Request for Secretary’s Environmental Assessment Requirements

Concept Master Plan and Stage 1 Detailed Consent for Stage 1 Works to the Therry and O’Neil Wings
Saint Ignatius College Riverview
2 – 60 Riverview Street and Tambourine Bay Road – Riverview (Lot 10 DP 11422773)
Prepared by McKenzie Group Consulting Planning NSW Pty Ltd on behalf of Trustees of the Jesuit Fathers – St Ignatius College Riverview
July 2015
Request for Secretary’s Environmental Assessment Requirements
Concept Master Plan and Stage 1 Detailed Consent for Stage 1 Works, to the Therry and O’Neil Wings
2-60 Riverview Street and Tambourine Bay Road – Riverview

Document Control Table

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<tr>
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<th>Version</th>
<th>Author</th>
<th>Checked By</th>
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<td>26 June 2015</td>
<td>1</td>
<td>M. O’Donnell</td>
<td>C. Wilson</td>
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<td>29 June 2015</td>
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<td>M. O’Donnell</td>
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<td>30 June 2015</td>
<td>Final</td>
<td>M. O’Donnell</td>
<td>C. Wilson</td>
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EXECUTIVE SUMMARY

This scoping document has been prepared by McKenzie Group Consulting Planning (NSW) Pty Ltd on behalf of Trustees of the Jesuit Fathers – St Ignatius College Riverview and is submitted to the NSW Department of Planning and Environment (DP&E) in support of a formal request for Secretary's Environmental Assessment Requirements (SEARs).

This request for SEARs is made in relation to a proposed staged concept master plan over the Saint Ignatius College Riverview Campus (Riverview) to guide strategic planning and development over the next 10 to 20 years. In addition to the proposed conceptual approval for each Stage of the Master Plan, this SEARs requests also seeks requirements for detailed DA consent for Stage 1 Works, being the proposed alterations and additions and works to the Therry and O’Neil wings.

The proposal is considered to be classified as a State Significant Development under Part 4 of the Environmental Planning & Assessment Act 1979 as it includes development for an Educational Establishment with a Capital Investment Value (CIV) of greater than $30m.

The site is located in the suburb of Riverview within the Lane Cove Local Government Area. The site is bounded by Riverview Road to the north, Tambourine Bay Road to the east and the Lane Cove River to the south and west which has a prime waterfront position on the Lane Cove River.

Saint Ignatius’ College have been working with architects PMDL over the past year to develop a masterplan for the future physical development of their campuses, with an initial focus on teaching and learning and overriding ambition of supporting and developing the Riverview Community. The masterplan provides an overall framework for development over the next few decades, building both on existing opportunities whilst looking to the future and anticipating change. The broad ambitions of the masterplan are consolidated in a concept approach that aims to achieve the following.

- Development of identifiable activity precincts linked by clear and simple circulation, forming strong pedestrian ‘streets’ whilst supporting managed site servicing.
- Reduction in the vehicular loop road to the northern end of the campus to provide opportunities for the learning spaces to connect to the extended campus areas, significantly improving safety and amenity.
- Creation of a ‘Communal hub’ that provides the opportunity to rationalise site service, catering, functions, maintenance, student set down and pick up, parking and associated facilities.
- Creation of a Boarding precinct, which enhances the home and school division whilst reflecting the residential character of the area.
- Improvement of the teaching and learning facilities to create collaborative, connected and contemporary learning environments.
- Development of strong circulation “streets” with identifiable nodes for faculties and houses as part of the circulation system.
- Engagement of the spaces between and adjacent buildings to reinforce connections, expand learning opportunities and create a sense of ‘place’.

