



Saint Ignatius College Riverview Senior Campus - Modification 3

State Significant Development Modification Assessment (SSD 7140 MOD 3)

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Glossary

Abbreviation	Definition
AHD	Australian Height Datum
COLA	Covered outdoor learning area
Council	Lane Cove Council
Department	Department of Planning, Industry and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
FSR	Floor Space Ratio
Heritage	Heritage NSW, Department of Premier and Cabinet
LCLEP 2009	Lane Cove Environmental Plan 2009
LEP	Local Environmental Plan
Modification Report	Section 4.55(1A) Modification Report 2020
Minister	Minister for Planning and Public Spaces
SEARs	Planning Secretary's Environmental Assessment Requirements
Planning Secretary	Secretary of the Department of Planning, Industry and Environment
RL	Reduced level
SEPP	State Environmental Planning Policy
SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2011
SSD	State Significant Development

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1 Introduction

This report provides the assessment of the modification application submitted by St Ignatius College Riverview Limited (the Applicant) to modify the State significant development (SSD) Concept Proposal and Stage 1 consent for the staged redevelopment of the Saint Ignatius College Riverview Senior Campus over a 30 year period and the expansion and refurbishment of the buildings within the Therry precinct.

The modification application seeks to amend the Concept Proposal to revise the location and building envelope of the Wallace Building and amend the project staging.

A section 4.55(1A) Modification Assessment Report 2020 (the Modification Report) was lodged on 25 February 2020 by the Applicant, pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.1 Background

The St Ignatius College Riverview (the college) is a Catholic day and boarding school for junior and senior boys in the Lane Cove local government area (LGA). The site occupies over 40 hectares and is located in the suburb of Riverview, approximately 1.3 kilometres (km) south of the Lane Cove Town Centre and 6 km north-west of the Sydney central business district (see **Figure 1**).

The site is located at 2-60 Riverview Street and Tambourine Bay Road and is legally described as Lot 10 DP 11422773.

