

Appendix 1 – Lane Cove Development Control Plan 2010

New Ignis Stage 2 STEMP Building Project Development - St Ignatius' College Riverview
2-60 Riverview Street and Tambourine Bay Road, Riverview

Table 1. LDCP 2010 Assessment		
Control	Compliance	Comment
Part B.2 Public Domain	YES	<p>The proposed works will provide public space that contributes to the identity and enjoyment of the College Campus. The proposal will provide street furniture, landscaping works, which contribute to the community's enjoyment of the public domain but does not impede pedestrian movement and safety nor visual quality.</p> <p>Proposed pedestrian surfaces will be safe for all users, clearly demarcated and constructed from materials that provide consistency and continuity of public domain.</p> <p>A Landscape Plan prepared by Arcadia accompanies this submission as Appendix 8 and Appendix 9.</p>
Part B4 View Sharing	YES	<p>View sharing and impacts have been addressed at Part G of the EIS.</p> <p>The overall intention of the proposed development is to sensitively respond to any potential visual impacts by addressing the compatibility and harmony of built form within the context of its existing surrounds.</p> <p>Located deep within the College Campus, views to the new facility are restricted to glimpses of the new STEMP building from the Campus boundary, with little to no impact to surrounding neighbours. There will be no impacts to neighbouring properties as the new STEMP building is located wholly within the. Appropriate levels of acoustic attenuation will be provided to open roof plant areas to mitigate noise impacts to neighbouring properties and the occupants of the new STEMP building and surrounding buildings.</p> <p>No impacts on views are anticipated as a result of the proposal.</p>
Part B.5 Development in Foreshore Areas	YES	<p>The proposed development does not propose any works on the Foreshore Building Line of the Lane Cove River.</p>
Part B.6 Environmental Management	YES	<p>Solar access and sunlight to public spaces have been addressed have been addressed at Part G of the EIS.</p> <p>Due to the orientation of the Site, the scale of the development and the location of the proposed building envelopes, there will be no overshadowing impacts outside the school grounds, as a result of the proposed development.</p>

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		<p>An Environmentally Sustainable Design (ESD) Statement has been prepared by Action Sustainability and accompanies this application as Appendix 16. The Statement outlines the ESD principles that are to be considered in the design, construction and ongoing operation phases of the development.</p> <p>The College is investigating the use of Green Star Design and As-built standard as a framework, with a target of achieving a 4-star rating for the <i>New Ignis Stage 2</i>.</p> <p>Further to the above, the College is investigation to understand the feasibility of, while striving to incorporate, various ESD principles into the overall design and ongoing maintenance of the development. These principles will be finalised and developed during the projects design development and may include climate resilient design, higher operational efficiency of systems, smart controls, use of renewable energy, and water conservation.</p> <p>Overall, the proposed development will be able to adequately achieve the relevant principles of environmentally sustainable design.</p>
Part B.8 Safety and Security	YES	<p>The proposed development works ensure that the building design allows for casual surveillance of access ways, entries and driveways.</p> <p>The proposal avoids creating blind corners and dark alcoves that provide concealment opportunities in entry areas, pathways, stairwells, hallways and car parks. In addition, clear lines of sight between one public or communal circulation spaces are provided.</p> <p>Adequate lighting of all pedestrian access ways, parking areas and building Entries will also be provided.</p>
Part B.9 Heritage	YES	<p>A Heritage Impact Statement has been prepared by NBRS Architecture (Appendix 12) and provides a detailed assessment of the proposed development and its potential to impact upon the sites heritage significance.</p>
Part F Access and Mobility	YES	<p>An Access Report was prepared by Cheung Access who undertook a review of the proposed New Ignis Stage 2 STEMP Building against the requirements of the DDA.</p>

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		The report concludes the proposal is capable of complying. Refer Appendix 22 .
Part H Bushland Protection Part I Bushland Map	YES	An assessment of the proposed bushfire risk was undertaken by Australian Bushfire Protection Planners Pty Ltd in relation to the overall Concept Master Plan under SSD 7140. The Minister for Planning granted development consent on 24 June 2016 for State Significant Development 7140 for the Concept Master Plan Approval and Stage 1 Built Form Approval for Saint Ignatius' College Riverview. No further consideration is required under this application.
Part J Landscape	YES	<p>A Landscape Plan has been prepared by Arcadia and accompanies this application as Appendix 8 and Appendix 9. St Ignatius' College Riverview is afforded with an abundant amount of existing open space for the Senior Students, through the creation of passive and active recreational open space.</p> <p>Under the New Ignis Stage 2 proposal, landscape works will be undertaken in the vicinity of the new development, creating a highly amenable and attractive landscape environment. Landscaping will create usable outdoor spaces, providing shading and contribute to an attractive visual experience.</p> <p>The landscape approach has been designed to create a unified environment with a variety of spaces as fluid extensions to the built form</p>
Part O Stormwater Management	YES	A Stormwater Management Plan has been prepared by TTW (Appendix 20) to manage potential soil and water impacts associated with the construction and operation of the development.
Part Q Waste Management and Minimisation	YES	<p>A Waste Management Plan (WMP) has been prepared by Waste Audit which outlines the proposed operational waste management measures to be implemented on the Site (Appendix 28).</p> <p>It is noted that the School is an existing operating facility, and as such it is proposed that the operation of the new development will be integrated with the existing waste management systems operating on-site. Therefore, there is no anticipated increase and/or decrease in waste generation and the current servicing arrangement will remain adequate.</p>

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		No new waste and recycling streams are expected to be generated by the development, and the existing storage area located on the school's campus at Loyola Drive will continue to be used for storage of all future operational general waste and recycling streams. All bins will continue to be easily accommodated within the existing storage area, therefore, the proposed development will not require construction of any new storage facilities.
Part R Traffic, Transport and Parking	YES	<p>A Traffic and Access Assessment has been prepared by Positive Traffic and accompanies this application as Appendix 10. The assessment identified the existing transport and parking context, operations and addresses the parking and traffic impacts as a result of the proposal. Key items are addressed in the ensuing subsections.</p> <p>As addressed in the assessment report, the proposed development will not significantly alter the parking and access arrangements existing across the Site.</p>