Concept Master Plan Approval across the entire College site is sought for Stage 1 to 9 to include:

- Expand and refurbish existing the Therry and O’Neil buildings to improve functionality.
- Reinvent Wallace through a series of alterations and additions.
- Provide a new and expanded Food and Beverage offer west of St Michael’s House to replace the canteen that is poorly located from a service perspective.
- Consolidate administration and staff into the Main Building.
- Develop St Michael’s as Heritage Centre.
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- Refurbish lower 3 levels of Vaughan Wing to create improved contemporary learning environments.
- Replace the existing Administration building with a minimum new built area necessary to support contemporary learning requirements.
- Consolidate boarding into a defined precinct with a new building that will accommodate existing boarders from the existing St John and Fraser Boarding Houses, both of which will be demolished.
- Develop central communal hub with catering, function, maintenance and sports facilities over a series of levels in a building accommodated into the existing sloping site.
- Reduce main vehicular loop road to northern end of campus to create shorter thoroughfare for buses, service vehicles and student pick up/drop off. Transform southern end of loop road into a pedestrian zone enabling vehicular access as required.
- Consolidate main playing fields and support facilities, including rebuild of the current Father Mac Grandstand.
- Create quality outdoor space for the learning precinct as a level podium spanning the existing road and connecting to the sports and recreation precincts, with potential to accommodate maintenance and review existing parking under.
- Create additional learning facilities to cater for the specialised and flexible needs of contemporary learning and the College’s diverse co-curriculum opportunities.

Detailed DA consent is also sought for Stage 1 Works, being the Therry and O’Neil wings to include:

- Expansion of the existing Therry building footprint to the north and O’Neil building footprint to the east.
- Refurbishment of the existing Therry and O’Neil Wings to provide collaborative, connected, contemporary learning spaces.
- Incorporation of the first group of House and Faculty facilities that support the pastoral care structure.
- Upgrade of the existing courtyard between Therry and Vaughan to better integrate with the learning.
- Refurbishment of Science in the O’Neil Wing.
- Transformation of the existing hall at level 1 of O’Neil Wing into performance and drama space with strong connections to the surrounding external space.

A risk-based analysis has been used to identify the key environmental issues for further assessment, and assist the preparation of the SEARs for the proposed development.

These have been identified to include:

- Soil and water;
- Air quality;
- Noise;
- Flora and fauna;
- Historical heritage;
- Bushfire
- Traffic and transport; and
- Visual amenity and site design.

It is considered that the proposal promotes the improvement and upgrade of existing facilities at Riverview, by providing a cohesive series of defined precincts and within that, 21st Century learning environments for the College that will be developed and operated in an environmentally sustainable manner.

It therefore requested that the Department issue formal SEARs for the preparation of an Environmental Impact Statement for the proposal as State Significant Development, and requirements to assess the proposed Concept Master Plan Approval and Stage 1 development works.
PART A  PRELIMINARY

1.1  Introduction

This scoping document has been prepared by McKenzie Group Consulting Planning (NSW) Pty Ltd on behalf of Trustees of the Jesuit Fathers – St Ignatius College Riverview and is submitted to the NSW Department of Planning and Environment (DP&E) in support of a formal request for Secretary's Environmental Assessment Requirements (SEARs).

This request for SEARs is made in relation to a proposed staged Concept Master Plan over the across the Saint Ignatius College Riverview Campus (Riverview) to guide strategic planning and development over the next 10 to 20 years. In addition to the proposed conceptual approval for each Stage of the Master Plan, this SEARs requests also seeks requirements for detailed DA consent for Stage 1 Works, being the proposed alterations and additions and works to the Therry and O’Neil wings.

The proposal is classified a State Significant Development under Part 4 of the Environmental Planning & Assessment Act 1979 as it includes development with a Capital Investment Value of more than $30m. Clause 8 and Schedule 1 of SEPP (State & Regional Development) 2011, identifies classes of development which are SSD which includes:

*Educational Establishments*

*Development for the purpose of Educational Establishments (including associated research facilities) that has a capital investment value of more than $30m.*

This document provides a brief overview of the proposal and the planning framework that applies to enable the issue of the SEARs that will guide the preparation of a formal Environmental Impact Statement for future development of the land.

Environmental considerations relevant to the proposal have been identified to include:

- Soil and water;
- Air quality;
- Noise;
- Flora and fauna;
- Historical heritage;
- Bushfire
- Traffic and transport; and
- Visual amenity and site design.

It is considered that the proposal promotes the improvement and upgrade of existing facilities at Riverview, by providing a cohesive series of defined precincts and within that, 21st Century learning environments for the College that will be developed and operated in an environmentally sustainable manner.
PART B  SITE ANALYSIS

2.1  Site Location & Existing Characteristics

The College site comprises some 40 ha, including the Main Campus (Senior School) and the Regis Campus (Junior School). The site is legally described as Lot 10 Deposited Plan 1142773 and is owned by The Trustees of the Jesuit Fathers incorporated under the Roman Catholic Church Communities’ Lands Act 1942 No 23 (NSW).