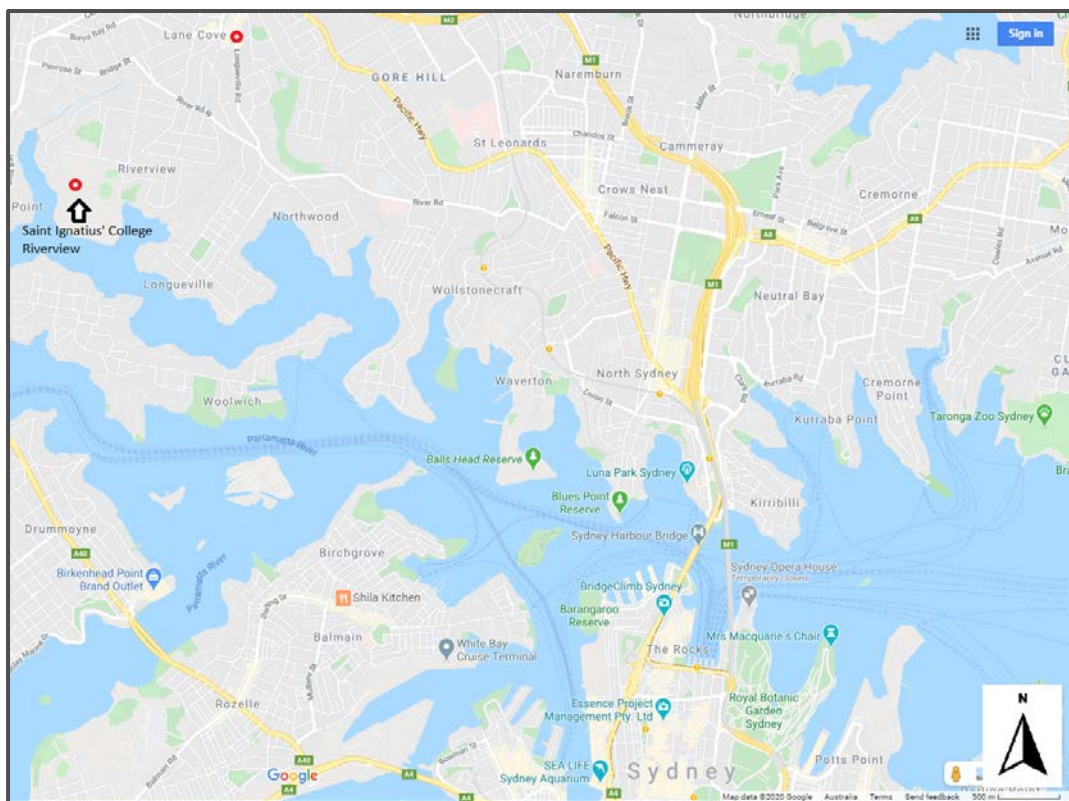


Figure 1 | Regional Context Map (Source: Google Maps 2020)

The college includes a junior school on the northern side of Riverview Street and the senior school campus on the southern side. The topography of the site varies significantly 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 (see **Figure 2**).

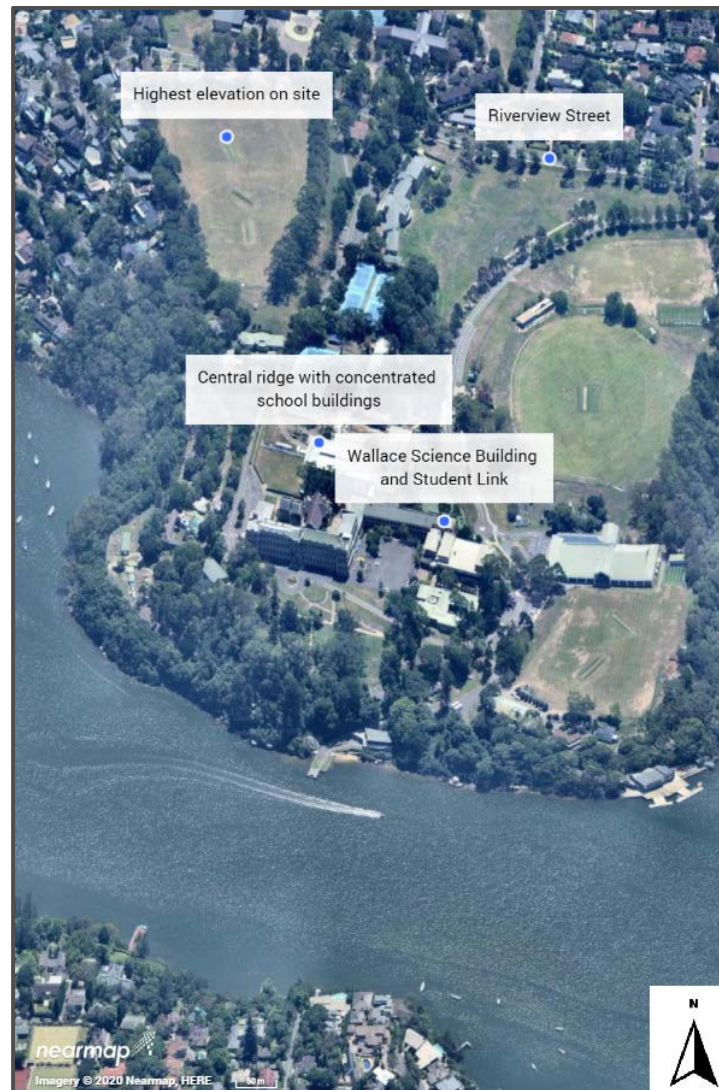


Figure 2 | Local context (Source: NearMap 2020)

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 on the site, interspersed with landscaping, playing fields, tennis courts and open grassed areas. The modification application specifically relates to the redevelopment of the Wallace Building within the senior school campus.

The college is listed as an item of Local Heritage Significance under the Lane Cove Local Environmental Plan 2009 (LCLEP 2009) for its Victorian buildings and cultural significance. There are several heritage items contained within the senior school campus, including the Main School Building, St Michael's House, the Dalton Memorial Chapel and the Main Quadrangle Precinct.

The senior school campus layout, as approved within the Concept Proposal, is illustrated in **Figure 3**.

