



Scoping Report

Saint Ignatius' College Riverview – Stage 2

2-60 Riverview Street and Tambourine Bay Road, Riverview
Lot 10 DP 1142773

**Prepared by Willowtree Planning Pty Ltd on behalf
of Saint Ignatius' College Riverview Limited**

January 2020

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Stage 2 Built Form Approval for Wallace Precinct, Saint Ignatius' College Riverview
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PART A PRELIMINARY

1.1 OVERVIEW

This scoping document has been prepared by Willowtree Planning on behalf of Saint Ignatius' College, Riverview (the College) and is submitted to the NSW Department of Planning, Industry and Environment (DPIE) in support of a formal request for the Secretary's Environmental Assessment Requirements (SEARs).

This request for SEARs is made in relation to the Saint Ignatius' College Riverview located at 2-60 Riverview Street and Tambourine Bay Road, Riverview (Lot 10 DP 1142773).

The proposed development seeks approval for the future development of the Campus to provide a framework for the future physical development, ensure modern teaching and learning facilities and ongoing evolution of the School. Pursuant to this application, approval for detailed built form for Stage 2 development works is sought, which comprises the construction and operation of the Wallace Precinct.

The proposal is classified as State Significant Development (SSD) pursuant to Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP). Clause 15 of Schedule 1 relates to education establishments and provides that *development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing School* is State Significant Development.

This document provides a brief overview of the proposal and the planning framework that applies to enable the issue of the SEARs that will guide the preparation of a formal Environmental Impact Statement (EIS) for the Stage 2 development.

It is therefore requested that DPIE issue formal SEARs to support the preparation of the EIS for Stage 2 works.

1.2 STATE SIGNIFICANT DEVELOPMENT 7140

The Minister for Planning granted development consent on 24 June 2016 for the Concept Master Plan Approval and Stage 1 Built Form Approval for Saint Ignatius' College Riverview, for the following:

- *Concept Proposal for the staged redevelopment of the Saint Ignatius' College Riverview Senior School Campus over a 30 year period, comprising:*
 - *Demolition works;*
 - *Construction of new buildings and recreation facilities;*
 - *Refurbishment and expansion of existing buildings;*
 - *Vehicular access, car parking and pedestrian circulation arrangements;*
 - *New recreation and outdoor spaces; and*
 - *Associated landscaping.*
- *Stage 1 Works, including the expansion and refurbishment of the existing buildings in the Therry Precinct and associated landscaping.*

Pursuant to Section 4.24 of the EP&A Act, "while any consent granted on the determination of a concept development application for a site remains in force, the determination of any further development application in respect of the site cannot be inconsistent with the consent for the concept proposals for the development of the site".

In order to facilitate the delivery of the Stage 2 SSD Project, modification is required to the approved Concept Master plan application. As such, a concurrent modification application to the Concept Master Plan will be submitted along with the Stage 2 SSD application. The modification will include the following:

- Relocation of Wallace Precinct Building Envelope;

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- Redistribution of Recreation Precinct;
- The height of the new building will be five (5) levels; one (1) level higher than the existing facility which will equate to the top floors of the existing Doyle and Vaughan Buildings; and
- Removal of Tree Vegetation.

Accordingly, Stage 2 will be consistent with the Concept Proposal (as amended).

A detailed assessment of the proposed amendments will be provided in the Section 4.55 Modification. Given the scope of amendments, we do not believe additional SEARs are required for the Concept Master Plan.

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PART B SITE ANALYSIS

2.1 SITE LOCATION AND CHARACTERISTICS

The College Site comprises some 40 hectares, including the Main Campus (Senior School) and Regis Campus (Junior School). The Site is legally described as Lot 10 DP 1142773 and is owned by The Trustees of the Jesuit Fathers incorporated under the Roman Catholic Church Communities' Land Act 1942 No 23 (NSW). The College leases the Site from the landowner.

The Site is located in the suburb of Riverview within the Lane Cove Local Government Area. The Site is bounded by Riverview Road to the north, Tambourine Bay Road to the east and the Lane Cove River to the south and west which has a prime waterfront position on the Lane Cove River.

Figure 1 below provide an aerial photograph of the college and the extent of its boundaries.