The site is located in the suburb of Riverview within the Lane Cove Local Government Area. The site is bounded by Riverview Road to the north, Tambourine Bay Road to the east and the Lane Cove River to the south and west which has a prime waterfront position on the Lane Cove River.

Figure 1 below provides an aerial photograph of the College and the extent of its boundaries.

Figure 1: Subject Site (SixMaps, 2015)

School History

Saint Ignatius College Riverview was established by the Jesuit Fathers in 1880 from the Estate of Fr John Joseph Therry. The school first opened as a secondary boarding school with a total of 4 students. The school was initially housed in the existing cottage on the site ‘Ormeau View’. In July 1880 Saint Michaels House was Completed as the first pulpous built school building. The Main Building was built between 1889 and 1938 followed by the Dalton Chapel 1909.

Since then the School has evolved into one of Sydney’s leading private boys Educational Establishments.
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Existing Use and Population

The subject site is currently used as an ‘Educational Establishment’ for boys with an overall population of 1,566 students across the Main Campus and the Regis Campus.

The student population and enrolment of 1,566 is currently broken down into the following:

Junior school (Regis campus) = 208.
Senior school (Senior campus) = 1,358.

The College comprises both boarding and day students whose numbers are broken down as follows:

<table>
<thead>
<tr>
<th>Population Type</th>
<th>Current Enrolment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boarders</td>
<td>328</td>
</tr>
<tr>
<td>Junior Boarders Years 7 &amp; 8 (Regis Campus)</td>
<td>59</td>
</tr>
<tr>
<td>Senior Boarders Years 9 to 12 (Senior Campus)</td>
<td>269</td>
</tr>
<tr>
<td>Day Boys</td>
<td>1,238</td>
</tr>
</tbody>
</table>

The current staff numbers are broken down as follows:

<table>
<thead>
<tr>
<th>Staff Type</th>
<th>Current Numbers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Teaching (Full time and part time)</td>
<td>200</td>
</tr>
<tr>
<td>Support (Full time and part time)</td>
<td>70</td>
</tr>
<tr>
<td>Casual, co-Curricular, Tutors</td>
<td>300</td>
</tr>
<tr>
<td>Mirrabrook Childcare (Full time and part time)</td>
<td>30</td>
</tr>
<tr>
<td>Total Staff (Fulltime and part time)</td>
<td>600</td>
</tr>
</tbody>
</table>

A total of 52 residences are located on site and currently there are 40 residents and families on site.

Other Uses of the College

The Gartlan Centre pool and sports facilities is hired out when not in use by College students and boarders to various external sporting clubs and coaches during the year for swimming, basketball, cricket and water polo. The Pool is also hired for other schools swimming carnivals. The Gartlan Centre, the ovals, boarding houses and general facilities are also used during the holidays for training camps and carnivals such as Rugby, Cricket, Football, Surf Lifesaving and AFL.

The Ramsay and Regis Halls are hired out for other Schools Speech days, NSW Elections, Dance Concerts and Dinners. The Cricket nets, Tennis courts Ovals and Grounds are leased during and after school hours when not in use by College students and boarders.

Cova Cottage and Boat House may be hired out for functions and conferences under strict operating conditions.

Other significant events that occur annually are:

- GPS Rugby Joeys v Riverview every 2nd year,
- Rowing. Gold Cup in March.
- Indian Bazaar in September.
- Cross Country Schools Carnival in May
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Existing Hours of Teaching

- Standard teaching hours are 8.30am to 3.30 pm Monday to Friday.
- Boarding occurs on a 24/7 basis.
- Co-curricular, after school activities occur between 3.30pm to 5.00 pm Monday to Friday.
- Saturday Sport occurs all day Saturday.
- Sundays Boarding outings and supervision also occur.

Built Form

The existing campus, like many school campus developments, is characterised by a collection of buildings and facilities, which have been developed in isolation, without maximising opportunities for collaboration or connection.

The School is also broken into two campuses being Senior School (Main Campus) and Junior School (Regis Campus).

