

## ASSESSMENT REPORT

### Modification to Saint Ignatius College Riverview Staged Redevelopment of School Campus (Concept & Stage 1 Works) SSD 7140 MOD 2

#### 1. INTRODUCTION

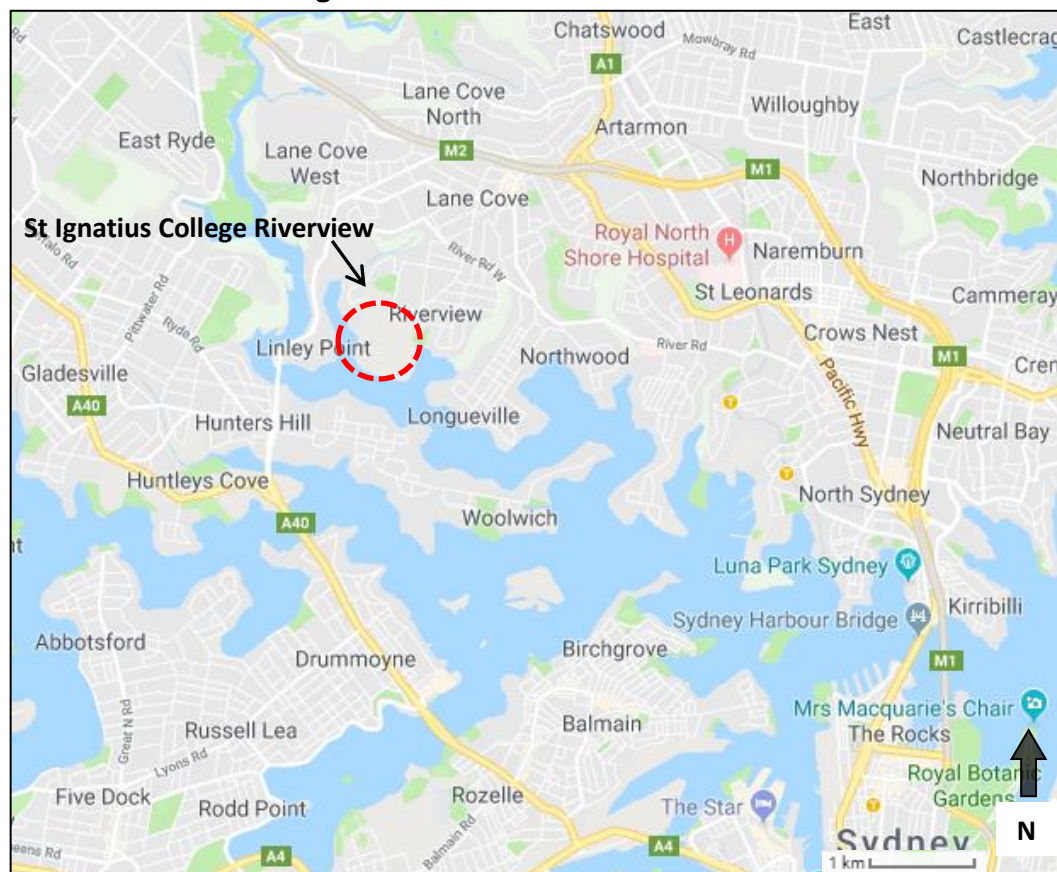
This report is an assessment of an application seeking to modify the State Significant Development (SSD) approval for the staged redevelopment of the St Ignatius College Riverview School Campus in the Lane Cove Local Government Area (LGA).

The application has been lodged by the Trustees of the Jesuit Fathers (the Applicant), pursuant to Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This modification seeks approval for minor alterations to the approved landscaping plan and changes to the existing handball court in the senior school campus.

This modification relates to the approved Stage 1 works only. Works associated with the Stage 1 approval have commenced on site.

#### 2. SUBJECT SITE

The site is located in the suburb of Riverview approximately 1.3 kilometres south of Lane Cove Town Centre, and 6 kilometres north-west of the Sydney CBD within the Lane Cove LGA. The site location is illustrated in **Figure 1**.



**Figure 1:** Regional context (source: Google Maps 2018)

The site has an area of approximately 40,000 square metres, which includes the junior school on the northern side of Riverview Street and the senior school campus on the southern side (see **Figure 2**). The topography varies significantly across the site with the highest location being the sporting fields in the north-western portion of the site. Most of the school buildings are located along the central ridge, which extends in a north-south direction.