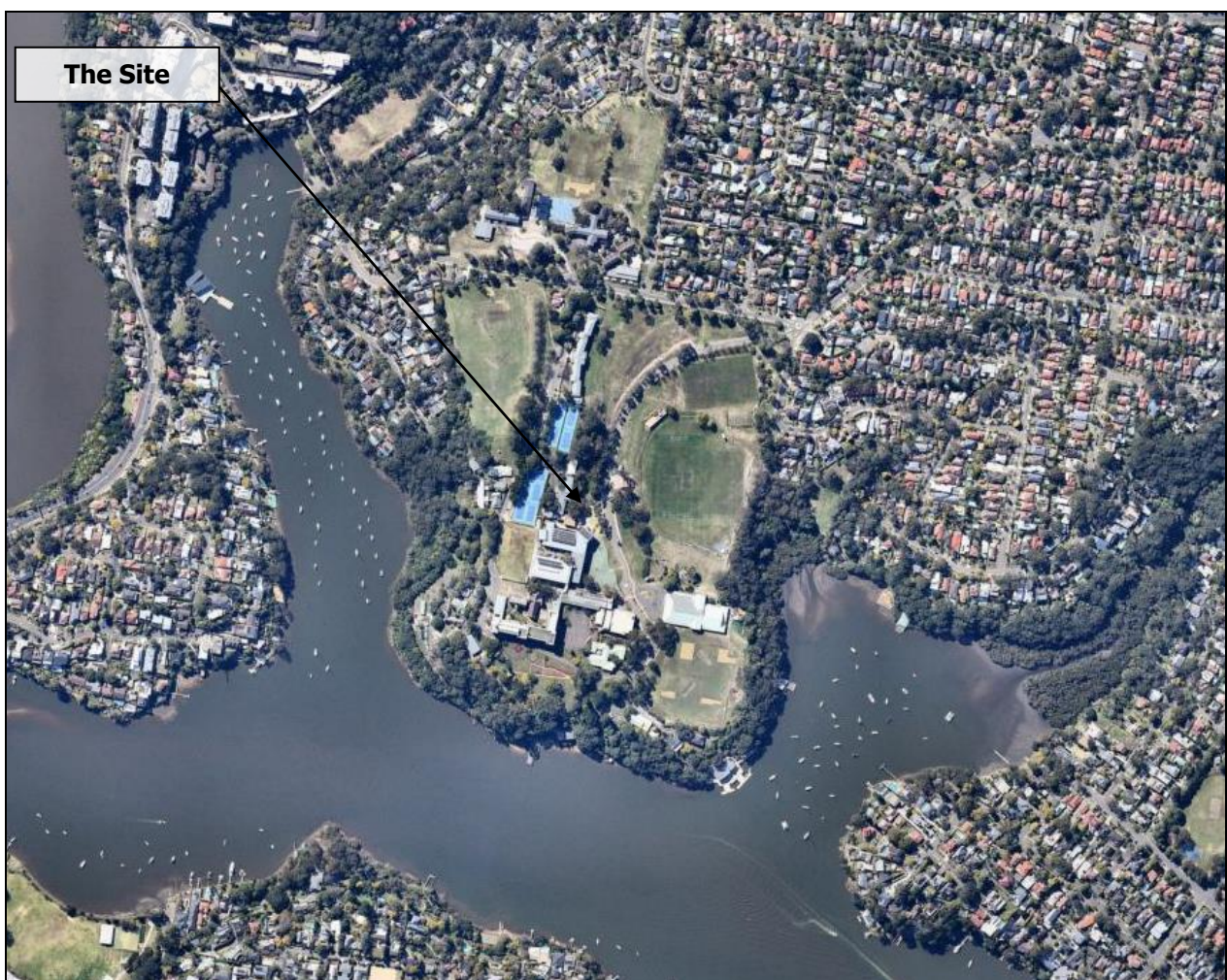


Figure 1. Aerial of the Site (Source: Nearmap, 2019)

The existing campus, like many school campus developments, is characterised by a collection of buildings and facilities, which have been developed in isolation, without maximising opportunities for collaboration or connection.

The School is also broken into two campuses being Senior School (Main Campus) and Junior School (Regis Campus).

Of significance the College includes amongst other buildings and land uses the following:

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- Chapel;
- Administration Buildings;
- Classrooms and Learning Spaces;
- Library;
- Halls
- Refectory, Kitchen and Canteen;
- Boarding Houses;
- Health Centre;
- Long Day Care Centre
- Sporting facilities including playing fields, gymnasium, swimming pool, rowing sheds, sailing club, basketball, cricket nets, mountain biking track and tennis courts;
- Observatory;
- Wharf connecting to the Lane Cove River;
- Staff residences;
- Weather station;
- Storage, maintenance, loading and waste management facilities.

A range of built form and building heights exists across the College, which is typical of an Educational Establishment.

A vehicular/pedestrian loop road also exists through the Main Campus (Senior School) of the College providing two entrances and exits at Riverview Street. A further entrance and exit from Riverview Street services the Regis Campus (Junior School).

Figure 2 below provides an overview of the Site layout (as existing) and the surrounding uses.

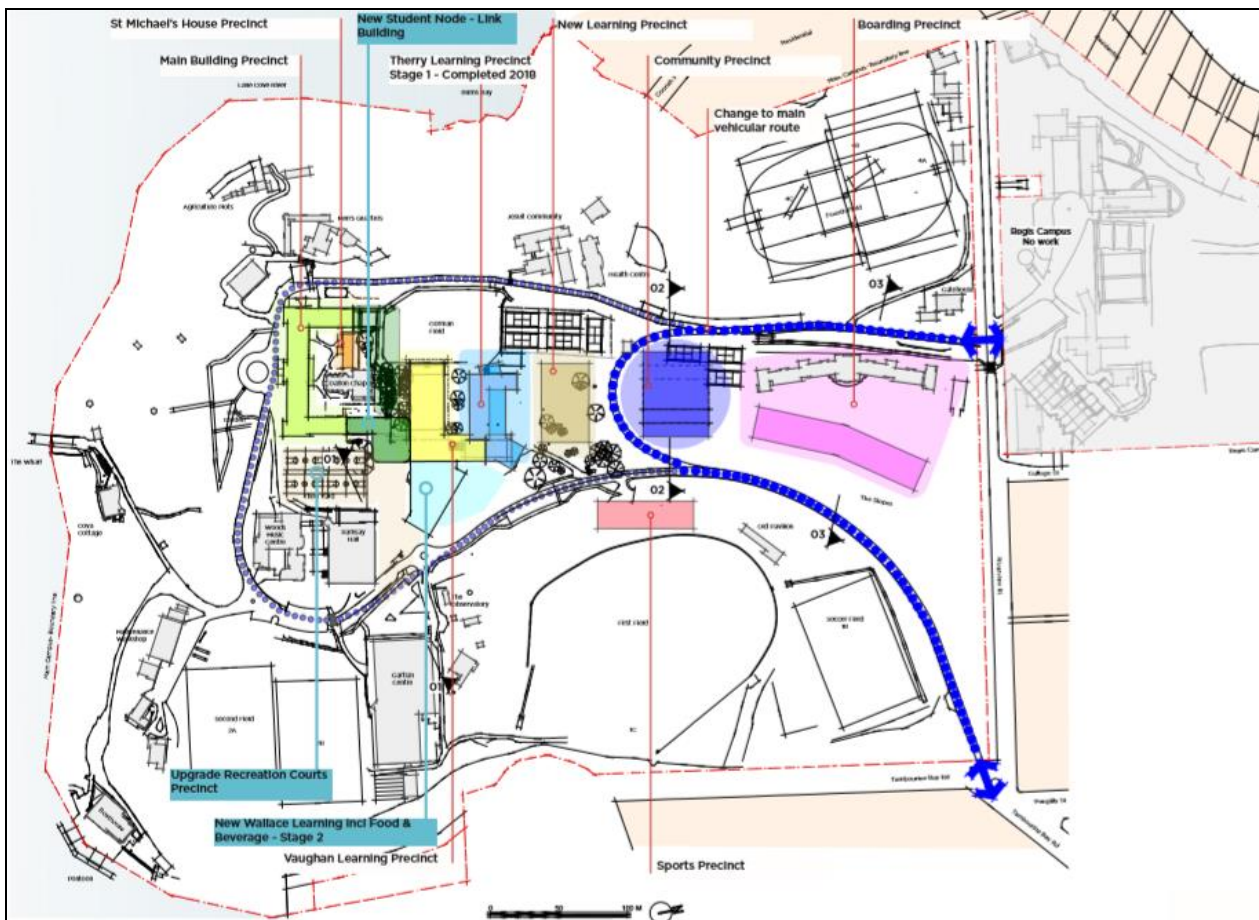


Figure 2. Site Layout (Source: PMDL, 2019)