Of significance the College includes amongst other buildings and land uses the following:

- Chapel;
- Administration Buildings;
- Classrooms and Learning Spaces;
- Library;
- Refectory, Kitchen and Canteen;
- Boarding Houses;
- Infirmary;
- Long Day Care Centre
- Sporting facilities including playing fields, gymnasium, swimming pool, rowing sheds, sailing club, basketball and tennis courts;
- Observatory;
- Wharf connecting to the Lane Cove River;
- Staff residences;
- Weather station;
- Storage, loading and waste management facilities.

A range of built form and building heights exists across the College, which is typical of an Educational Establishment.

A vehicular/pedestrian loop road also exists through the Main Campus (Senior School) of the College providing two entrances and exits at Riverview Street. A further entrance and exit from Riverview Street services the Regis Campus (Junior School)

Figure 2 below provides an overview of the site layout (as existing) and the surrounding land uses.
Figure 2: Subject Site (Riverview, 2015)

Topography

Although the campus is a large land area there is a significant portion that is restricted or unsuitable for development due to topography. The site falls across the campus but can be in excess of 30 metres and this has impacted previous developments and circulation.

Heritage

The site in its entirety is listed as a site of Local Heritage Significance (L319) under the Lane Cove Local Environmental Plan 2009.

A number of heritage buildings or items are contained within the site including:

- Main Building
- St Michael’s House
- Dalton Memorial Chapel
- Tea House
- Vice Regal Pavilion
- Handball Courts
- Paved Stairways
- Old Infirmary
- Men’s Quarters

The College has previously commissioned conservation studies for the Main Building and Quadrangle facilities.
Environmental Constraints

A portion of the site towards the waterfront is identified as environmental protection land under the Lane Cove LEP 2009.

Part of the site is also identified as bushfire prone land under the Lane Cove Bushfire Prone Land Map March 2015.

Traffic and Access

A vehicular/pedestrian loop road exists through the College providing two entrances and exits at Riverview Street.

The following outlines the key traffic and transport aspects of the operation of the College.

Peak pick-ups and drop off times

- 7.30am to 8.30am
- 3.15pm to 4.00pm.

Pick up/Drop off Locations for Parents

- Bus stop west Main building;
- 2nd Field;
- Therry bus stop;
- Regis campus.

School buses and ferries

- 13 buses (public) service the school between 7am and 8.30am.
- 12 buses (public) service the school between 3.30pm and 4.00 pm.
- 1 bus services the school at 5 pm. Manly (Private)
- 2 ferry services to the School between 8am and 8.30am – Circular Quay, Darling Harbour
- 1 ferry services the school at 3.45pm - Circular Quay, Darling Harbour
- 1 ferry service the school at 5pm - Circular Quay, Darling Harbour

Existing Car Parking Spaces

Main campus

- 269 marked spaces.
- 6 disabled spaces.

Note over flow parking on 2nd field, 1B Soccer and slopes - 500 to 600 cars.

Regis campus

- 30 marked spaces.
- 2 disabled spaces.

Plus overflow 100 cars.
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Loading and servicing facilities

- Print room;
- Maintenance workshop
- Cleaners store,
- Kitchen,
- Ramsay Hall,
- Clothing Shop (Licona)
- Canteen Main Campus & Regis Campus
- Waste storage main campus and Regis campus.
- Reception, Main Campus and Regis Campus

Current Waste Management Procedures

The College has a 25m³ compactor on site that is emptied on demand by their contractor URM. All kitchen waste is put through a Pulp Master and this waste is recycled. All paper, cardboard, glass and plastic are recycled. Waste Bins are located at various locations and are collected at various times including a General Bin at the Maintenance Shed, and a Gardeners Green Bin at the Green Storage Shed.
PART C  PROJECT SUMMARY

3.1  Aims And Objectives Of The Proposal

The following objectives have been identified as forming the basis of the proposed concept master plan for the subject site for upgraded and improved facilities at the College.

The Saint Ignatius’ College Riverview Master Plan embodies the ambitions of the Colleges Strategic Plan to provide a framework for the future physical development of the Campuses, ensuring the best outcomes for teaching and learning, as well as the ongoing support of the Riverview community.