**Figure 2:** Site boundary (source: Applicant's EIS)

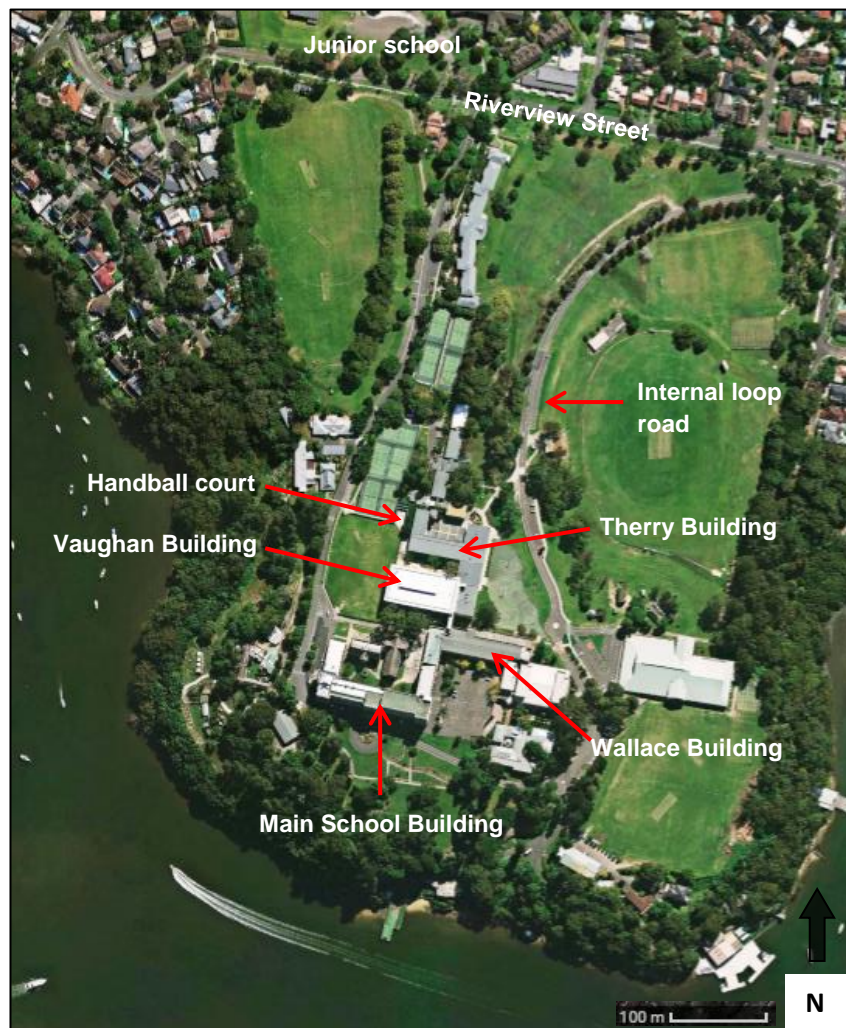
The senior school campus contains a variety of buildings and facilities ranging between one and four storeys in height, including administration and teaching/classroom buildings; a chapel; boarding house; and sports facilities. There are numerous other one and two storey buildings scattered around the site interspersed with landscaping, playing fields, tennis courts and open grassed areas.

The school is also listed as an item of Local Heritage Significance under the Lane Cove Local Environmental Plan 2009 for its Victorian buildings and cultural significance. There are several heritage items contained within the senior school campus, including but not limited to the Main School Building, St Michael's House, and the Dalton Memorial Chapel.

The existing vehicular access is via a two-way internal loop road around the main buildings at the centre of the senior school campus, which branches off to a range of buildings and facilities. It also provides two entry/exit points at Riverview Street. There is a total of 267 car spaces on the site, including six accessible car spaces. The grassed open space areas and playing fields are currently used for overflow parking during major events for approximately 800 vehicles.

The existing senior school campus layout is illustrated in **Figure 3**.





**Figure 3:** Existing site layout (source: Applicant's EIS)

### 3. APPROVAL HISTORY

On 16 February 2015, the Executive Director, Priority Projects Assessments, as delegate of the Minister for Planning, granted SSD approval for Stage 1 Works and a Concept Proposal for the redevelopment of the St Ignatius College Riverview School campus.

