



22 January 2021

Ref: SSD 10424

Ms Karen Harragon
Director
Social and Infrastructure Assessments
320 Pitt Street Sydney NSW 2000

**RE-DEVELOPMENT STAGE 2 AT SAINT IGNATIUS' COLLEGE RIVERVIEW
2-60 RIVERVIEW STREET AND TAMBOURINE BAY ROAD, RIVERVIEW (SSD-10424)**

Dear Ms Harragon,

I refer to your letter dated 8th December 2020 and attached documentation.

Proposal:

Stage 2 Detailed built-form and use approval to provide new teaching and educational facilities. Including:

- demolition of stairs, removal of services and construction of new 5 -storey building to accommodate flexible teaching and learning facilities, six (6) pastoral care areas, staff rooms, multi-purpose hall, canteen and basement service level;
- internal demolition works and refurbishment of the O'Neil Building to integrate with the new building;
- redevelopment of the courtyard area and inclusion of covered outdoor learning area; and
- associated landscaping upgrade works.

Recommendation:

Council does not raise any concerns in relation to the proposed modifications, and in principle supports the proposal.

Most significantly, the proposed development would include a new 5-storey building which is approximately 20m in height. The new building would breach the 9.5m height control in the Lane Cove LEP 2009.

The non-compliance with the height control is considered acceptable in this instance based on the following:

- the proposal is consistent with the previously approved building envelope in the Stage 1 application;

- the height and scale is lower or similar in scale to other buildings on the campus (Doyle and Vaughn) and is considered in character with the envisioned built form of Saint Ignatius College;
- the proposed new building is centrally located within the site amongst the main campus cluster, and would not be highly visible when viewed from Lane Cove River or neighbouring sites;
- the building would not result in adverse privacy or overshadowing impacts to neighbouring properties; and
- the proposal would not have any adverse impact on the heritage significance of the main quadrangle precinct;

The proposal would result in an additional 5117 sqm of gross floor area, and a total FSR of 0.183:1 which complies with the FSR control of 0.5:1.

However, Council recommends the continued inclusion of the previously recommended standard conditions in the original Stage 1 works for the Saint Ignatius' College (SSD 7140). The attached conditions are to be retained in any future consent to ensure the amenity of adjoining and nearby residents are appropriately considered and these structures are integrated with Council services and infrastructure.

Should you wish to discuss the matter further please call me on 9911 3522 or email at cshortt@lanecove.nsw.gov.au



Rajiv Shankar
Manager Development Assessment

General conditions:

1. The submission of a Construction Certificate and its issue by Council or Private Certifier PRIOR TO CONSTRUCTION WORK commencing.
2. All building works are required to be carried out in accordance with the provisions of the Building Code of Australia.
3. The approved plans must be submitted to Sydney Water online approval portal "Sydney Water Tap In", please refer to web site www.sydneywater.com.au. This is to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. An approval receipt with conditions shall be issued by Sydney Water (if determined to be satisfactory) and is to be submitted to the accredited certifier prior to the issue of a Construction Certificate.
4. An Occupation Certificate being obtained from the Principal Certifying Authority before the occupation of the building.
5. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of the web site www.sydneywater.com.au then follow the "e-Developer" icon or telephone 13 20 92 for assistance.

Following application a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Co-ordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to occupation of the development/release of the plan of subdivision.

6. All demolition, building construction work, including earthworks, deliveries of building materials to and from the site to be restricted as follows:

Monday to Friday (inclusive)	7am to 5.30pm High noise generating activities, including rock breaking and saw cutting must not be carried out continuously for longer than 3 hours without a 1 hour break.
Saturday	8am to 12 noon with NO excavation, haulage truck movement, rock picking, sawing, jack hammering or pile driving to be undertaken. Failure to fully comply will result in the issue of a breach of consent P.I.N.
Sunday	No work Sunday or any Public Holiday.

A Notice/Sign showing permitted working hours and types of work permitted during those hours, including the applicant's phone number, project manager or site foreman, shall be displayed at the front of the site.

7. Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by water to be stored clear of any drainage line, easement, natural watercourse, footpath, kerb or roadside.
8. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
9. Depositing or storage of builder's materials on the footpath or roadways within the Municipality without first obtaining approval of Council is PROHIBITED.

Separate approval must be obtained from Council's Works and Urban Services Department PRIOR TO THE PLACEMENT of any building waste container ("Skip") in a public place.