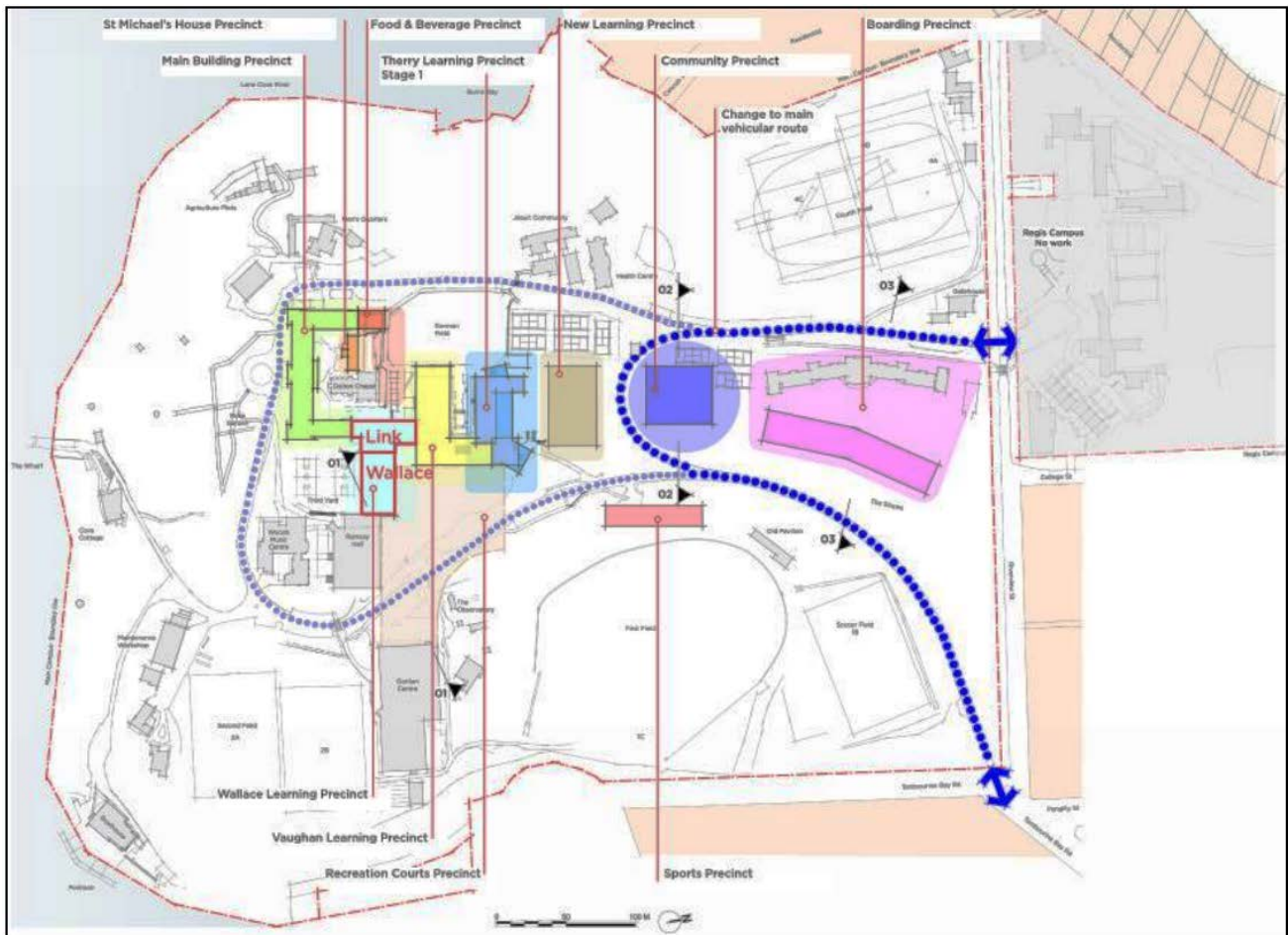


Figure 3 | Approved Senior school campus layout (Source: Amended Modification Report 4 August 2020)

1.2 Approval history

On 24 June 2016, the Executive Director, Priority Projects Assessments, as delegate of the (then) Minister for Planning, granted a staged SSD approval for a Concept Proposal and Stage 1 Works for the redevelopment of the St Ignatius College Riverview senior school campus.