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2.2 SCHOOL HISTORY

Saint Ignatius' College Riverview was established by the Jesuit Fathers in 1880 from the Estate of Fr John Joseph Therry. The school first opened as a secondary boarding school with a total of four (4) students. The school was initially housed in the existing cottage on the Site 'Ormeau view'. In July 1880 Saint Michaels House was completed as the first purpose built school building. The Main Building was built between 1889 and 1938 followed by Dalton Chapel 1909.

Since then the School has evolved into one of Sydney's leading private boys educational establishment.

2.3 EXISTING USE AND POPULATION

The Site is currently used as an Educational Establishment for boys with an overall capacity of **1,640** students across the Main Campus and the Regis Campus.

Boarding student numbers fluctuate each year to a maximum of **365**.

The staff numbers fluctuate to a maximum of **350**, and this includes full time and part time staff.

A total of **47** residences are located on site.

2.4 OTHER USES OF THE COLLEGE

The Gartlan Centre pool and sports facilities is hired out when not in use by College students and boarders to various external sporting clubs and coaches during the year for swimming, basketball, cricket and water polo. The Pool is also hired for other schools swimming carnivals. The Gartlan Centre, the ovals, boarding houses and general facilities are also used during the holidays for training camps and carnivals such as Rugby, Cricket, Football, Surf Lifesaving and AFL.

The Ramsay and Regis Halls are hired out for other Schools Speech days, NSW Elections, Dance Concerts and Dinners. The Cricket nets, Tennis courts Ovals and Grounds are leased during and after school hours when not in use by College students and boarders.

Cova Cottage and Boat House may be hired out for functions and conferences under strict operating conditions.

The Chapel is used for Funerals, Weddings, Baptisms and Sunday Mass for Lane Cove Parish. The O'Kelly Theatre is hired out for external use.

Other significant events that occur annually are:

- GPS Rugby Joeys v Riverview every 2nd year,
- Rowing. Gold Cup in March.
- Indian Bazaar in September.
- Cross Country Schools Carnival in May

2.5 EXISTING HOURS OF SCHOOL USE

The following provides a summary of the existing hours of school use across the Site:

- Standard operating hours of the school are from 6.30am to 7.30pm Monday to Thursday and 6.30am – 9.30pm on Fridays
- Boarding occurs on a 24/7 basis
- Standard teaching hours are 8.30am – 3.30pm Monday to Friday
- Afternoon Study Program for Day Students occurs from 3.30pm – 7.30pm Monday to Thursday
- Before School Curriculum Tutorials occur for students from 7.00am – 8.30am Monday to Friday

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- Co-Curricular activities occur between 6.30am – 8.30am Monday to Friday, 3.30pm – 6.00pm Monday to Thursday, and 3.30pm – 9.30pm on Fridays (Debating and Swimming Friday evenings).
- Saturday sport occurs all day Saturday
- Sundays - Boarding on-site activities and supervision occur

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PART C PROPOSED DEVELOPMENT

3.1 AIMS AND OBJECTIVES

The following objectives have been identified as forming the basis of the proposed development of the existing educational establishment.

- Create an education precinct to create a high-quality teaching and learning environment for staff and students;
- Establish additional floor space to increase availability and efficiency of teaching functions for Saint Ignatius' College Riverview Campus;
- Upgrade the public domain to create visually interesting transitions through the campus, and promote the heritage elements of the campus;
- Ensure minimal environmental impact;
- Ensure the development is compatible with the approved Concept Master Plan and
- Ensure development is compatible with surrounding development and the local context.

The Site and proposed design are considered to meet the objectives of the project as it allows for development on land that has been previously used for educational purposes.

3.2 DEVELOPMENT STATISTICS - STAGE 2

An overview of the proposed development is provided below. Preliminary Concept Plans have been prepared by PMDL and accompany this report as **Appendix 1**.

The proposed development seeks detailed built form approval for Stage 2 Development comprising of the Wallace Precinct to provide new teaching and educational facilities, as detailed below:

- Construction of new five (5) storey building at the heart of the Campus, known as Wallace Precinct, to accommodate modern, flexible teaching and learning spaces;
- Provide improved learning opportunities for Science, Technology, Engineering, Mathematics and PDHPE as a STEMP facility; and
- Upgrade courtyard to improve the integration of the learning space and create a sense of place.

Overall, the proposed built form approval seeks to provide a framework for the future physical development of the Campus to ensure the best teaching and learning outcomes, and ongoing evolution of the School.

The description of the proposed development is provided to assist the DPIE in its initial consideration of the development as State Significant Development (SSD) under the *Environmental Planning and Assessment Act 1979* (EPA&A Act). Final details of the proposed development will be provided in the EIS for the development.

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PART D LEGISLATIVE AND POLICY FRAMEWORK

4.1 STATUTORY PLANNING FRAMEWORK OVERVIEW

This Part of the SEE assesses and responds to the legislative and policy requirements for the project in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act). The statutory planning framework relevant to the preparation of the SEE includes:

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2000*
- *State Environmental Planning Policy (State and Regional Development) 2011*
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*
- *State Environmental Planning Policy No. 55 – Remediation of Land*
- *Lane Cove Local Environmental Plan 2009*
- *Lane Cove Development Control Plan 2010*

4.2 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) is the overarching governing document for all development in NSW. Pursuant to Section 4.36(2), the EP&A Act provides that:

A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.

