



Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001

Attention: Aditi Coomar

**RE: SAINT IGNATIUS' COLLEGE RIVERVIEW REDEVELOPMENT STAGE 2 (SSD-10424)
REQUEST FOR ADDITIONAL INFORMATION**

Dear Aditi,

We refer to the Request for Additional Information letter dated 26/07/21 received from the Department of Planning Industry and Environment (DPIE) with regard to SSD 10424 for Stage 2 of the St Ignatius College Riverview redevelopment.

Specifically, this letter responds to the issues raised by DPIE regarding compliance with the Concept DA, contamination, operational details of the school and detail of proposed internal Ignis and O'Neil fitout. It is considered that the assessment carried out and the additional information contained within this letter and its appendices, adequately address the matters that have been raised.

In relation to comments raised by Council, a response to each of the matters raised is provided in **Table 1** below.

TABLE 1. RESPONSE TO DPIE COMMENTS	
Matter Raised	Response/Comments
Provide a table to indicate how this application complies with each condition of the consent for the St Ignatius College Riverview Redevelopment – Concept Proposal and Stage 1 (SSD-7140)	See Appendix 1 . We note correspondence received by DPIE dated 10/8/2021 confirms that the table is to provide details on compliance with consent conditions for the Concept Proposal only.
Provide additional information regarding soil contamination and the compliance of the proposal with the Concept Proposal. In this regard, the Department notes that:	Soil contamination testing was undertaken 20 January 2020. The results are available via the Preliminary Site Investigation Report dated January 2020 (PSI) (Appendix 2). The salient conclusion being as follows: <i>“On the basis of the findings of this updated PSI and the previous PSI, and in the context of the conceptual</i>



TABLE 1. RESPONSE TO DPIE COMMENTS

Matter Raised	Response/Comments
<ul style="list-style-type: none"> • Condition B2 of the St Ignatius College Riverview Redevelopment – Concept Proposal and Stage 1 (SSD-7140) requires all future development applications should include an assessment of potential site contamination in accordance with the requirements in State Environmental Planning Policy No.55 – Remediation of Land. • The Preliminary Soil Investigation Report submitted with the Concept Proposal suggested that soil testing be undertaken for future detailed applications. • The EIS for the current SSD application, does not comply with the recommendation of the previous Soil Investigation Report or the condition of consent for SSD-7140. The EIS states that based on the previous investigations, the site is considered to not be contaminated. The basis of this conclusion is unclear. <p>The Department, therefore, requests that you provide detailed justification for the absence of soil testing and the non-compliance with the Concept Proposal requirements. You are also requested to provide detailed soil investigation reports as required by the Concept Proposal Preliminary Soil Investigation Report along with a Remedial Action Plan (if necessary</p>	<p><i>site model, it is concluded the defined site is suitable, from a site contamination standpoint, for the proposed redevelopment”.</i></p> <p>In addition, the PSI recommends that an unexpected finds protocol is developed prior to commencement of works on the site. Based on experience with similar projects, this will be developed with the Principal Contractor prior to commencing on site.</p>

TABLE 1. RESPONSE TO DPIE COMMENTS

Matter Raised	Response/Comments
Provide details regarding the proposed works for the Ignis building and refurbishment to the existing O'Neil building (such as number of classrooms etc.) to align with the information provided in the architectural plans.	<p>See Appendix 5 which provides a room schedule for the proposed Ignis and existing O'Neil buildings.</p> <p>A full design description can be found on pages 7-9 of the Architectural Design Analysis Report as Appendix D of the RtS submission dated July 2021</p>
Confirm if there is a proposed change to the existing college's hours of operations.	The College's hours of operation will continue to be as per the existing hours of operation as set out in Part 2.5 of the Stage 2 EIS. We confirm that no change to the College's operating hours is proposed.
Confirm if the proposed Ignis building be available for hire or community use.	The proposed Ignis Building is a specialized teaching facility and has not been considered for hire or community use, except for possible Professional Learning events for Teachers generally.
Confirm the proposed timing for the project. Please include the proposed construction program and anticipated operational date.	A draft construction program is provided at Appendix 3 which details the expected timeframe for the future construction. It is note that this is highly dependent on the determination date of the SSDA and the proposed dates are approximations with negotiated times for site establishment to be agreed closer to the date
Provide information regarding the status of the consultation or application with Ausgrid in relation to the feeder cables. Appendix 24 of the EIS states that application for electricity services including a new substation and redirection of the existing 11kv feeder cables had been lodged with Ausgrid.	<p>Appendix 4 includes the most recent correspondence with our ASP3 contractor and Ausgrid. The proposal has obtained in-principle endorsement on the approach (via Preliminary Enquiries).</p> <p>However, as part of this process and noting the time expiries relating to Design Information Packs (DIP) and Certifications (12 months) from Ausgrid, it was agreed that once the project progresses into the next phase, the College will commit to a formal contestability process and lodgement of a connection application with Ausgrid.</p>
Confirm how many construction parking spaces will be available for the construction workers.	Refer to Section 3.5 of the Construction Traffic & Pedestrian Management Plan as Appendix 15 of the Stage 2 EIS. The designated area ("The Slopes") is in excess of 15,000sqm and will therefore be able to accommodate all required Contractor parking within the campus as was the case during the construction of Stage 1.