The approved Stage 1 Works included the following works at the senior school campus:

- 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 landscaped area at the north-east of the courtyard to provide a transition in the level change and opportunities for outdoor learning.

The Concept Proposal included a plan for the staged redevelopment of the senior school campus over a thirty year period comprising:

- demolition works.
- construction of new buildings and recreation facilities.

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

The development consent for the senior school campus has been modified on two occasions (see **Table 1**).

Table 1 | Summary of modifications and subsequent assessments

Mod No.	Summary of Modification	Approval Authority	Type	Approval Date
MOD 1	Installation of solar panels in the Therry Learning Precinct and the Vaughan Learning Precinct	Department	4.55(1A)	11 January 2018
MOD 2	Alterations to the approved landscaping and changes to the existing handball court in the senior school campus	Department	4.55(1A)	19 June 2018

On 5 February 2020 the Department of Planning, Industry and Environment (the Department) issued Secretary's Environmental Assessment Requirements for the Saint Ignatius' College Riverview Redevelopment Stage 2 (SSD-10424). These works form the next stage of construction works at the college, in accordance with works approved within the Concept Proposal.

2 Proposed modification

On 25 February 2020, the Applicant lodged an application (SSD 7140 MOD 3) to modify the approved Concept Proposal (see **Figure 4**). On 17 July 2020 the Applicant submitted an amended application.

The modifications sought include the:

- construction of a new Student Node - Link Building, including the approved demolition of the existing Administration Building and construction of a new facility linking the Main School Building and Vaughan Buildings (See **Figure 5**).
- demolition of the existing Wallace Building and construction of the new Wallace Building slightly north of the current building location (see **Figure 6**).
- amendment of the timing for the redevelopment to allow for the staged construction of the Student Node - Link Building followed by the new Wallace Building.

The proposed modifications to the Wallace Building include:

- re-locating the building and establishing an alternative connection to the Vaughan Building (the Student Node – Link Building).
- an additional storey, taking the total height to five storeys (total 5 levels).
- an increase of the approved maximum building height from reduced level (RL) 51.00 to RL 52.00 to accommodate a central thermal plant.
- amendments to the ground level, removing the approved podium design to accommodate a covered outdoor learning area and canteen.