The proposed development has been identified as State Significant Development under SRD SEPP as outlined in **Section 4.5** below.

Pursuant to Section 4.12(8), *a development application for State significant development or designated development is to be accompanied by an environmental impact statement prepared by or on behalf of the applicant in the form prescribed by the regulations.* Accordingly, this report precedes the required EIS.

4.3 ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000

The *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) prescribes requirements for Environmental Impact Statements in Schedule 2.

Pursuant to Schedule 2 Clause 3, prior to an EIS being prepared a written application must be made to obtain the Secretary's Environmental Assessment Requirements (SEARs). This application forms the required request for SEARs.

4.4 STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

Proposals involving activities that are listed in Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP) are identified as being State Significant Development (SSD).

Clause 15 of Schedule 1 states:

15 Educational establishments

- (1) *Development for the purpose of a new school (regardless of the capital investment value).*
- (2) ***Development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school.***
- (3) *Development for the purpose of a tertiary institution (within the meaning of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017),*

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including associated research facilities, that has a capital investment value of more than \$30 million.

In accordance with Schedule 1 Clause 15(2), the proposed development for Stage 2 works is for an existing school, with a capital investment value of more than \$20 million is State Significant Development.

4.5 STATE ENVIRONMENTAL PLANNING POLICY NO.55 – REMEDIATION OF LAND

Clause 7(1) of *State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP 55) requires that a consent authority must not grant development consent on land unless:

- a) *it has considered whether the land is contaminated, and*
- b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

The Site subject to the proposed works has been used as an educational establishment since 1880. Preliminary investigations were carried out under SSD 7140 and indicate that the site is historically free of contamination.

The Preliminary Investigation concluded:

The site has been part of the Saint Ignatius' College senior school grounds for more than a century and this use of the site is not considered to be contaminating in nature. The potential for contamination at the site, therefore, is considered to be low. There is, however, potential for contamination to be associated with filled areas of the site, hazardous building materials and possible past pesticide use. It is therefore recommended that targeted (or limited) intrusive soil sampling be undertaken at parts of the proposed development site, particularly in areas that have been filled. (It is recommended that this only be undertaken to areas subject of development within the College).

Soils designated for off-site disposal will need to be subject to waste classification in accordance with NSW EPA, Waste Classification Guidelines, 2014. Preliminary waste classification testing can be undertaken concurrently with intrusive soil sampling for contamination. In the case that a hazardous building material register (or similar) does not already exist, a hazardous building materials survey should be undertaken for buildings subject to refurbishment works.

The Preliminary Site Investigations assessed the Concept Master Plan and Stage 1 Built Form Approval. It is considered no further consideration is required for the Stage 2 works.

4.6 STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENT AND CHILD CARE FACILITIES) 2007

In September 2017, DPE reed *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (Education SEPP) with the aim of facilitating the effective delivery of education and childcare facilities across the state of NSW.

Part 4 of the Education SEPP relates specifically to schools and identifies Prescribed Zones within which development for a school may be carried out by any person with development consent. The SP2 zone within which the Site is located is a Prescribed Zone for the purpose of Part 4 of the Education SEPP, and therefore, the proposed development is permissible with consent.

Pursuant to Clause 35(6), *before determining a development application for development of a kind referred to in subclause (1), (3) or (5), the consent authority must take into consideration:*

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- (a) the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 4, and
- (b) whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.

The Design Quality Principles outlined in Schedule 4 relate to context, built form and landscape; sustainability, efficiency and durability; accessibility and inclusivity; health and safety; amenity; whole of life; flexibility and adaptivity; and aesthetics. The design quality principles will be considered in the design of the facility and directly responded to in the future EIS.

The proposed development will seek to satisfy Clause 35(6)(b) of the Education SEPP through allowing the school facilities to be available for community uses and activities across the College. It is considered any future external use of the Site will be considered under a comprehensive management strategy.

4.7 LANE COVE LOCAL ENVIRONMENTAL PLAN 2009

The Site is subject to the provisions of *Lane Cove Local Environmental Plan 2009* (LCLEP2009). Relevant permissibility and development standards are summarised in the subsequent sections of this report.

4.7.1 Zoning and Permissibility

The Site is zoned SP2 Infrastructure (Educational Establishment) (**Figure 3**). Zone objectives and permissibility for the SP2 Zone are outlined in **Table 1** below.

Table 1. Zoning and Permissibility	
LCLEP 2009	Provision Applicable to the Site
Zone – SP2 Infrastructure (Educational Establishment)	
Objectives	<ul style="list-style-type: none">▪ To provide for infrastructure and related uses.▪ To prevent development that is not compatible with or that may detract from the provision of infrastructure.
Permitted without Consent	Nil
Permitted with Consent	Aquaculture; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose ; Roads; Signage
Prohibited	Any development not specified in item 2 or 3

Accordingly, Educational Establishments (which by definition include Schools) are permitted with consent in the SP2 Zone. As listed above, a range of other uses are also permitted with consent.