The approved Stage 1 Works include:

- expansion and refurbishment of the existing Therry Building and the O'Neil Wing to provide new learning spaces
- upgrade to the existing courtyard between the Therry and Vaughan Buildings to integrate with learning areas
- upgrade to the existing courtyard to the north of the Therry Building
- upgrade to the landscape area at the north-east of the Therry courtyard to provide a transition in the level change and opportunities for outdoor learning.

The Concept Proposal for the staged redevelopment of the school comprises of the following:

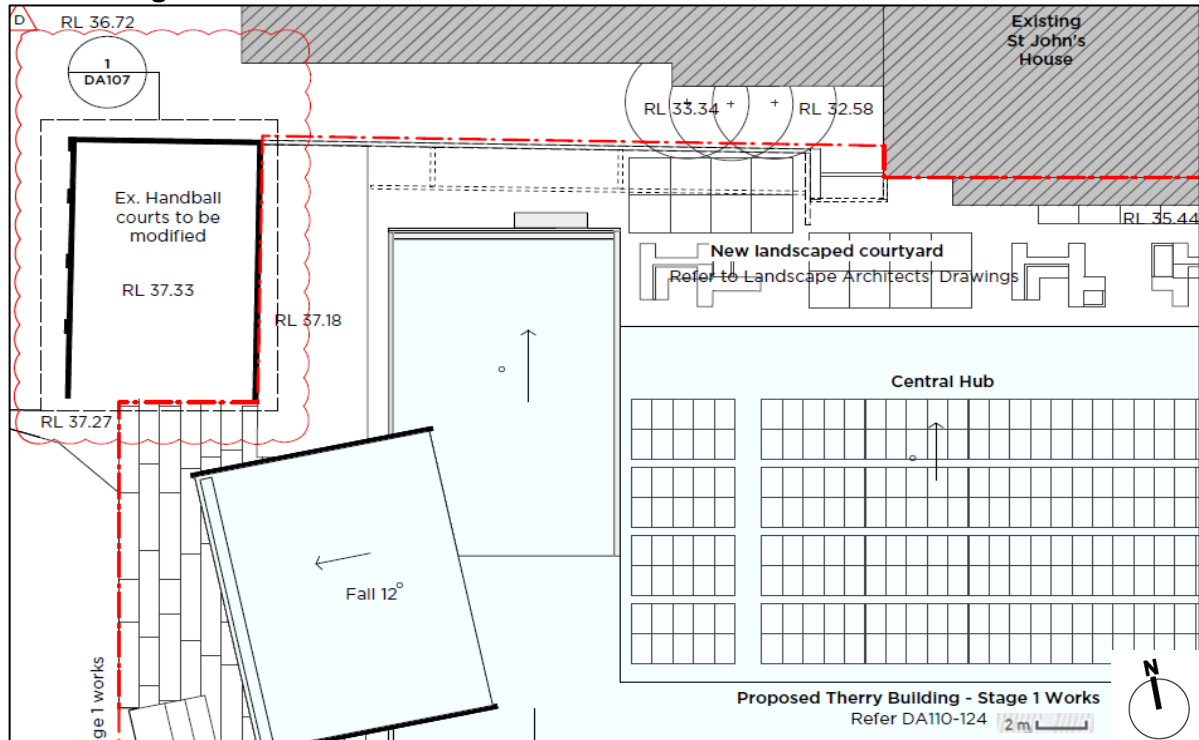
- demolition works
- construction of new buildings and recreation facilities
- refurbishment and expansion of the existing buildings
- vehicular access, car parking and pedestrian circulation arrangements
- recreation and outdoor spaces
- associated landscaping

An application to modify the development consent (SSD 7140 MOD 1), in relation to Stage 1 Works, was approved on 11 January 2018. The modification amended Condition A2 of Schedule 3 of the consent, to allow for the installation of solar panels on the roofs of the

buildings described in the approved Masterplan as 'Therry Learning Precinct (Stage 1)' and 'Vaughan Learning Precinct'.

