. I'll just come down the front. Okay. So we have Mt Pleasant Avenue straight ahead. Behind the fence is the site of the boarding house, and I'll just look around up further. We're now looking back towards the main senior school, and over here we have the primary school.

MR GLADWISH: Yes. So Greg's now at point number 8 on the map.

MR CARMICHAEL: Okay. I'm just going to walk down to show you more of the boarding house site.

5 MR ROWE: It's fairly obvious, but just noting the big change in level here.

MR CARMICHAEL: Yes. I've got to be careful on this. It's pretty steep.

10 MR ROWE: But that's particularly relevant when thinking about the height of the boarding house, what it is at street level as opposed to what it presents internally within the school.

15 MR CARMICHAEL: Yes. I'll just turn around. We're about halfway down now, so you can see back up there. We're still going. So in behind here is the aquatic centre. So this transportable here is currently used as the joint uniform shop. Up on the hill there is some existing cottages which form part of the boarding house site. I will come down a bit further. I'm just going to go up onto the embankment where the boarding house straddles just to give you a few closer views. See vegetation. Stop there for a sec. Shows the embankment levels. And I'll just walk up here so you can see a little bit of the long view around the back of the boarding house site.
20 So I'm right up now at Mt Pleasant Avenue, and I'll just give you a bit of a pan around there – just along there. You can see there's the – the walk up here. There's some cottages. See in there.

25 MS J. GRANT: Is it possible to identify those trees that you just walked past which of those are staying as part of the boarding house and which one – which are being – if any, are being removed?

MR CARMICHAEL: I might just refer that to another member of our team.

30 MS D. GREEN: Yes. I just need to see it on the plan unfortunately, because trying to locate it – but this – sorry, Greg, I need to stand still.

35 MR CARMICHAEL: I'm going to go to the boundary of the existing cottage and the boundary of the oval. Dua, I'm now looking back.

MS GREEN: Sorry. I'll just make sure I've got the right ones here for you. So the one – if you look towards the cottage, Greg.

40 MR CARMICHAEL: That's the big one behind me.

MS GREEN: Yes. I think it's that one. Sorry. I'm just trying to find the – locate exactly where it is on the plan. That big one there. There's one also around the gates and then further down. There's ones through there. Sorry. I'm really having trouble just - - -

45 MR CARMICHAEL: I think we probably - - -

MS GREEN: - - - locating myself.

MR CARMICHAEL: - - - need to find a better way of answering this question so that we can - - -

5

MS GREEN: Yes.

MR CARMICHAEL: - - - do it more accurately.

10 MS GREEN: I'll find - - -

MR PILTON: It might be better if you could – at some other time you could take some still shots - - -

15 MR CARMICHAEL: Yes.

MR PILTON: - - - and put “X”s on the ones that are going or something.

MR CARMICHAEL: Perfect. All right. We'll do that. Yes.

20

MS GREEN: We also have an actual view of it superimposed in our pack which will give you a better idea as well.

MR PILTON: Thank you.

25

MR ROWE: A significant number of those trees are being retained, and that's inherent within the boarding house design. We'll get to that in our presentation, but it's been very much the intent to retain as many of those significant trees on that frontage as possible.

30

MR CARMICHAEL: Okay. So just showing the level – the extent of the fall. So that's the level of the gates, and then you can see how that drops down.

35 MR GLADWISH: Yes. Do you just want to pan a little bit slower, Greg. Just give us a little bit - - -

MR CARMICHAEL: Sure.

MR GLADWISH: - - - of - - -

40

MR CARMICHAEL: We're looking now up to the street.

MR GLADWISH: Yes. That's good.

45 MR CARMICHAEL: Now looking back towards the uniform transportable and back towards the main college site. Okay. I will return back down to the level of the oval.

MR PILTON: Yes.

MR GLADWISH: So we'll head back down along the front of the aquatic centre and then up and back in through the campus, but we'll go past points 9 and 10 on the map. And then, Greg, I think once we get to 9 maybe just do another shot back towards the boarding house, and then once we get up – a bit further up the oval, past the aquatic centre, we'll take a shot of the Osborn Road car park.

MR CARMICHAEL: So just the bushland is over at the end of the campus. We're looking back at that embankment. The boarding house, I'll look at that a bit further in. So straight ahead is the aquatic centre.

MR GLADWISH: Greg, do you want to just stop there and just take a look back towards the boarding house just to give us an appreciation of that view. Yes.

MR CARMICHAEL: Yes.

MR GLADWISH: Just stop there. Yes. That's good. We're at number 9 on the plan.