This letter and supporting appendices have responded to DPIE's request for additional information and demonstrated the suitability of the site and proposed development.

It is therefore considered that the information contained in this letter and its appendices will satisfy DPIE's request for additional information to inform the assessment, and favourable determination of the subject **SSD 10424**.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Chris Wilson', with a stylized, cursive script.

Chris Wilson
Managing Director
Willowtree Planning Pty Ltd



APPENDIX 1

Concept Approval Conditions

TABLE 2. CONCEPT APPROVAL CONDITIONS – STAGE 1 SSD7140

Matter Raised	Response/Comments
Part A Terms of Consent	
A1. Consent is granted to the 'concept proposal' as described in Schedule 1 and the Environmental Impact Statement, as amended by the Response to Submissions and the conditions contained in this development consent.	<p>Approved development as per Schedule 1:</p> <p>Concept Proposal for the staged redevelopment of the St Ignatius College Riverview Senior School Campus over a 30 year period, comprising:</p> <ul style="list-style-type: none"> • 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.
A2. In accordance with section 838(3) of the EP&A Act all development under the concept proposal the subsequent stages are to be subject of future development applications.	Noted
A3. The determination of future development applications are to be generally consistent with the terms of development consent SSD 7140 as described in Schedule 1 and subject to the conditions in Part B, Schedule 2.	<p>Noted. This has previously been addressed as part of the RtS Response.</p> <p>In summary, SSD 7140 was the subject of three modifications of which 'Mod 3' is of particular relevance to the subject Stage 2 proposal. Mod 3 to the Concept Proposal included amendments to the proposed Wallace Precinct building as two separate building envelopes, being the new Wallace and Student Node-Link Buildings. These works have been separated into two smaller stages, the first being the new Wallace Building and the second being the Student Node-Link Building; the new Wallace Building will represent Stage 2 of the Concept Proposal</p>
<p>A4. The Applicant shall carry out the development generally in accordance with the:</p> <p>a) Environmental Impact Statement Concept Master Plan and Stage 1 Detailed Consent for Stage 1 Works to the Therry and O'Neil Wings, prepared by Willowtree Planning and dated November 2015, as amended by the Response to Submissions State Significant Development 7140, prepared by Willowtree Planning, dated March 2016; the Section 96(1A)</p>	<p>Noted and complied with.</p> <p>Detailed overlay provided in previous RtS submission dated July 2021.</p>

TABLE 2. CONCEPT APPROVAL CONDITIONS - STAGE 1 SSD7140

Matter Raised	Response/Comments
<p>Modification Planning Report, prepared by Willowtree Planning, dated 21 November 2017; and the Section 4.55(1A) Modification Application prepared by Willowtree Planning, dated 11 May 2018; and Section 4.55(1A) Modification Application prepared by Willowtree Planning, dated 21 January 2020, and the Section 4.55(1A) Amended Modification Application prepared by Willowtree Planning, dated 4 August 2020;</p> <p>b) Landscape Masterplan, prepared by Arcadia Landscape Architecture, dated November 2015, and amended Landscape Masterplan prepared by Arcadia Architecture, dated December 2019; and</p> <p>c) following drawings, except for:</p> <p>i) any modifications which are 'Exempt' or 'Complying Development'; and</p> <p>ii) otherwise provided by the conditions of this consent.</p>	
<p>A5. An up to date school events forecast profile shall be maintained and must:</p> <p>a) identify the dates for all events (excluding student only events), time of events and the number of attendees;</p> <p>b) be displayed in a convenient and publicly accessible location and distributed to surrounding residents on an annual basis, including notification of any changes to any events;</p> <p>c) be accompanied by a Traffic and Parking Management Plan; and</p>	<p>The College maintains and publishes an extensive annual Calendar of Events on the College's website that is continuously updated throughout the year as event details change, new events are scheduled or events are cancelled. Letterbox drops of surrounding residents are undertaken prior to major events (Gold Cup Rowing, Bazaar etc) as per the Traffic and Parking Management Plan, although most of the major events have not taken place over the last 2 years as a result of COVID-19.</p>