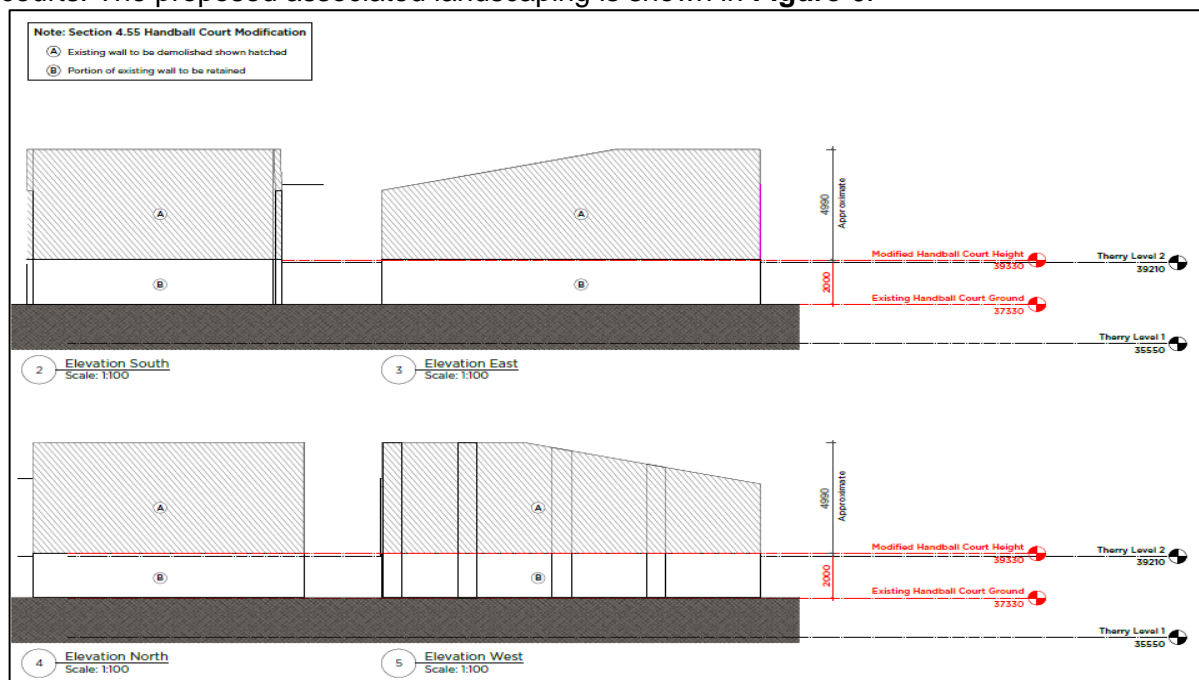
#### 4. PROPOSED MODIFICATION

On 11 May 2018, the Applicant lodged an application (SSD 7140 MOD 2) to modify condition A2 in Schedule 3 of the development consent to allow for minor changes to the Stage 1 Works, including changes to the existing landscaping plan and alterations to the existing handball court located north west of the Therry Building. The location of the handball court to be modified is shown in **Figure 4**.



**Figure 4** Site plan showing location of handballs courts (Source: Applicant's modification application)

The modification application seeks to reduce the height of the existing handball court walls to two metres as shown in **Figure 5** and install fencing atop the eastern wall adjacent to the tennis courts. The proposed associated landscaping is shown in **Figure 6**.