It is a roadmap setting out the route for the College evolution, in step with the College philosophy and ambitions. The Strategic Plan vision seeks to:

- Promote excellence in Catholic and Jesuit education.
- Build on the strengths of the past to inform the present and create new futures that will enable students to experience growth and success.
- Form a personal and robust faith through action in the learning and service programs.
- Achieve quality teaching and learning in all aspects of school life.
- Engage and support students, parents and staff to promote and fulfil the mission of the College.
- Develop and review processes to encourage accountability of all members of the school community.

The master plan study process commenced in in June 2014 with the formation of the Master Plan Steering Committee, which met on a regular basis. The Committee consulted widely with key stakeholders and user groups and agreed an overall direction and vision in November 2014. The Research and Vision Outcomes were presented to the College Council on 26 November 2014. The Master Plan was further refined and developed in consultation with the broader College community and was finally approved by the Jesuit owners on 17 March 2015.

The site and proposed design are considered to meet the objectives of the project as it allows for development on land that has been previously used for educational purposes.

3.2  Description Of The Proposal

The owners, the Trustees of the Jesuit Fathers – St Ignatius College Riverview seek to develop improved facilities for the School Campus over a staged approach as part of a master plan to guide strategic planning and development over the next 10 to 20 years at the College.

The preliminary concept design for the staged development is shown in the attached plans (Refer Appendix 1), and the main components of the proposed development are outlined below.

The description of the proposed development is provided to assist the Department in its initial consideration of the development as State Significant Development (SSD) under the Environmental Planning and Assessment Act. Final details of the proposed development will be provided in the Environmental Impact Statement (EIS) for the development.
It should be noted that the proposed Staging beyond Stage 1 requires flexibility in terms of intended delivery of each Stage as it depends upon the Schools needs and priorities. Prior to lodging an EIS proposed Staging will be more defined as the Master Plan is in its preliminary stages.

The proposed development particulars are outlined as follows:

