



Loreto
Normanhurst

Loreto Normanhurst Development

Community Consultative Committee (SSD-8996)

18 February 2025

Status of Construction Works

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Summary of Substage Construction:

Substage No. 1 – Reconfigure Osborn Rd Carpark **COMPLETE**

Substage No. 2 – Through Site Link **COMPLETE**

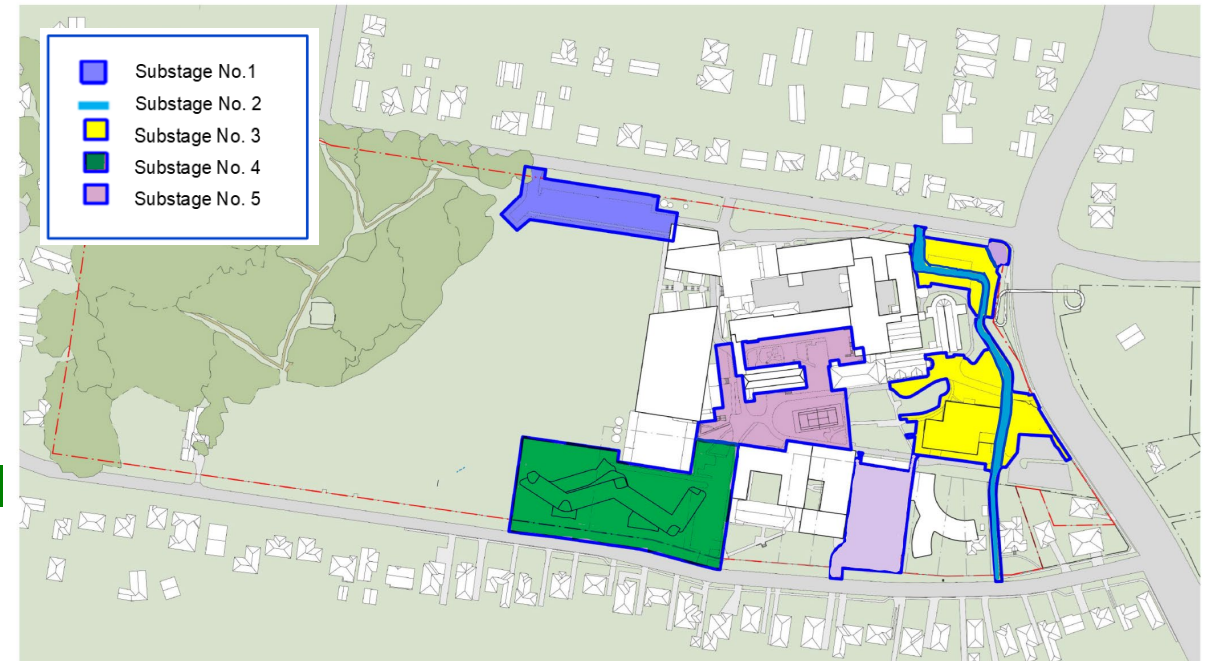
Substage No. 3 – P1A tennis court carpark **COMPLETE**

Substage No. 4 – New Boarding House

- Demolish Loreto Community House - **COMPLETE**
- Construct boarding accommodation building **COMMENCED JULY 2024**

Substage No. 5 – New Boarding House

- Reconfigure P4 primary carpark **NOT COMMENCED**
- Demolition and landscaping works **NOT COMMENCED**



Construction Update

New Boarding House

Construction Update

- Construction is progressing well on site.
- Buildcorp has commenced the following activities since the previous meeting:
 - Construction of the sub-basement, basement and Level 2 slabs.
 - Commenced substation works.
 - Investigations to find Loreto's existing stormwater line connection.

New Boarding House

Construction | Upcoming Impacts

Update on the Ausgrid infrastructure works along Mount Pleasant Avenue

- Due to unforeseen circumstances including finding unexpected tree roots, this has delayed the trenching works and installation of electrical cables within Mount Pleasant Avenue. 90% of the works have been completed to date.
- Buildcorp and Loreto are currently scheduling for when the remainder of the works will be undertaken which is likely to be within the next month. Once a date and duration has been confirmed, Buildcorp will distribute a letter to the affected properties outlining the relevant information.

Substation Works

- The new substation is expected to arrive and be installed during the April 2025 school holidays. This should have minimal impact on the community, apart from additional truck movements carrying the substation kiosk.

Work Zone

- Buildcorp has applied for the 30m work zone along its site boundary in Mount Pleasant Avenue, along the road reserve. This is expected to be installed March/April 2025.

New Boarding House

Modification 2

A modification (MOD 2) to the existing State Significant Development Application (SSDA) is being prepared to refine aspects of the new boarding house and associated facilities. Key updates include:

- **Air-Conditioning Height Clarification:** A minor housekeeping amendment to confirm that the air-conditioning units extend slightly above parapet height / building envelope. This adjustment is unlikely to be visible from the school grounds or neighbouring properties.
- **Enrolment Adjustment:** The approved student population increase will be brought forward due to all traffic and parking conditions being met earlier than initially planned. This also reflects the removal of the childcare centre, which was previously intended under MOD 1. **There will be no increase to the overall student population beyond what is approved in the SSDA.**

Key Notes:

- **Parking & Construction:** The revised timeline ensures no reduction in available parking at any stage. Construction of the boarding house remains on schedule and will not be impacted by this modification.
- **No Change to Approved Capacity:** The modification does not alter the total number of students or staff.
- **Construction Impact:** The boarding house construction has commenced and will proceed as planned without disruption from this modification.
- **Minimised Disruption & Parking Management:** The changes are designed to enhance functionality while ensuring no net reduction in available parking at any stage.
- This modification aligns with project objectives and maintains operational efficiency throughout construction.
- Any questions can be directed to either Hayley (Urbis) or CTPG.