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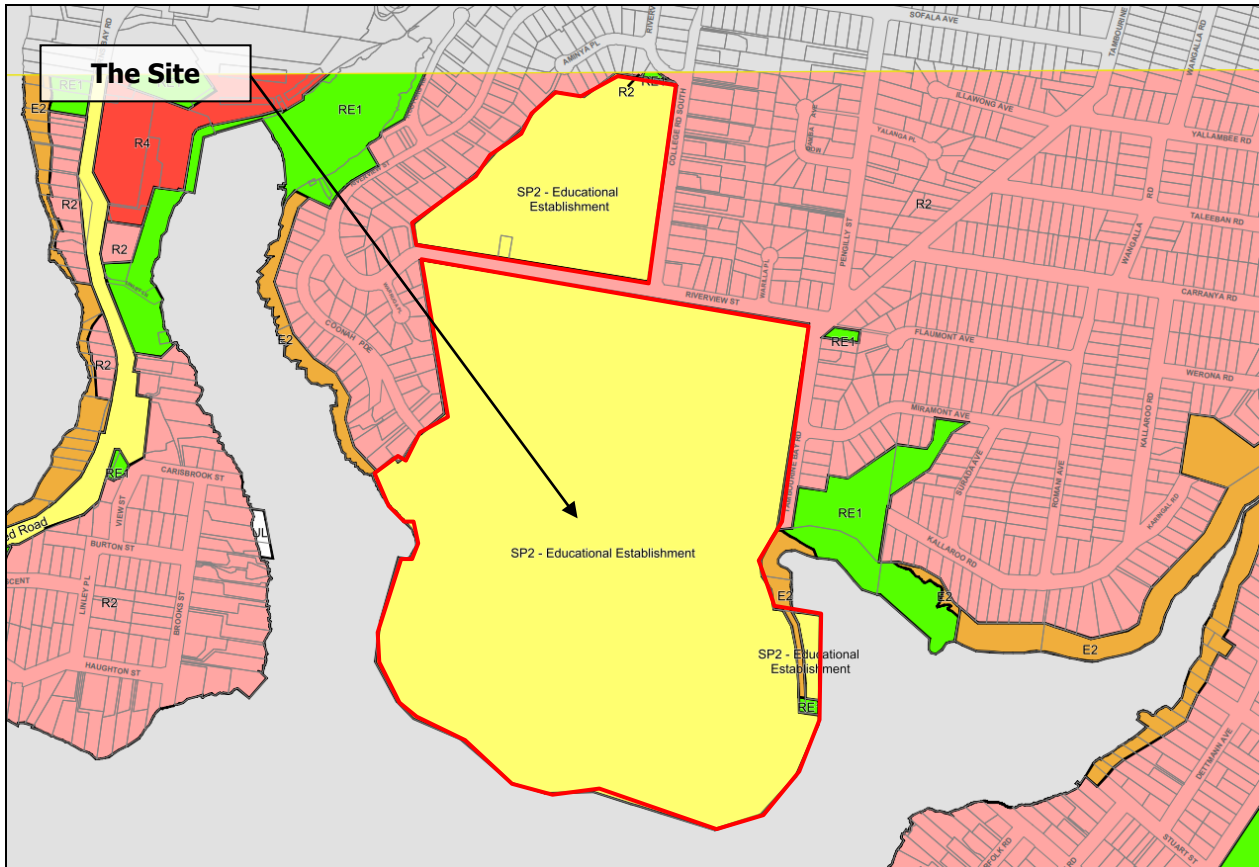


Figure 3. Zoning Map (Source: NSW Legislation, 2009)

4.7.2 Height of Buildings

Pursuant to Clause 4.3 of the LCLEP 2009, the Site has a maximum building height of **9.5m** (Figure 4).

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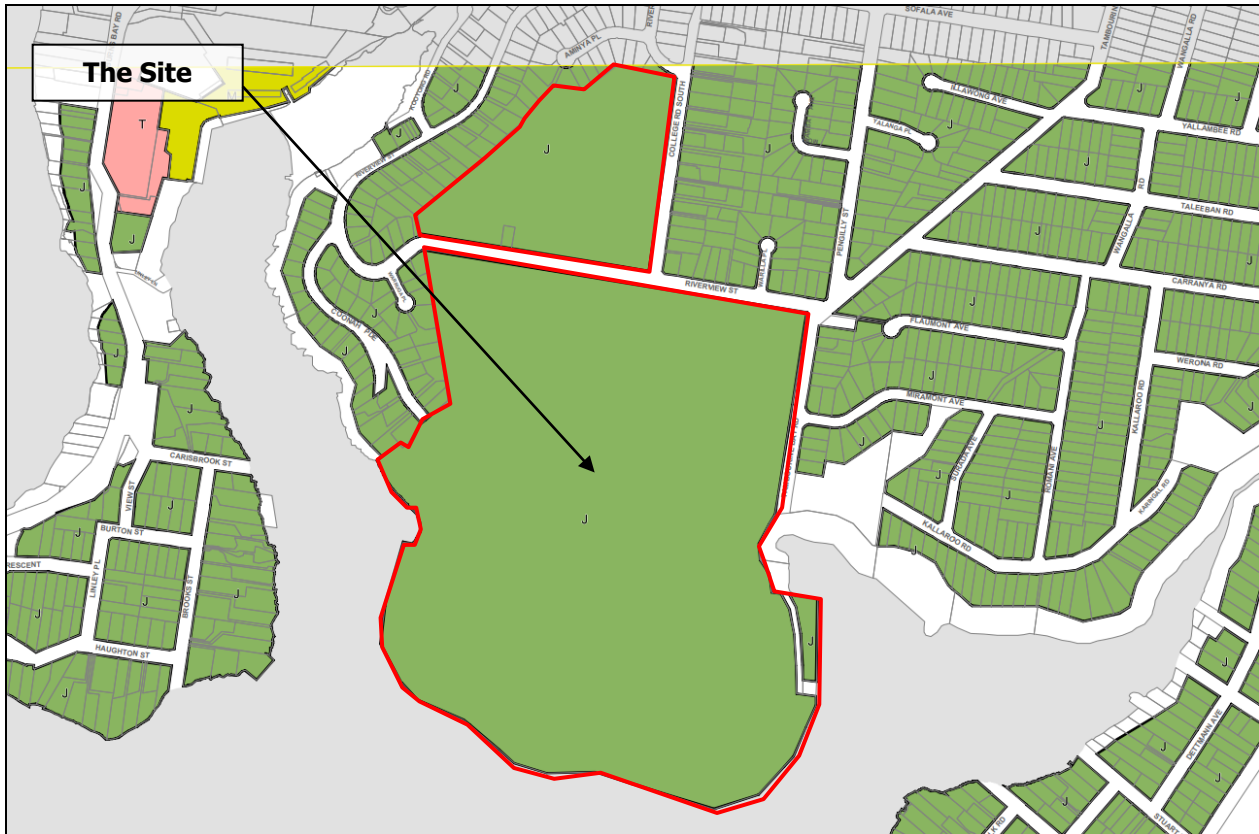


Figure 4. Height of Buildings (Source: NSW Legislation, 2009)

4.7.3 Floor Space Ratio

Pursuant to Clause 4.4 of LCLEP 2009, the Site has a maximum Floor Space Ratio (FSR) of **0.5:1 (Figure 5)**.