<table>
<thead>
<tr>
<th>Proposed</th>
<th>Comment</th>
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<tbody>
<tr>
<td>Concept Master Plan Approval across the entire College site Stage 1 to 9</td>
<td>The concept approach is to develop identifiable activity precincts linked by clear and simple circulation, forming strong pedestrian “streets”, whilst supporting managed site services.</td>
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<tr>
<td>to include:</td>
<td>The reduction of the main vehicular loop road to the northern end of the campus provides opportunities for the learning spaces to connect to the extended campus areas, significantly improving safety and amenity.</td>
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<tr>
<td>- Consolidate administration and staff into the Main Building.</td>
<td>The creation of the “communal hub” provides opportunity to rationalise site service, catering, functions, maintenance, set down and pick up, parking and associated activities.</td>
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<td>- Develop St Michael’s as Heritage Centre.</td>
<td>The creation of the boarding precinct enhances the home and school division whilst reflecting the residential character of the area.</td>
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<td>- Refurbish lower 3 levels of Vaughan Wing to create improved</td>
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<td>contemporary learning environments.</td>
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<td>- Replace the existing Administration building with a minimum new built</td>
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<td>area necessary to support contemporary learning requirements.</td>
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<td>- Consolidate boarding into a defined precinct with a new building</td>
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<td>that will accommodate existing boarders from the existing St John</td>
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<tr>
<td>and Charles Fraser Boarding Houses, both of which will be demolished.</td>
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<td>- Develop central communal hub with catering, function, maintenance and</td>
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<td>sports facilities over a series of levels in a building accommodated</td>
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<td>into the existing sloping site.</td>
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<td>drop off. Transform southern end of loop road into a pedestrian zone</td>
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<td></td>
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<td>rebuild of Father Mac Grandstand.</td>
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<td>- Create quality outdoor space for the learning precinct as a level</td>
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<td>podium spanning the existing road and connecting to the sports and</td>
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<td>recreation precincts, with potential to accommodate maintenance and</td>
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<td>review existing parking under.</td>
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<td>- Create additional learning facilities to cater for the specialised and</td>
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<td>flexible needs of contemporary learning and the College’s diverse</td>
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<td>co-curriculum opportunities.</td>
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<td><strong>Stage 1</strong></td>
<td>Detailed DA consent for Stage 1 Works, being the Therry and O’Neil wings to include:</td>
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<td>• Expand the existing Therry building footprint to the north and O’Neil building footprint to the east.</td>
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<td>• Refurbish the existing Therry and O’Neil Wings to provide collaborative, connected, contemporary learning spaces.</td>
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<td>• Incorporate the first group of House and Faculty facilities that support the pastoral care structure.</td>
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<td>• Upgrade the existing courtyard between Therry and Vaughan to better integrate with the learning.</td>
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<td>• Refurbish Science in the O’Neil Wing.</td>
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<td></td>
<td>• Transform the existing hall at level 1 of O’Neil Wing into performance and drama space with strong connections to the surrounding external space.</td>
</tr>
<tr>
<td><strong>Stage 2A</strong></td>
<td>Detailed DA consent for Stage 1 Works to enable construction to occur is sought in addition to the proposed concept master plan approval across Stages 1 to 9.</td>
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<tr>
<td></td>
<td>• Gut and refit of the existing Wallace buildings levels 2, 3, 4 into collaborative, connected, contemporary learning spaces.</td>
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<td></td>
<td>• New stairs &amp; compliance works.</td>
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<td></td>
<td>• Additional Faculty and House facilities.</td>
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<td></td>
<td>• Retain existing TAS at level 1.</td>
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<td><strong>Stage 2B</strong></td>
<td>Concept master plan approval across Stage 2A is sought.</td>
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<td></td>
<td>• Develop new retail and hospitality hub as extension to existing west wing of main building to include updated Licona and canteen.</td>
</tr>
<tr>
<td><strong>Stage 3A</strong></td>
<td>Concept master plan approval across Stage 2B is sought.</td>
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<tr>
<td></td>
<td>• Relocate the existing Administration offices from Admin and Doyle wings to the Main building levels 3 and 4.</td>
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<tr>
<td></td>
<td>• Refurbishment of existing levels to suit new “office” accommodation.</td>
</tr>
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<td></td>
<td>• Parlour to act as new main reception and interview rooms. New “hero” stair linking levels 2, 3 &amp; 4.</td>
</tr>
<tr>
<td><strong>Stage 3B</strong></td>
<td>Concept master plan approval across Stage 3A is sought.</td>
</tr>
<tr>
<td></td>
<td>• Relocate learning support and Admin staff from St Michael’s into Doyle</td>
</tr>
<tr>
<td><strong>Stage 3B</strong></td>
<td>Concept master plan approval across Stage 3B is sought.</td>
</tr>
<tr>
<td>Request for Secretary’s Environmental Assessment Requirements</td>
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<td>Concept Master Plan and Stage 1 Detailed Consent for Stage 1 Works, to the Therry and O’Neil Wings</td>
<td>2- 60 Riverview Street and Tambourine Bay Road – Riverview</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Wing.</th>
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<tbody>
<tr>
<td>• Refurbish St Michael’s into new heritage centre with archives displays and active spaces.</td>
<td></td>
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<table>
<thead>
<tr>
<th>Stage 4A</th>
<th>Concept master plan approval across Stage 4A is sought.</th>
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</thead>
<tbody>
<tr>
<td>• Minor refurbishment of existing levels 1, 2 &amp; 3 of Vaughan into collaborative, connected, contemporary learning spaces.</td>
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<tr>
<td>• New stairs and connections.</td>
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<thead>
<tr>
<th>Stage 4B</th>
<th>Concept master plan approval across Stage 4B is sought.</th>
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<tbody>
<tr>
<td>• Replace existing Admin building footprint area with the minimum new built area. This needs further development once stages 1 to 3 have been designed in more detail.</td>
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<tr>
<td>• New stairs to extend existing colonnade and create stronger connections between levels.</td>
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<thead>
<tr>
<th>Stage 5 - Boarding Precinct</th>
<th>Concept master plan approval across Stage 5 is sought.</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Consolidate boarding into a defined precinct with a new building that will accommodate existing boarders from the existing St John and Charles Fraser Boarding houses, both of which will be demolished.</td>
<td></td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th>Stage 6 - Communal Precinct and Road Diversion</th>
<th>Concept master plan approval across Stage 6 is sought.</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Develop central communal hub with catering, function, maintenance and sports facilities over a series of levels in a building accommodated into the existing sloping site.</td>
<td></td>
</tr>
<tr>
<td>• Reduce main vehicular loop road to northern end of campus to create shorter thoroughfare for buses, service vehicles and student pick up/drop off. Transform southern end of loop road into a pedestrian zone enabling vehicular access as required.</td>
<td></td>
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</tbody>
</table>