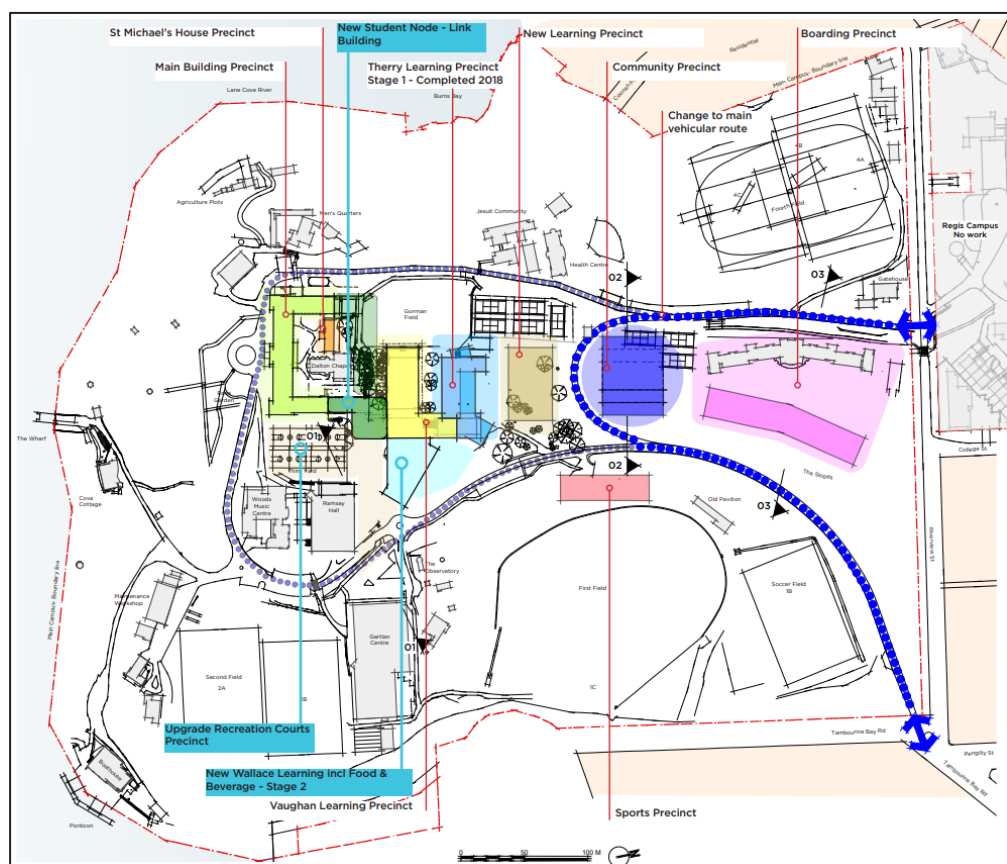


Figure 4 | Amendments to the Concept Proposal (Source: Amended Modification Report 4 August 2020)

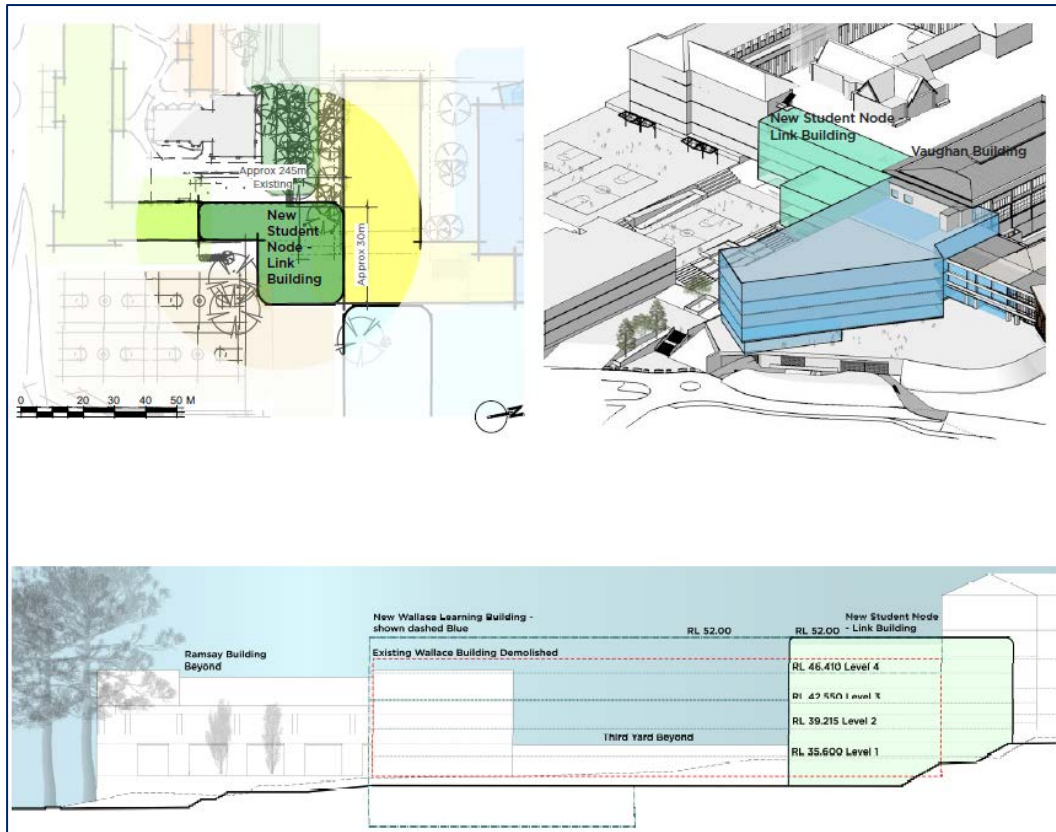


Figure 5 | Cross-section and building mass of new Student Node and Link Building **(Source: Amended Modification Report 4 August 2020)**