10. Prior to the commencement of any construction work associated with the development, the Applicant shall erect a sign(s) at the construction site and in a prominent position at the site boundary where the sign can be viewed from the nearest public place. The sign(s) shall indicate:
 - a) the name, address and telephone number of the Principal Certifying Authority;
 - b) the name of the person in charge of the construction site and telephone number at which that person may be contacted outside working hours; and
 - c) a statement that unauthorised entry to the construction site is prohibited.

The signs shall be maintained for the duration of construction works.

11. The cleaning out of ready-mix concrete trucks, wheelbarrows and the like into Council's gutter is PROHIBITED.
12. Where Lane Cove Council is appointed as the Principal Certifying Authority, it will be necessary to book an inspection for each of the following stages during the construction process. Forty eight (48) hours notice must be given prior to the inspection being required:-
 - a) All reinforcement prior to filling with concrete.
 - b) Installation of steel beams and columns prior to covering
 - c) Waterproofing of wet areas
 - d) Stormwater drainage lines prior to backfilling
 - e) Completion.
13. Structural Engineer's details being submitted PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE for the following:
 - a) shoring and underpinning;
 - b) retaining walls;
 - c) footings;

- d) reinforced concrete work;
 - e) structural steelwork;
 - f) any framing;
14. A check survey certificate is to be submitted at the completion of:
- a) The establishment of each floor level prior to pouring of concrete;
 - b) The roof framing; and
 - c) The completion of works.
- Note: All levels are to relate to the reduced levels as noted on the approved architectural plans and should be cross-referenced to Australian Height Datum.
15. All spillage deposited on the footpaths or roadways to be removed at the completion of each days work.
16. The site being properly fenced to prevent access of unauthorised persons outside of working hours.
17. Compliance with Australian Standard 2601 - The Demolition of Structures.
18. Pedestrians' portion of footpath to be kept clear and trafficable at all times.
19. It should be understood that this consent in no way relieves the owners or applicant from any obligation to obtain any other approval which may be required under any covenant affecting the land or otherwise nor relieve a person from the legal civil consequences of not complying with any such covenant.
20. A copy of Sydney Water's Notice of Requirements must be submitted to the Principal Certifying Authority **PRIOR TO THE CONSTRUCTION CERTIFICATE BEING ISSUED.**
21. **Long Service Levy** Compliance with Section 109F of the *Environmental Planning and Assessment Act 1979*; payment of the Long Service Levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 (or, where such a levy is payable by instalments, the first instalment of the levy) – All building works in excess of \$25,000 are subject to the payment of a Long Service Levy at the rate of 0.35%.

COMPLIANCE WITH THE REQUIREMENTS OF THIS CONDITION MUST BE SATISFIED **PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE.**

Building Code of Australia (BCA) conditions:

- 22. The site must provide accessways from the main points of pedestrian entry to the proposed works in accordance with DP1 and DP2 of the Building Code of Australia.
- 23. The new parts and any affected part of the buildings must comply with the Access Code under the Disability (Access to Premises –Buildings) Standards 2010 to ensure access to the building, facilities and services within the building is provided for people with a disability.

Environmental Health conditions:

24 (401) Demolition Works and Asbestos Removal/Disposal

The demolition of any existing structure is to be carried out in accordance with *Australian Standards AS 2601-1991: The Demolition of Structures*. All vehicles leaving the site carrying demolition materials are to have the loads covered and are not to track any soil or waste materials into the road. Pursuant to Section 27A of the Occupational Health and Safety Act 1983 "notification to Commence Demolition Work" form is to be submitted to Workcover at least seven days prior to work commencing. All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with the Workcover Authority and EPA guidelines and requirements. The asbestos must be removed by a bonded asbestos licensed operator. Dockets/receipts verifying recycling/disposal must be kept and presented to Council when required.

25 (402) Dust Control

The following measures must be taken to control the emission of dust:

- a) Dust screens must be erected around the perimeter of the site and be kept in good repair for the duration of the work
- b) Any existing accumulations of dust (e.g. in ceiling voids and wall cavities) must be removed using an industrial vacuum cleaner fitted with a high efficiency particulate air (HEPA) filter
- c) All dusty surfaces must be wet down and any dust created must be suppressed by means of a fine water spray. Water used for dust suppression must not be allowed to enter the street or stormwater system
- d) All stockpiles of materials that are likely to generate dust must be kept damp or covered
- e) Demolition work must not be carried out during high winds, which may cause dust to spread beyond the boundaries of the site.