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<thead>
<tr>
<th>Stage 7 - Recreation Precinct</th>
<th>Concept master plan approval across Stage 7 is sought.</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Consolidate main playing fields and support facilities, including rebuild of Father Mac Grandstand.</td>
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</tbody>
</table>
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<table>
<thead>
<tr>
<th>Stage 8 - Connection of Learning &amp; Sports Precincts</th>
<th>Concept master plan approval across Stage 8 is sought.</th>
</tr>
</thead>
<tbody>
<tr>
<td>▪ Creation of quality outdoor space for the learning precinct as a level podium spanning the existing road and connecting to the sports and recreation precincts, with potential to accommodate maintenance and parking under.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Stage 9 - Additional Learning Facilities</th>
<th>Concept master plan approval across Stage 9 is sought.</th>
</tr>
</thead>
<tbody>
<tr>
<td>▪ Provision for additional learning facilities to cater for the specialised and flexible needs of contemporary learning and the College's diverse co-curriculum opportunities.</td>
<td></td>
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</tbody>
</table>

The proposed concept master plan does not envisage any significant growth in student and staff numbers, other than that which would ordinarily be attributed to natural growth for Educational Establishments.

The proposed concept master plan seeks to provide a framework for the future physical development of the Campuses to ensure the best teaching and learning outcomes, and to set the route for the ongoing evolution of the College.

3.3 Staging Of Development

It is anticipated that the development will be constructed in stages as outlined above. Development consent is sought as part of the proposed development for Stage 1 only, whilst the proposed latter stages seek only concept master plan approval (Stage 2A, 2B, 3, 4A and 4B, 5, 6, 7, 8, and 9). It should be noted that flexibility in proposed staging sequence will be required as the master plan progresses over its anticipated life span.

3.4 Capital Investment Value

While costs have not yet been finalised, the estimated Capital Investment of this project is expected to be in excess of $30 Million (refer Appendix 2). The costs will be finalised once the final design is resolved.

As this exceeds the $30 Million threshold under Clause 8 and Schedule 1 of SEPP (State & Regional Development) 2011, the proposal is deemed State Significant Development.

3.5 Consultation

The master plan study commenced in June 2014 and has consulted widely with key stakeholders of the College Community including the College Council, Jesuit Schools Commission and Old Boys.

Consultation is currently being undertaken with the following stakeholders:

▪ Lane Cove Council (22/6/15 – General Manager – Craig Wrightson, Executive Manager – Environmental Services – Michael Mason, Acting Manager Development Assessment – Rebecca Groth);
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The meeting held with Lane Cove Council on 22 June 2015 was to present to Council the Preliminary Concept Master Plan, the Colleges proposed Planning Approvals Pathway and to seek any initial feedback that Council may have.

Council’s initial advice was to ensure that the College engages with surrounding residents and give consideration to traffic and parking issues, and to propose a range of mitigation measures.

Consultation with relevant stakeholders will be undertaken whilst preparing a detailed Environmental Impact Statement, and will include key stakeholders, including local surrounding residents.
PART D  JUSTIFICATION

The site is considered to be appropriate for the project as it allows for the continued use of the site for educational purposes within an established College environment. The site design and layout of the built form seeks to maintain consistency with, and enhance, the surrounding educational facilities within the locality.

The options considered, and subsequently dismissed, in arriving to the current proposal included:

(a) ‘Do Nothing’ Scenario

This option was dismissed as the objectives of the project would not be met.

If the proposal was not to proceed, the site would be developed for other industrial purposes.

(b) Development on an Alternative Site

Considerations to alternative sites were not made as the existing College has been a long standing land use on the site. The current site is considered appropriate for the proposed development for the following reasons:

- It will be located on a site that permits Educational Establishments;
- The site has appropriate distance from sensitive land activities including residential development;
- All potential environmental impacts of the proposal can be suitably mitigated within the site;
- The proposal generates and maintains employment opportunities, during both the construction and operational phase;
- The proposal will not affect any area of heritage or archaeological significance; and
- The proposal can be developed with appropriate visual amenity given its surrounding context.