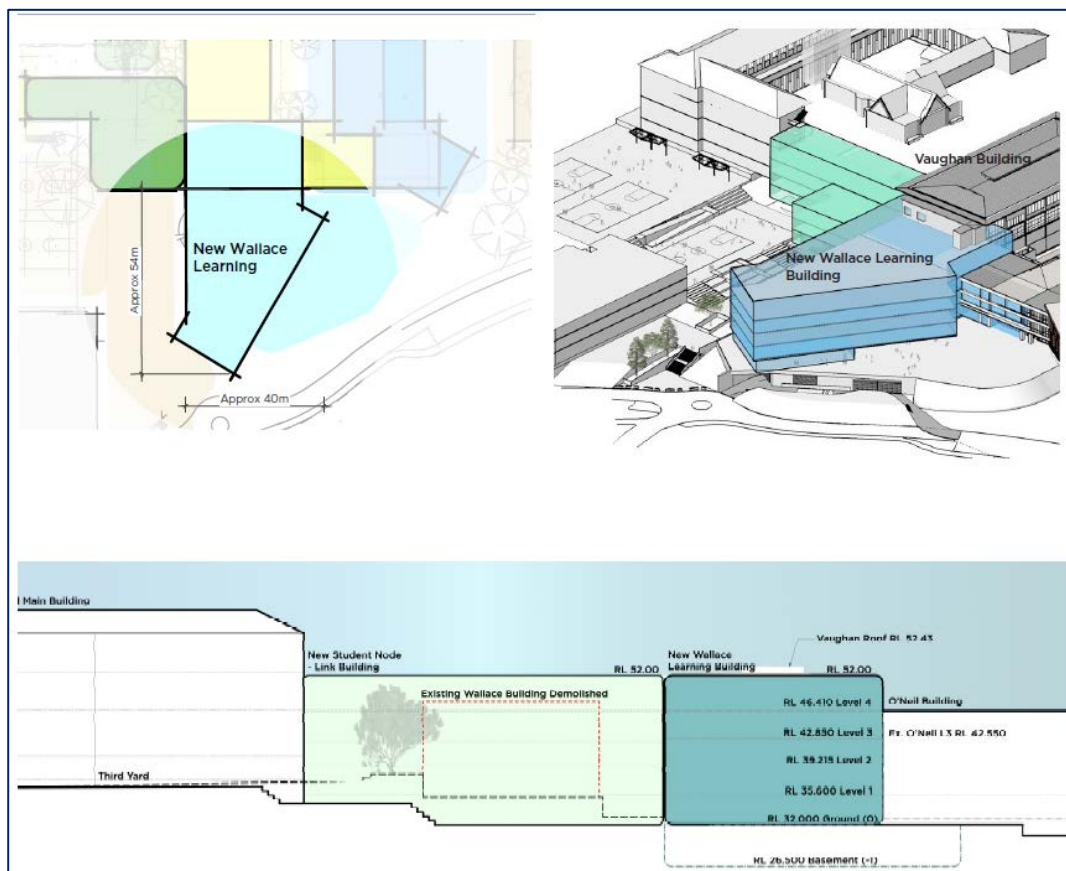


Figure 6 | Cross-section and building mass of new Wallace Building **(Source: Amended Modification Report 4 August 2020)**

3 Strategic context

The Department considers the development, to which the modification relates, remains consistent with its applicable strategic context given that:

- it is consistent with A Metropolis of Three Cities – The Greater Sydney Region Plan as it would provide improved school facilities to cater for growing demand for school enrolments.
- it is consistent with the State Infrastructure Strategy Update 2018-2038 as it proposes investment in the non-government school sector to provide improved learning environments for students.
- it is consistent with the NSW Future Transport Strategy 2056 as it would provide improved school facilities in an accessible location.
- it is consistent with the vision outlined in the Greater Sydney Commission's Central City District Plan, as it would provide improved school infrastructure and opportunities to co-share facilities with the local community.

4 Statutory context

4.1 Scope of modifications

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a modification involving minimal environmental impact as the proposal:

- would not significantly increase the environmental impacts of the project as approved.
- is substantially the same development as originally approved.
- would not involve any further disturbance outside the already approved disturbance areas for the project.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.

4.2 Consent authority

The Minister is the consent authority under section 4.5(a) of the EP&A Act.