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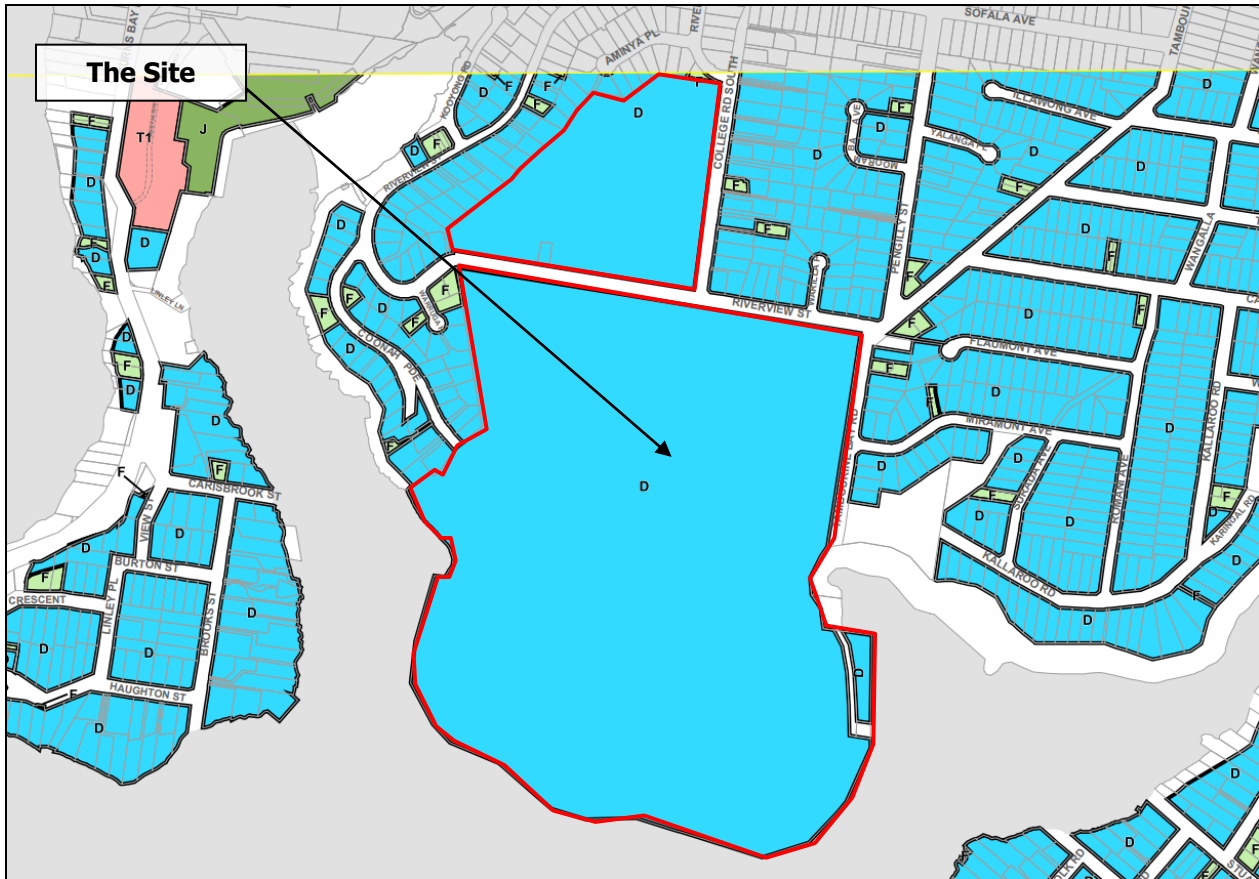


Figure 5. FSR Map (Source: NSW Legislation, 2009)

4.7.4 Heritage Conservation

The Site is identified as an item of local heritage significance (**Figure 6**) pursuant to LCLEP 2009, described as follows:

- Item 319: Saint Ignatius' Headland (2-68 Riverview Street, Riverview).

The effect of any proposed development on heritage significance would therefore need to be assessed and a Heritage Assessment Report submitted in conjunction with any future application.

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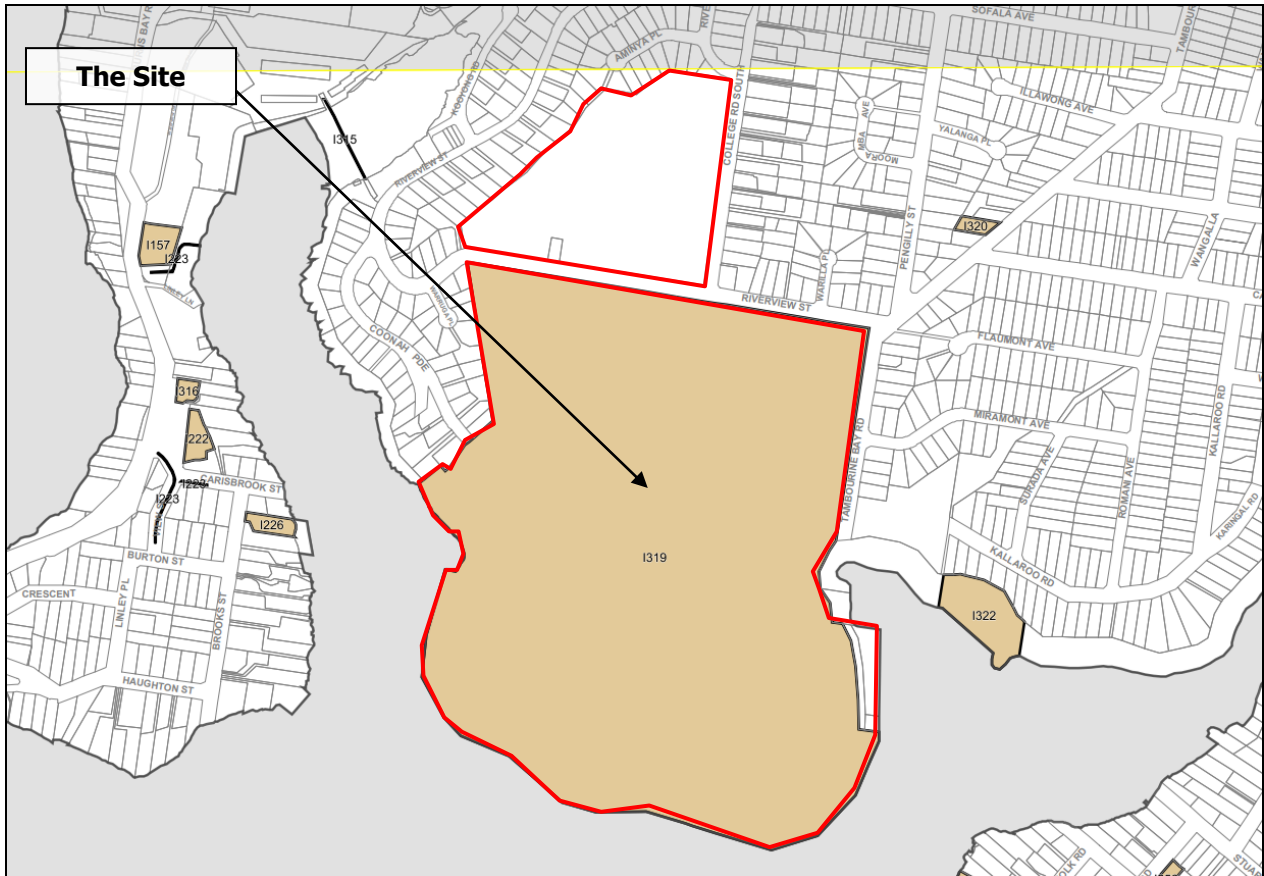