**Figure 5:** Elevation of proposed handball court modification (Source: Applicant's modification application)

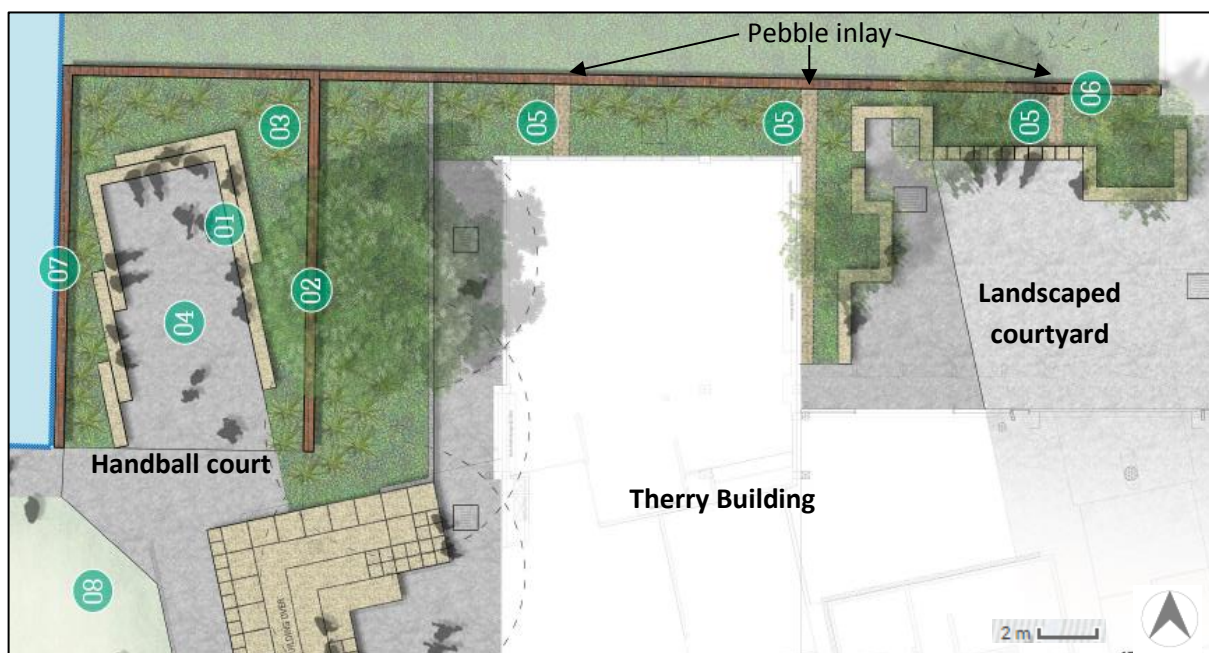


Figure 6: Proposed landscaping plan (Source: Applicants modification application)

## 5. STATUTORY CONSIDERATION

### 5.1 Modification of approval

Section 4.55(1A) of the EP&A Act requires the consent authority to be satisfied the matters listed at **Table 1** are addressed in respect of all applications that seek modification approvals.

**Table 1:** Section 4.55(1A) matters for consideration

Section 4.55(1A) matters for consideration	Comment
That the proposed modification is of minimal environmental impact	<b>Section 7</b> of this report provides an assessment of the impacts associated with the modification proposal.
That the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all).	The proposed modification seeks approval for minor changes and does not result in any additional adverse impacts on the surrounding area. On this basis, the modification proposal would result in development that is substantially the same as the originally approved development.
The application has been notified in accordance with the regulations	The modification application has been notified in accordance with the Environmental Planning & Assessment Regulation 2000 (EP&A Regulation). Details of the notification are provided in <b>Section 6</b> of this report.
Any submission made concerning the proposed modification has been considered.	The Department notified Lane Cove Council of the application. No submissions were received.

### 5.2 Environmental Planning Instruments

The following Environmental Planning Instruments (EPI) are relevant to the modification application:

- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy No. 55 – Remediation of Land
- Draft State Environmental Planning Policy (Remediation of Land)
- State Environmental Planning Policy (Infrastructure) 2007
- Lane Cove Local Environmental Plan 2009.

The Department undertook a comprehensive assessment of the proposed development against the abovementioned EPIs in its original assessment. The Department has considered the above EPIs and is satisfied that the modification is generally consistent with the EPIs.

Pursuant to the savings and transitional provisions of Schedule 5 of the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, this policy does not apply to the modification application, as at the time of the determination of the original SSD



application on 28 April 2016 under Part 4.38 of the EP&A Act, the policy had not been gazetted or commended.

### 5.3 Approval Authority

The Minister for Planning is the consent authority for the modification application. However, the Director Social and Other Infrastructure Assessments, may determine the application under delegation as:

- the relevant local council has not made an objection
- a political disclosure statement has not been made
- there are no public submissions in the nature of objections.

## 6. CONSULTATION

The application was notified in accordance with the EP&A Regulation. The modification application was made publicly available on the Department's website and referred to Lane Cove Council (Council). Due to the minor nature of the proposed modification, the modification application was not exhibited by any other means.

Council has not made a submission or raised any objection to the proposed modification. There were no other submissions received on the application.

## 7. ASSESSMENT

The Department has assessed the merits of the modification application. During this assessment, the Department has considered the:

- the modification application and supporting documents (refer to **Appendix B**)
- the assessment report of the original SSD application and the existing development consent
- the relevant EPIs, policies and guidelines
- requirements of EP&A Act.