Minister's delegate as consent authority

The Minister for Planning and Public Spaces is the consent authority for the application under section 4.5(a) of the EP&A Act. However, under the Minister's delegation dated 11 October 2017, the Director, Social and Infrastructure Assessments, may determine the application as:

- the relevant Council has not made an objection.
- a political disclosure statement has not been made.
- no public submissions have been made by way of objection.

4.3 Mandatory matters for consideration

The following EPIs and draft EPIs are relevant to the application:

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

The Department conducted a comprehensive assessment of the project against the mandatory matters for consideration as part of the original assessment of SSD 7140. The Department considers this modification application does not result in significant changes that would alter the mandatory matters for consideration under section 4.15 of the EP&A Act and the conclusions made as part of the original assessment.

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 Engagement

Clause 117(3B) of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) specifies that the notification requirements of the EP&A Regulation do not apply to section 4.55(1A) modification applications with minimal environmental impacts.

Accordingly, the application was not notified or advertised. However, it was made publicly available on the Department's website on 6 March 2020 and was referred to Lane Cove Council for comment.

Lane Cove Council provided a response on 23 March 2020 and stated that it did not have any concerns or objections to the proposed modifications.

The amended application was referred to Lane Cove Council for comment on 21 July 2020 and was made publicly available on the Department's website on 22 July 2020.

Lane Cove Council provided a response on 24 July 2020 and stated that it did not have any concerns with the amended application.

6 Assessment

The modification application has been considered in the context of the original assessment of the development, as approved. The Department has assessed the merits of the modification application. During this assessment, the Department has considered the:

- modification application and supporting documents (refer to **Appendix B**).
- assessment report of the original application and the existing development consent.
- 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.

The Department considers the key assessment issues associated with the modification application to be built form and heritage impacts.

6.1 Built form and building location

The Department considered the built form and building envelope of the Wallace Building as part of the assessment of the original application. The Department concluded that the approved building would be five storeys (RL 51.00, or one storey higher than the existing building), resulting in an additional GFA of 2,365 square metres. This building envelope was determined to be compatible with the height and scale of the existing Vaughan Building (RL 54.80), adjoining the Wallace Building to the north and the Main School Building (RL 57.70) immediately to the south. It was concluded that the building envelope as originally approved would not result in any adverse amenity or visual impacts on the surrounding area.

The Modification Report identified that the proposed modifications to the Wallace Building would remain consistent with the urban design principles established as part of the consent. In particular, the development continues to respect the contours and topography of the site and responds to the contextual alignments of existing buildings.

The Modification Report concluded that while the orientation would be altered and the Wallace Building envelope has increased, the proposed building continues to sit within the existing built form, with a minor increase in building height of 1 metre (m).

Further, the relocated building envelope is centrally located, and therefore there are no impacts to the privacy or amenity of surrounding residential developments. Additionally, the relocation of the building structure would not have any impacts to the views to and from the college.

The relocation of the Wallace Building would encroach upon the approved Recreational Courts Precinct, resulting in the repositioning of a planned recreational sports court to south of the new site. The re-design of the Wallace Building and upgrade to the Recreational Courts Precinct would maintain the area of planned outdoor space and provide for additional informal recreational area and educational areas south of the proposed Wallace Building.

The Modification Report identified that the modified building envelope would result in a minor increase in the approved RL 51.00 to accommodate a required central thermal plant and result in a negligible increase in the maximum floor space ratio (FSR) of the Concept Proposal from 0.180:1 to 0.183:1.

Lane Cove Council did not raise any concerns regarding the proposed modifications to the built form.

The Department considered the built form and scale of the refurbished Wallace Building as part of the assessment of the original application. The Department concluded that the building envelope height is lower than the Main School Building, which is identified as an exceptional contributory item to the heritage significance of the college, and generally confined to the footprint of the existing Wallace and Administration buildings.

The proposed modification would increase the size and alter the location of the Wallace Building, changing the overall built form and its association with the surrounding buildings. The Department considers that while the scale of the building would increase, the increase in FSR and the approved building height would be minor. The increased building height is considered reasonable to ensure the functionality of the Wallace Building is maintained. Additionally, the modifications would not impact upon the adjacent buildings, in particular the Main School Building.