Figure 6. Heritage Conservation (Source: NSW Legislation, 2019)

4.7.5 Environmental Protection Area

A portion of the Site, located towards the waterfront, is identified as environmental protection land under LCLEP 2009 (**Figure 7**).

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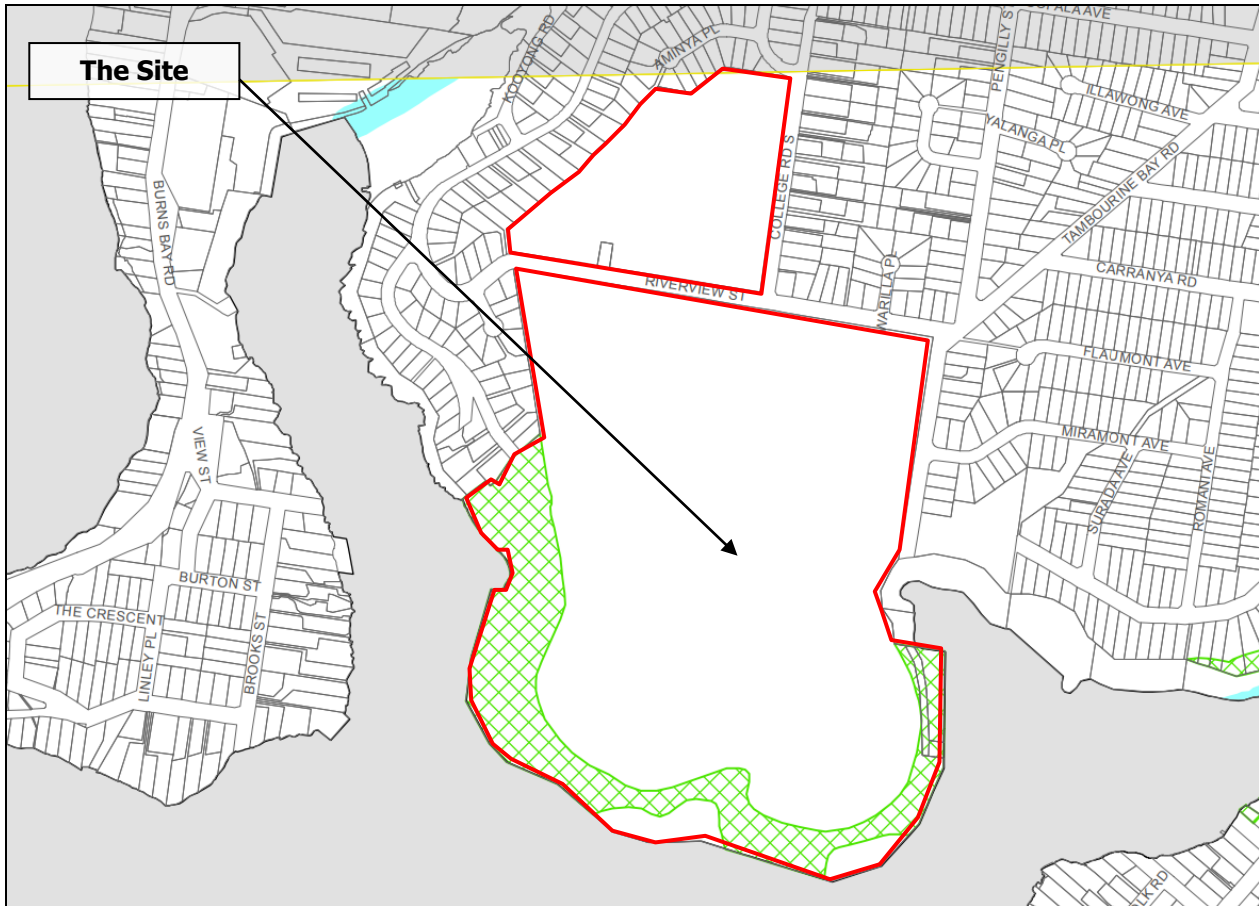


Figure 7. Environmentally Sensitive Land (Source: NSW Legislation, 2019)

4.8 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No Draft Environmental Planning Instruments apply to the Site.

4.9 NON-STATUTORY PLANNING FRAMEWORK OVERVIEW

The following non-statutory development control and strategic plans apply to the Site and proposed development.