TABLE 2. CONCEPT APPROVAL CONDITIONS - STAGE 1 SSD7140

Matter Raised	Response/Comments
d) include a notification process (e.g. letterbox drop or e-communication) for informing surrounding residents within one week to a fortnight before any major event.	
A6. This approval does not allow any components of the concept proposal, except Stage 1 works as described in Schedule 1, to be carried out without further approval or consent being obtained.	Noted
A7. This consent will lapse five years from the date of consent unless the works associated with Stage 1 have physically commenced	Noted
A8. Any advice or notice to the consent authority shall be served on the Secretary	Noted
Part B Conditions to be Satisfied in Future Development	
B1. All future development applications involving works proposed to or in close proximity to elements of high and exceptional heritage significance (refer to the draft Conservation Management Strategy 2004), and where new structures/buildings would be visible in significant views from the south, east and west, shall be accompanied by a Heritage Impact Statement addressing the impacts	Heritage Impact Statement prepared by NBRS Architecture accompanies the Stage 2 SSD application at Appendix 12 of the EIS. .
B2. All future development applications for new built form shall include an assessment of potential site contamination in accordance with the requirements in State Environmental Planning	An Updated Preliminary Site (Contamination) Investigation prepared by Douglas Partners is provided at Appendix 2 . The salient conclusion being as follows: <i>"On the basis of the findings of this updated PSI and the previous PSI, and in the context of the conceptual site model, it is concluded the defined site is suitable, from a site contamination standpoint, for the proposed redevelopment"</i>

TABLE 2. CONCEPT APPROVAL CONDITIONS - STAGE 1 SSD7140

Matter Raised	Response/Comments
Policy No. 55 - Remediation of Land.	
B3. All future development applications for new built form shall be accompanied by a detailed assessment of the traffic and transport impacts associated with that use on the surrounding road network and intersection capacity.	A Traffic and Access Assessment Report is provided as Appendix 10 to the Stage 2 EIS
B4. All future development applications for new built form resulting in changes to the parking and internal access arrangements shall include a detailed car park/access plan for the site and an updated Traffic and Parking Management Plan detailing measures to manage car parking and vehicle access to/from and around the school during major events.	A Traffic and Access Assessment Report is provided as Appendix 10 to the Stage 2 EIS
B5. All future development applications for new built form shall include detailed Landscape Plans identifying the vegetation to be removed or relocated, and the location of replacement and additional landscaping, and must be generally in accordance with the approved landscape concept in Condition A4 of Part A of Schedule 2. The Landscape Plans shall include relevant details of the species to be used in the various landscaped areas (preferably species indigenous to the area) and the landscape treatments, including any pavement and seating areas	A Landscape Report and Landscape Plan prepared by Acadia are provided as Appendix 8 and 9 to the Stage 2 EIS. The documents include relevant details of the species to be used in the various landscaped areas with species indigenous to the area and the landscape treatments, including any pavement and seating areas
B6. The future development applications requiring	An Arboricultural Impact Assessment prepared by Tree IQ is provided at Appendix 19 of the Stage 2 EIS.

TABLE 2. CONCEPT APPROVAL CONDITIONS - STAGE 1 SSD7140

Matter Raised	Response/Comments
removal of significant trees on the site shall include a detailed Arboricultural Impact Assessment.	



APPENDIX 2

Preliminary Site Investigation



APPENDIX 3 Draft Construction Program



APPENDIX 4

AP3 and Ausgrid Correspondence

Preliminary Enquiry – Response Letter



12-03-2020

Webform ref: 78709

OSBORNE OS PTY LIMITED & SMITH OS PTY LIMITED (t/a Osborne & Smith Consulting)

Attention: Anson Wong

Via email: anson.wong@osconsulting.com.au

Premises address: **ST. IGNATIUS COLLEGE - RIVERVIEW CAMPUS N/A RIVERVIEW STREET, RIVERVIEW**

Ausgrid AE Reference: **700006502**

Dear Anson

I refer to your preliminary enquiry regarding the electricity connection at the above address and provide the following information.

