

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD-10424 Saint Ignatius' College Riverview Redevelopment Stage 2
Applicant	Saint Ignatius' College Riverview Limited
Consent Authority	Minister for Planning and Public Spaces

Decision

The Director under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (**the Act**) granted consent to the development application subject to the recommended conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning, Industry and Environment's Assessment Report is available [here](#).

Date of decision

25/10/2021

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2000*;
- the objects of the Act;
- all information submitted to the Department during the assessment of the development application;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project (see **Attachment 1**).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- *Benefits* – the project would provide a range of benefits for the region and the State as a whole, including a total capital investment value of \$39.7 million and 220 construction jobs;
- *Consistent with NSW Government Policy* – the project is permissible with development consent, and is consistent with NSW Government policies including the Greater Sydney Region Plan – A Metropolis of Three Cities, Eastern City District Plan, State Infrastructure Strategy 2018-2038 and NSW Future Transport Strategy 2056.
- *Impacts can be managed* - the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards. The consent authority has imposed conditions to manage impacts in relation to potential construction and operational impacts including the implementation of a Green Travel Plan.
- *Community views considered* - the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the recommended conditions of consent.
- *Public interest* – weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The Department exhibited the Environmental Impact Statement for the project from 10 December 2020 until 29 January 2021 (51 days) and received two submissions (including comments from Lane Cove Municipal Council and one public submission objecting to the proposal). The Department also received seven comments public authorities.

The key issues raised by the community (including in submissions) and considered in the Department's Assessment Report and by the decision maker include building height, building design, heritage, overshadowing and materials and finishes. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<p><i>Overshadowing</i></p> <ul style="list-style-type: none"> The proposal would result in shading over the promenade between the Ignis Building and existing Wallace Building. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The Department considers the promenade between the building is subject to change with the future stages of the Concept Proposal. However, the Department acknowledges that the overshadowing impact would not be fully alleviated, post demolition of the Wallace Building in the future. The Department agrees with the Applicant's argument that the promenade has been designed as a transient space for students and staff to pass through rather than gather for long periods of time and is also located on the southern side (which results in overshadowing irrespective of the design). Therefore, the overshadowing of this area is acceptable.
<p><i>Building design, materials and finishes</i></p> <ul style="list-style-type: none"> The building design lacks the timeliness qualities of the existing heritage buildings onsite. The bulk and scale of the building are displayed as three primary forms. The building materials selected for the project were chosen based on a visual study of the existing building materials. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The Department considers the proposed materials are in line with the existing College's palette of mid-tone coloured materials. The project has subtle references to the existing heritage buildings including the use of Equitone as a building material. The Department consulted with Government Architect NSW (GANSW) during the assessment and is satisfied the built form is appropriate for the site. The Department is satisfied that the building elements provide visual interest and make a positive contribution to the College. <p><i>Conditions</i></p> <ul style="list-style-type: none"> The Department has recommended a condition of consent requiring the building materials to be consistent with that proposed by the Applicant.