26 (404) Erosion and Sedimentation Controls – Major Works

Erosion and sediment control devices are to be provided. All devices are to be established prior to the commencement of engineering works and maintained for a minimum period of six months after the completion of all works. Periodic maintenance of the erosion and sedimentation control devices is to be undertaken to ensure their effectiveness.

27 (406) Stabilised Access Point

A stabilised all weather access point is to be provided prior to commencement of site works, and maintained throughout construction activities until the site is stabilised. These requirements shall be in accordance with *Managing Urban Stormwater – Soils and Construction* produced by the NSW Department of Housing (blue Book)

28. (407) Site Water Management Plan

A site water management plan is to be submitted to Council for approval. The plan is required to be site specific and be in accordance with "Managing Urban Stormwater – Soils and Construction" (the blue book) produced by the NSW Department of Housing.

29 (408) **Stockpiles**

Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by water to be stored clear of any drainage line, easement, natural watercourse, footpath, kerb or roadside.

30 (409) **Construction and Fit out of Food Premises**

To ensure that adequate provision is made for the cleanliness and maintenance of all food preparation areas, all work involving construction or fitting out of the premises shall comply with the requirements of the Food Safety Standards Code (Australia) and *Australian Standards AS4674 – Design, Construction and Fitout of Food Premises*.

31 (411) **Final Inspection (Food premises)**

A final site inspection relating to the works carried out on the premises shall be arranged by the applicant and shall be undertaken by Council before trading commences.

32 (412) **Grease Trap (Food Premises)**

Trade waste water shall be disposed of in accordance with the permit requirements of Sydney Water the proprietor owner shall contact the Trade Waste Office of Sydney Water so as to ensure that the sewerage pre – treatment system installed is appropriate for the proposed use of the premises.

33 (418) **Maintenance and cleanliness of food preparation areas**

To ensure that adequate provision is made for the cleanliness and maintenance of all food preparation areas all building work in connection with the occupation or the use of the premises intended for the preparation and storage of food shall be designed and implemented in accordance with the requirements of:

- a) Food Act 2003 & Food Regulations 2004
- b) Food Safety Standards 3.1.1, 3.2.2, 3.2.3
- c) Sydney Water Corporation – Trade Waste Section
- d) The Protection of the Environmental Operations Act 1997
- e) Australian Standard AS 1668 Part 1 & 2
- f) The Building Code of Australia.

34 (433) **Garbage collection – Commercial/Industrial**

Liquid and solid wastes generated on the site shall be collected, transported and disposed of in accordance with the Protection of the Environmental operations Act 1997. Records shall be kept of all waste disposal from the site.

Waste and recycling material, generated by the premises, must not be collected between the hours of 10pm and 6am on any day.

35 (441) **Operation of Plant or Equipment**

To minimise the impact of noise from the development, all sound producing plant, equipment, machinery, mechanical ventilation systems and or refrigeration systems, shall be designed and or located so that the noise emitted does not exceed 5db(A)

above the ambient background level when measured from the boundary of any affected premises between the hours of 8am to 10pm. Between the hours of 10pm and 8am, noise shall not exceed the ambient background level when measured at the boundary of an affected premises.

All sound producing equipment shall comply with the Protection of the Environmental Operations Act 1997.

36 (445) **Noise Control – Demolition Works**

Noise must be minimised as far as practicable, by the selection of appropriate methods and equipment, and by the use of silencing devices where practicable.

37 (463) **Bunding – Liquids**

All liquids onsite are to be stored within a bunded area. The size of the area is to be bunded and shall be calculated as follows as a minimum:

- a) In the case of tanks, 110% of the volume of the largest size tank
- b) In the case of small containers and drums, 25% of the total volume of liquid to be stored, with a minimum of 400L capacity.

The bund is to be constructed of a material, which is impervious to the liquid being stored. All bunded areas shall be graded to a pit/sump so as to facilitate emptying and cleaning. All pipework from the enclosed tanks and or/pumps shall be directed over the bund wall and not through it. Hose couplings for the tanks enclosed within the bund. Where possible the bunded areas should be roofed.

After completion, the bund shall be maintained in such a condition, that all spillages or leaks will be retained within the bund, until disposed of by means that do not pollute waters.

38 (466) **Storage of Potentially Contaminated Soils**

All stockpiles of potentially contaminated soil must be stored in an environmentally acceptable manner in a secure area on the site.

39 (467) **Assessment of Potentially Contaminated Soils**

All stockpiles of potentially contaminated soil must be assessed in accordance with relevant NSW Environment Protection Authority guidelines, such as the publication titled *Environmental Guidelines: Assessment, Classification and Management of Liquid and Non – Liquid Wastes* (EPA, 1999).