- ☐ The proposed load for St. Ignatius' College Riverview Campus new building is in the order of 880a/Ph. The proposal to establish a new 1x1000kVA kiosk substation to supply this proposed new load of 880Amps, and to decommission & remove existing PT Sub PT.1837 and transfer the existing load of approx 500Amps to the new 1x1000kVA kiosk substation. Total proposed load for the new 1x1000kVA kiosk substation = 1380Amps. In addition to the above proposed load, there is a potential for a second 1x1000kVA kiosk substation to be established adjacent to the new kiosk substation.
- ☐ Can Ausgrid Please Confirm If The Existing 11kv Feeder (Hunters Hill :Zn129pa41) To The Site Has Sufficient Capacity For The Anticipated Increase.
- ☐ Panel 41 at Hunters Hill presently has sufficient capacity for the anticipated load increase under N conditions. Under N-1 conditions, the 11kV network will need to be upgraded. **Please note that the 11kV network is dynamic and available capacity may change once the customer makes an application.**
- ☐ The cable size for the relocated cable should be at least 400mm² Al 3 and/or 185mm² Cu Triplex cable (or equivalent).
- ☐ Unless the customer requests a special N only connection with the associated shedding risks, then they will need to be looped into the 11kV network. This will mean a new cable from the new substation to S.7636 Riverview College in addition to simply replacing the relocated cable, ie. 2 feeders/cables from the proposed new substations to S.7636.
- ☐ An extension/augmentation of the Ausgrid network is Contestable and requires the customer to engage accredited service providers to undertake the design and construction of the required works. Information on how to connect to the Ausgrid network can be found on our website at the following link: <https://www.ausgrid.com.au/Connections>
- ☐ Ausgrid is unable to provide costs or timeframes for Contestable works. However, accredited service providers may be able to provide the information.
- ☐ The electrical connection will require Ausgrid to provide auxiliary services that only Ausgrid can provide. The auxiliary services and the associated fee are detailed in the Ausgrid document **Alternative control services fee schedule**. The document is available on our website at the following link: <https://www.ausgrid.com.au/Connections/charges>
- ☐ Alterations to the existing Ausgrid network (ie relocation works) is also Contestable as detailed above and is fully funded by the applicant.
- ☐ To proceed further in obtaining a new or altered electrical connection to the property a Connection Application will need to be submitted. The various application forms are available on our website at the following link: <https://www.ausgrid.com.au/Connections>
- ☐ Alterations to the existing Ausgrid network (ie relocation works) is Contestable and requires the customer to engage accredited service providers to undertake the design and construction of the required works. Information on relocation works can be found on our website at the following link: <https://www.ausgrid.com.au/Connections/Asset-relocations>
- ☐ Ausgrid is unable to provide costs or timeframes for Contestable works. However, accredited service providers may be able to provide the information.

- ☐ To advance further with the proposed relocation works a Network Asset Relocation Request Form (Form NARR-01) will need to be submitted. The form is available on our website at the following link:
<https://www.ausgrid.com.au/Connections/Asset-relocations>

It should be noted that the above advise is based on Ausgrid's polices and network status as of today and are subject to change.

Connections to the Ausgrid network are governed by a set of laws and rules referred to as the National Energy Customer Framework (NECF). Included in the NECF is the National Electricity Rules (NER). Under these rules, a binding contract may only be formed after a connection application is lodged and Ausgrid has made a connection offer in response to that application. Accordingly, to make arrangements for the electricity connection of the development to the Ausgrid network you should lodge a completed connection application.

Should you require any further information please contact me.

Yours sincerely,

Jan Bartosiak

Ausgrid

Direct Telephone Number: 02-85696728

Email: jbartosiak@ausgrid.com.au



APPENDIX 5 Schedule of Rooms

Learning Area Schedule	Located in Ignis Stage 2	Located in O'Neil
Level 0		
Multipurpose Hall		
Level 1		
GLA		
GLA		
CAD/GLA		
Design & Technology Lab		
3D Fab Lab		
PDHPE/Bio Lab		
Eng/Physics Lab		
Eng/Physics Lab		
TAS GLA/Gallery		
Open GLA		
House Area		
House Area		
Level 2		
Incubator/Chemistry Lab		
Science GLA		
BIO/General Lab		
Seminar		
PDHPE/Biology Lab		
Science GLA		
Biology/General Lab		
Science GLA		
Science GLA		
Science Preparation Lab		
PC-1 Lab		
Yr 12/Chemistry Lab		
Science GLA		
Seminar		
House Area		
Level 3		
House Area		
Maths GLA		
Maths GLA		
Maths GLA		
First Nations Office		
Learning Enrichment (LE) Rooms		
Maths GLA		
Maths GLA		
Maths GLA		

Maths GLA		
Seminar		
House Area		
Maths Staff		
GLA/Exp		
Maths GLA		
Maths GLA		
House Area		