- *Lane Cove Development Control Plan 2010*

4.10 LANE COVE DEVELOPMENT CONTROL PLAN 2010

Clause 11 of the SRD SEPP provides that:

Development control plans (whether made before or after the commencement of this Policy) do not apply to:

(a) State significant development

Additionally, Clause 35(9) of the E-SEPP, which relates to schools that are permitted with consent, provides that:

A provision of a development control plan that specifies a requirement, standard or control in relation to development of a kind referred to in subclause (1), (2), (3) or (5) is of no effect, regardless of when the development control plan was made.

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The proposed school within a Prescribed Zone is development referred to in subclause (1), and therefore the provisions of a DCP are not applicable.

Whilst it is proposed that the project will have regard to the key DCP Controls, as noted above, the *Lane Cove Development Control Plan 2010* (LCDCP 2010) will carry no weight in the assessment due to the status of the application as an SSD.

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PART E COMMUNITY CONSULTATION

In accordance with the DPIE Community Consultation Guidelines, consultation will be undertaken with relevant public authorities, the community and Council.

Saint Ignatius' College Riverview is committed to engaging effectively with the local community in a meaningful, accountable and responsive way. The College will establish a community engagement policy that outlines its position and commitment to ensure community engagement is integrated into all activities. Overall, the College seeks to build relationships and strengthen its place in the community and to better understand the communities within which it is located.

The **objectives** of the preliminary community consultation are as follows:

- Identify key community stakeholders with an interest in the project;
- Provide relevant information and advise the local community about the proposed development;
- Promote awareness and appreciation of the proposed development;
- Provide opportunity for the local community to comment and provide feedback on the proposed development.

The key stakeholders that are to be included in future Community Consultation include, but are not limited to, the following:

- State Government Agencies;
- Lane Cove Council;
- Local Elected Members;
- Neighboring Residents and Landowners;
- Current Students, Parents and Faculty Members of the College;
- Former Students and Family of Saint Ignatius' College Riverview.

Consultation with relevant stakeholders will be undertaken whilst preparing a detailed Environmental Impact Statement in keeping with the Department's Major Project Community Consultation Guidelines.

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PART F ENVIRONMENTAL ASSESSMENT

A screening analysis of the environmental issues applicable to the proposal is presented in **Table 2** below. This risk-based analysis has been used to identify the key environmental issues for further assessment and assist the preparation of the SEARs for the proposed development.

The analysis is based on preliminary environmental assessment of the Site only. The EIS for the proposal will fully address these items and other environmental issues relevant to the proposal.

Table 1. Environmental Assessment Table

Issue	Analysis
Urban Design and Built Form	<ul style="list-style-type: none">The EIS will address the height, density, bulk and scale of the proposed development within the context of the locality and the Site. The proposal will clearly demonstrate how the layout and siting of the proposed works will achieve an appropriate design and amenity outcome for the user of the Site, and how the proposal integrates with the local environment.
Environmental Amenity	<ul style="list-style-type: none">The EIS will assess any amenity impacts on adjoining properties and how the proposed intends on mitigating impacts where they do occur.
Heritage	<ul style="list-style-type: none">The School Site is identified as a local heritage item under LCLEP 2009. Whilst the proposed works are not expected to impact directly on the identified heritage item, it will involve development within close proximity to the identified items. As such, the EIS will be accompanied by a Heritage Impact Statement to assess the impacts of the proposal on the Site's heritage significance.
BCA	<ul style="list-style-type: none">A BCA Report will be submitted as part of the EIS to confirm that the proposal will be capable of complying with the relevant provisions of the BCA.
Accessibility	<ul style="list-style-type: none">An Access Statement will be prepared by a qualified accessibility consultant to ensure the proposed development will be capable of providing universal access to all areas in accordance with the relevant Australian Standards.
Noise	<ul style="list-style-type: none">The site is sufficiently separated from any sensitive receivers. Surrounding land uses include primarily residential land uses.Any future SSD Application shall consider traffic volumes generated, operational plant and machinery, special events held within the school, and construction noise.
Stormwater	<ul style="list-style-type: none">A Stormwater strategy for the site and detailed stormwater plans for the new buildings will be provided with the EIS.
Air Quality	<ul style="list-style-type: none">Given the nature of the proposed development, it is not anticipated that there will be unacceptable air quality impacts.During construction, air quality will be managed through appropriate dust mitigation measures.
Ecologically Sustainable Design Principles	<ul style="list-style-type: none">The proposal will incorporate ESD principles where possible.
Waste	<ul style="list-style-type: none">Operational waste will be managed in accordance with the existing waste management processes within the School.Waste generated throughout the construction phase shall be disposed of in accordance with a Waste Management Plan, which makes provision for recyclables and suitable off-site disposal.

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Flora and Fauna	<ul style="list-style-type: none">▪ Tree removal to facilitate any potential building works will be minimal. Inspection of the site indicates that there is no flora or fauna that would restrict the proposed development from proceeding.▪ Suitable landscaping will be proposed to provide a sufficient level of amenity.
Other Infrastructure & Services	<ul style="list-style-type: none">▪ A servicing strategy will be formulated as part of any EIS prepared for the proposal▪ All necessary measures will be incorporated to the design to ensure the protection of the existing infrastructure on site.
Visual Amenity	<ul style="list-style-type: none">▪ The built form will be designed to incorporate architectural elements that articulate the facades and provide a sufficient level of visual amenity within the public domain.
Site Layout and Design	<ul style="list-style-type: none">▪ The future layout and design of the proposal will respond to the individual site constraints, thus providing a highly functional development which enhances the visual amenity of the locality.▪ Suitable provision is made for service vehicles, cars and pedestrians within the site.▪ A detailed landscape concept for the site will also be provided for Stage 2.
Views	<ul style="list-style-type: none">▪ Consideration of the introduction of built form to the Site to ensure view sharing is achieved and maintained.

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PART G CONCLUSION

The proposal will involve works which equate to a capital investment value of more than \$20 Million, thus the development is defined as State Significant Development under *State Environmental Planning Policy (State and Regional Development) 2011*.

The Site have been historically used for the purpose of an Educational Establishment and the proposed future use of the sites for this purpose is permissible with consent.

It requested that the DPIE issue formal SEARs for the preparation of an Environmental Impact Statement for Stage 2 of Saint Ignatius' College Riverview, and requirements to assess the proposed development.