40 (468) **Offsite Disposal of Contaminated Soil**

All contaminated soil removed from the site must be disposed at a waste facility that can lawfully receive that waste.

Copies of all test results and disposal dockets must be retained for at least 3 years and be made available to authorised Council officers on request.

41 (485) **Registration of water cooling and warm water systems**

All water cooling and warm water systems regulated under the *Public Health Act 1991* must be registered with Council's Environmental Services Unit within one month of installation.

43 (492) **Contaminated Land**

Prior to issuing a construction certificate for the development/ subdividing the land /, a detailed site contamination investigation must be undertaken by an independent appropriately qualified environmental consultant in order to provide information on land and ground water contamination and migration in relation to past and current activities and uses that may have occurred on the site.

- 44 A construction noise management plan is to be prepared that addresses the methods of excavation, truck movements and construction and the noise associated with each. The CNMP shall also address the noise mitigation measures that will be implemented to ensure that noise impacts on the surrounding residential areas in Riverview and Hunters Hill are minimised at all times in accordance with the NSW EPA's Interim Construction Noise Guidelines.

General Engineering Conditions

- 45 **Design and Construction Standards:** All engineering plans and work shall be carried out in accordance with Council's standards and relevant development control plans except as amended by other conditions.
- 46 **Materials on Roads and Footpaths:** Where the applicant requires the use of Council land for placement of building waste, skips or storing materials a "*Building waste containers or materials in a public place*" application form is to be lodged. Council land is not to be occupied or used for storage until such application is approved.
47. **Works on Council Property:** Separate application shall be made to Council's Urban Services Division for approval to complete, any associated works on Council property. This shall include hoarding applications, vehicular crossings, footpaths, drainage works, kerb and guttering, brick paving, restorations and any miscellaneous works. Applications shall be submitted **prior to the start of any works on Council property.**
- 48 **Permit to Stand Plant:** Where the applicant requires the use of construction plant on the public road reservation, an "*Application for Standing Plant Permit*" shall be made to Council. Applications shall be submitted and approved **prior to the start of any related works.** Note: allow 2 working days for approval.
- 49 **Restoration:** Public areas must be maintained in a safe condition at all times. Restoration of disturbed Council land is the responsibility of the applicant. All costs associated with restoration of public land will be borne by the applicant.
50. **(A6) Public Utility Relocation:** If any public services are to be adjusted, as a result of the development, the applicant is to arrange with the relevant public utility authority the alteration or removal of those affected services. All costs associated with the relocation or removal of services shall be borne by the applicant.
- 51 **Pedestrian Access Maintained:** Pedestrian access, including disabled and pram access, is to be maintained throughout the course of the construction as per AS-1742.3, '*Part 3 - Traffic control devices for works on roads*'.
- 52 **Car Parking:** All parking and associated facilities are to be designed and constructed in accordance with AS 2890 Series.

- 53 **Council infrastructure damage bond:** The applicant shall lodge with Council a \$50,000 bond or bank guarantee. The bond is to cover the repair of damage to Council's roads, footpaths, kerb and gutter, drainage or other assets as a result of the development. The bond will be released upon issuing of the Occupation Certificate. If Council determines that damage has occurred as a result of the development, the applicant will be required to repair the damage. Repairs are to be carried out within 14 days from the notice. All repairs are to be carried in accordance with Council's requirements. The full bond will be retained if Council's requirements are not satisfied. Lodgement of this bond is required **prior to the commencement of works.**
- 54 **Drainage Plans New:** A stormwater drainage plan prepared and certified by a suitably qualified engineer is to be submitted to the Principal Certifying Authority **prior to the issue of the Construction Certificate.** The design is to be certified that it fully complies with, AS-3500 and Part O, Council's DCP-Stormwater Management.
- 55 **Soil and Water Management Plan:** Soil and Water Management Plans (SWMP) shall be prepared by a suitably qualified consultant in accordance with the guidelines set out in the manual "*Managing Urban Stormwater, Soils and Construction Fourth Edition 2004 Volume 1*" prepared by LANDCOM. The plan is to be submitted to the principal certifying authority to **prior to the commencement of works.**
- 56 **Soil and water management control:** The applicant shall install appropriate sediment control devices **prior to the start of any works on the site.** The devices are to be installed in accordance with the approved plan satisfying condition (C1) *Soil and Water Management Plan*. The devices shall be maintained during the construction period and replaced when necessary.