Community Concerns

New Boarding House

- CTPG/Urbis response to questions raised by the community.

New Boarding House

New Boarding House Set-Back from Mount Pleasant Avenue



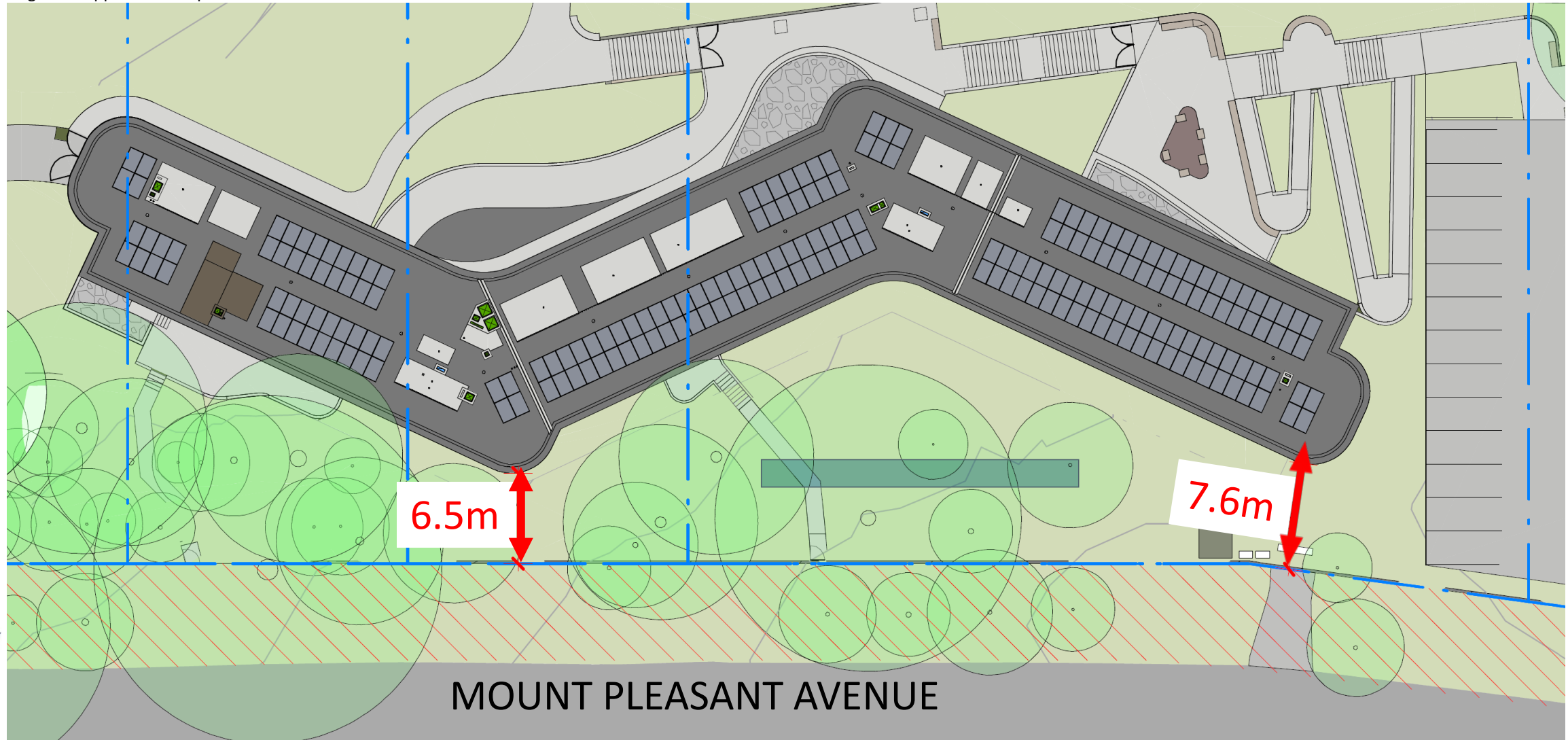
Figure 1: Render looking South along Mount Pleasant Avenue

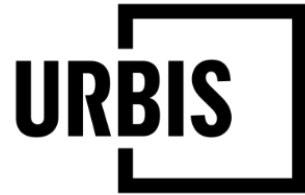
- The minimum setback of the New Boarding House from the Loreto boundary along Mount Pleasant Avenue is 6.5m.
- The distance from Loreto Boundary to Mount Pleasant Avenue is Council land and is subject to Council.

New Boarding House

New Boarding House Set-Back from Mount Pleasant Avenue

Figure 2: Approved Stamped Plan





Loreto Normanhurst – New Boarding House

For any community enquiries related to construction, please contact Urbis Engagement:



engagement@urbis.com.au



1800 244 863



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