The Department considers that the proposed modification will not significantly alter the development as approved. Furthermore, the modification will not be readily visible to the public, will not increase the building height, scale or bulk and the modification application is not considered to have detrimental amenity impacts to neighbouring properties.

The Department considers the key assessment issue to be the potential heritage impacts as a result of the proposed modification.

### 7.1 Heritage

The site is listed as a heritage item under the Lane Cove Local Environmental Plan (LEP) 2009 for its Victorian institutional buildings and cultural significance.

The existing school draft Conservation Management Strategy (2004) identifies a number of significant heritage elements on the site, including but not limited to the Main Building and its quadrangle space; The Dalton Memorial Chapel; St Michael's House; and the school's setting on the Lane Cove River, which represents a major local landmark.

In the original Heritage Impact Statement (HIS) dated October 2015, the handball courts were assessed as having moderate heritage significance as they were relatively early structures and demonstrated historical sports at the site. As part of the Stage 1 works, the remnant handball courts were partially demolished and one handball court was retained. The existing approval considered impacts to heritage from the Stage 1 works and included a condition in the development consent requiring an Interpretation Strategy and photographic recording in accordance with the recommendation in the HIS prepared by NBRs.

The proposed modification involves the reduction in the wall height of the remaining handball court and landscaping of the associated area. The handball court area is proposed to be repurposed for passive recreation and outdoor learning. The Applicant submitted a HIS prepared by NBRs with the modification application (see **Appendix B**). The HIS recommends interpretive elements to mitigate the heritage impacts upon the site, including retaining the

footprint of the remaining handball court and installing signage to commemorate the original layout of the court and its role within the school. The HIS concluded that the proposed modification would not have a detrimental impact on the heritage significance of St Ignatius College.

The Department supports the conclusion that the proposed modification would not result in impacts upon the significant heritage aspects of the site, particularly its significance as a landmark on the Lane Cove River. Furthermore, whilst the remaining handball court is not considered a part of the heritage precinct group of buildings, as noted within the draft Conservation Management Strategy (2004) at the site, the heritage significance of the handball court would remain with the installation of appropriate heritage interpretation and the maintenance of the footprint of the structure.

To ensure that the significance and extent of the handball courts is appropriately preserved, the Department has recommended an amended condition requiring that the Interpretation Strategy be prepared in accordance with the recommendations of the HIS prepared by NBRS, dated October 2015 and the HIS prepared by NBRS, dated May 2018.

With the implementation of the recommended conditions, the Department concludes that the modification application is appropriate on the basis that it will not have an adverse impact on heritage significance or local amenities.

## **8. CONCLUSION**

The Department has assessed the modification request and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes that the proposed modification is appropriate on the basis that:

- no objections were received from Lane Cove Council regarding the proposed works
- the modification would not adversely impact the heritage significance of the site
- the modification would not result in any adverse amenity or visual impacts on the surrounding area
- the modification does not present any significant environmental impacts and the proposal will remain substantially the same as that approved under the original application.

Consequently, it is recommended that the modification be approved subject to the recommended conditions.

## 9. RECOMMENDATION

It is recommended that the Director, Social and Other Infrastructure Assessments, as delegate for the Minister for Planning:

- **considers** the findings and recommendations of this report;
- **determine** the application SSD 7140 MOD 2 falls within the scope of Section 4.55(1A) of the EP&A Act; and
- **signs** the notice of modification (**Appendix A**).

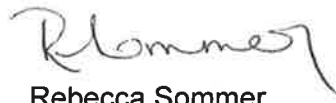
Recommended by:



19/06/18

Eleanor Parry  
**Environmental Assessment Officer**  
**Social and Other Infrastructure Assessments**

Recommended by:



Rebecca Sommer  
**A/Team Leader**  
**School Infrastructure Assessments**

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## DECISION

The recommendation is approved by:



19/6 / 2018

Karen Harragon  
**Director**  
**Social and Other Infrastructure Assessments**  
as delegate of the Minister of Planning



## **APPENDIX A: MODIFICATION CONSENT**

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A copy of the modified consent can be found on the Departments website at:

[http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=9341](http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9341)

## **APPENDIX B: SUPPORTING INFORMATION**

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The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website as follows:

1. Modification application

[http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=9341](http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9341)