The change in the location of the Wallace Building would redistribute a portion of the approved recreational space from formal courts to an informal outside learning and social gathering area. The Department considers that the college would retain a suitable proportion of recreational outdoor space.

The Department considers that the impacts of the relocation and altered footprint of the Wallace Building would not result in unacceptable impacts on outdoor areas, nor visible built form, privacy or the views to or from the site.

6.2 Heritage

The site is listed as a heritage item under the LCLEP 2009 for its Victorian institutional buildings and cultural significance.

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

The Department considered the heritage impacts associated with changes to the Wallace Building as part of the assessment of the original application. The Department concluded that the proposed building envelope and height of the Wallace Building would be lower than the Main School Building, which is identified as an exceptional contributory item to the heritage significance of the site. Further, the building envelope approved as part of the Concept Proposal was confined to the footprint of the existing Wallace and Administration Buildings that would result in minimal impact upon the heritage significance at the site.

The Modification Report included a Heritage Assessment of the proposed modification. Specifically, the Heritage Assessment concluded that:

- undertaking the approved demolition and construction works associated with the Wallace Building in two stages instead of one would have no heritage impacts.

- demolition of the Administration Building and the new connection to the Main School Building are already approved and staging these actions to form the new Student Node – Link Building would not increase the impacts to identified heritage features of the College.
- relocation of the Wallace Building envelope, including the proposed additional level, will provide a greater set back from the Main School Building, and would not alter the appreciation of the Main School Building.
- the proposed increased heights of the Wallace Building and Student Node - Link Building envelopes would have no adverse impacts on views to the buildings in the historic precinct.

Lane Cove Council did not raise any concerns regarding heritage impacts of the proposed modifications.

The Department considered the heritage impacts of the redevelopment of the Wallace Building as part of the assessment of the original application. The Department concluded that the heritage impacts could be assessed as part of future development stages, including the potential imposition of conditions.

The proposed modification would result in a slight increase in the scale and orientation of the Wallace Building and Student Node - Link Building envelopes, which may impact on the views to and from identified heritage values of the college. The Department considers that the proposed modification would result in a minor increase in the height of the approved building envelope (RL 51.00 to RL52.00), but that this increase would have minimal impacts to vantage points from the heritage significant Main School Building. The Department also considers that the relocation of Wallace Building envelope north of the approved location will further set back the new building from identified vantage points of the Main School Building, minimising the potential for increased impacts for the appreciation of the heritage buildings

The Department considers that the proposed modification retains a similar scale to those approved in the original application and would not result in any additional impacts to the heritage significance of the college. The Department notes that the heritage impacts of the detailed design of the Wallace Building as well as construction impacts would form part of assessment of Stage 2 of the overall development of the college (see Section 1.2).

7 Evaluation

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act. The Department considers the proposed modification remains consistent with the original conditions of consent, as modified, with minimal potential for additional environmental impact. 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 result in any adverse amenity or visual impacts on the surrounding area.
- the modification would not adversely impact the heritage significance of the site.
- 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.

8 Recommendation

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

- **considers** the findings and recommendations of this report.
- **determines** that the modification application falls within the scope of section 4.55(1A) of the EP&A Act.
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to approve the modification.
- **modify** the consent SSD 7140.
- **signs** the attached approval of the modification (**Appendix B**).

Recommended by:



David Way
Senior Planning Officer
School Infrastructure Assessment

Recommended by:



Rebecca Sommer
Principal Planning Officer
Social and Infrastructure Assessments

9 Determination

The recommendation is **Adopted** by:

A handwritten signature in black ink, appearing to be 'KH' followed by a stylized flourish.

10 August 2020

Karen Harragon

Director

Social and Infrastructure Assessments

as delegate of the Minister for Planning and Public Spaces

Appendices

Appendices should follow this general layout but may be modified for specific reporting needs where necessary:

Appendix A – List of referenced documents

Modification application

<https://www.planningportal.nsw.gov.au/major-projects/project/27216>

Appendix B – Notice of modification

<https://www.planningportal.nsw.gov.au/major-projects/project/27216>