MR CARMICHAEL: Yes. So we're now looking at the gymnasium building which has got the red sails in front of it. And there's the car park which I'll come to in a – a bit later.

MR GLADWISH: Yes. So Greg's at about point 10 on the map at the moment.

MR CARMICHAEL: Okay. So I'll go up here - - -

MR GLADWISH: Yes. If you head up - - -

MR CARMICHAEL: - - - which is - - -

MR GLADWISH: - - - in there and then out towards Osborn Road, Greg.

MR CARMICHAEL: So I'm walking past the modular classrooms. Okay. So I'll just do a bit of a pan around here. You can see this is the – over to the right with the arches, that is the Mary Ward Wing that we looked at previously, and this building straight ahead of us is the Gonzaga Barry Centre, and then just looking back down there to the oval. Luke, I'll go into this courtyard up here.

MR GLADWISH: Yes. We'll just show them – yes – the view from the – from that, and I'll just point that out on my map here. I'll just share my screen. So Greg's currently here.

MR CARMICHAEL: I'm looking back towards the end of the site - - -

MR GLADWISH: So that's out that way.

MR CARMICHAEL: Now I'm going into the – one of the quads.

MR GLADWISH: So you're heading in, are you, Greg?

5 MR CARMICHAEL: Yes. I'll just have a look around here.

MR GLADWISH: Greg's just heading - - -

10 MR CARMICHAEL: I'm going to come in from the side.

MR GLADWISH: - - - to the quad. Yes.

MR CARMICHAEL: Yes. We'll come back to here.

15 MR GLADWISH: Yes.

MR CARMICHAEL: I'm going to come in through that gate a little bit later, that one over there.

20 MR GLADWISH: That's right. So Greg's now heading out towards the Osborn Road car park, point 12 on the map and - - -

MR CARMICHAEL: The gate immediately ahead of us is one of the existing driveway and bus access points which we'll think about changes to that later. That is simply the way the vehicles move is all reconfigured in this area. So up there is the bus slip lane, and that is to – that is reconfigured to – is also the current pick up and drop off area, and in this section through here is – if I just walk down here – the Osborn Road staff car park. And what was originally proposed in the application was tandem parking along the line where those trees were, and now that is in the conditions proposed that it be repositioned towards – proposed to reconfigure that site where there's the So I'll walk back up the top. We're now walking up the existing pick up, drop off and bus set down which will become just the bus set down.

35 MR PILTON: That's one way.

MR CARMICHAEL: One way. It's one way now, and it's one way in the future.

MR PILTON: Okay. One way sort of coming towards – or is that narrower now?

40 MR CARMICHAEL: Okay. So this is one of the other access ways in, which is currently where the students enter in from that quad we were just in before. Okay. So I'm now going - - -

MR GLADWISH: That was looking in – was number 7 - - -

45 MR CARMICHAEL: That's right.

MR GLADWISH: - - - where Greg was before in the main quad. And then going now, you're heading back up around towards the start.

5 MR CARMICHAEL: I'm just going to just step back a bit so that we can see the elevations of the buildings fronting Osborn. So this first building is known as the Kendall Wing, and behind it the newer building is the Gonzaga Barry, and that intersection just in the background there is where the bus set down exit, and there's currently an internal road which is one of the ones that is not required once all of that reconfiguration occurs. Okay.

10 MR ROWE: And these are the – effectively the envelopes that the Department has conditioned which will come up later on about keeping the height of the existing buildings.

15 MR CARMICHAEL: Just – so we looked at this right at the start where we were looking at the road that's sort of peeled off to the left. So that is the gate which is the pickup, drop off and bus set down – future bus set down only, and just looking back in there. Okay. So this building on the corner here is called the Deirdre Rofe Centre. And then just above us – we'll go in. The boundary fence is just along there. And we're now at the back of that admin block where we began.

MR GLADWISH: Yes. Coming around here Greg's back at number 1 on the map where we started.

25 MR CARMICHAEL: Okay. All right. So I'm now back to where we began.

MR PILTON: Thank you. That's worked out reasonably well under the circumstances, and I'll have to say I feel a bit seasick after that, but that was good. You got a good coverage. I'm happy with what we've seen. Juliet, Wendy, is there anything else you would like to see?

MS GRANT: No. That was great, thanks.

35 MR CARMICHAEL: All right.

MR PILTON: Right.

MR CARMICHAEL: I'm just going to put myself on mute now.

40 MR PILTON: Yes, okay. Thanks, Greg, and thanks, Luke.

RECORDING CONCLUDED

[1.48 pm]