The proposal is justified on the basis it is compatible with the locality in which it is proposed while having no unacceptable economic, environmental or social impact.
PART E  LEGISLATIVE AND POLICY FRAMEWORK

The following current and draft State, Regional and Local planning controls and policies have been considered in the preparation of this application:

**State Planning Context**
- Environmental Planning and Assessment Act 1979
- Environmental Planning & Assessment Regulation 2000
- NSW 2021 : A Plan to Make NSW Number One
- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy No. 55 – Remediation of Land

**Local Planning Context**
- Lane Cove Local Environmental Plan 2009
- Lane Cove Development Control Plan 2010

This planning framework is considered in detail in the following sections.

5.1  **Environmental Planning and Assessment Act 1979**

The *Environmental Planning and Assessment Act 1979* (EP&A Act) is the overarching governing document for all development in NSW and pursuant to Section 89D (2) provides that:

> A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.

The proposed development has been identified as State Significant Development under *State Environmental Planning Policy (State and Regional Development) 2011* as outlined below.

5.2  **NSW 2021: A Plan to Make NSW Number One**

*NSW 2021* was developed by the NSW State Government to set economic, social and environmental directions for NSW. It sets targets, priorities and actions for delivery of services across the State. The strategies outlined in the Plan include:

- Rebuild the economy
- Return quality services
- Renovate infrastructure
- Strengthen our local environment and communities
- Restore accountability to government

The proposal will address a number of key priorities outlined in the NSW State Plan.

5.3  **State Environmental Planning Policy (State and Regional Development) 2011**

Proposals involving activities that are listed in Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (State and Regional Development SEPP) are identified as being State Significant Development (SSD).

Clause 8 and Schedule 1 of SEPP (State & Regional Development) 2011, identifies classes of development which are SSD which includes:
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Educational Establishments

Development for the purpose of Educational Establishments (including associated research facilities) that has a capital investment value of more than $30m.

The proposed Concept Master Plan and Stage 1 works exceed the $30m threshold of the SEPP, and the proposal is therefore considered State Significant.

5.4 State Environmental Planning Policy (Infrastructure) 2007

This SEPP applies to the proposed development, being an Educational Establishment. In particular Part 3 provides development controls for Educational Establishments.

Clause 28 – Development Permitted with Consent

This clause permits development for an Educational Establishment on land in a prescribed zone or on land where there is an existing Educational Establishment. Therefore, the proposed development is permissible with consent.

Clause 104 Traffic Generating Development

This clause identifies when a development application is required to be referred to the Roads and Maritimes Services (RMS). In this instance the proposal does not seek to increase student or staff numbers. Subsequently the proposal should not be required to be referred to RMS.

A Traffic Impact Assessment will be provided to support the proposed development.

It is considered that the proposal complies with the relevant requirements of the SEPP.

5.5 State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

No dangerous goods are proposed to be stored, thus the triggers under SEPP 33 do not warrant further assessment in this respect.

5.6 State Environmental Planning Policy No. 55 – Remediation of Land

Under the provisions of State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55), where a development application is made concerning land that is contaminated, the consent authority must not grant consent unless:

(a) it has considered whether the land is contaminated, and  
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and  
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

Preliminary investigations have been carried out and indicate that the site is historically free of contamination. The provisions of SEPP 55 will be addressed in detail as part of any EIS submitted. It is known that the School has been present at the site since the 1800s and therefore no contamination is considered to be present on the site.
5.7 Lane Cove Local Environmental Plan 2009, and Lane Cove Development Control Plan 2010

The future SSD application will address the provisions of the Lane Cove LEP 2009 and the Lane Cove DCP 2010.

The relevant provisions of the Lane Cove LEP 2009 are listed below.

Zoning

The Lane Cove LEP 2009 zones the site SP2 – Infrastructure which permits Educational Establishments within the zone.

Heights of Buildings

The Lane Cove LEP 2009 gives provision of a maximum building height of 9.5m across the subject site.

Floor Space Ratio

The Lane Cove LEP 2009 gives provision of a maximum Floor Space Ratio of 0.5:1 across the subject site.

Heritage Provisions

The site in its entirety is listed as a site of Local Heritage Significance (I319) under the Lane Cove Local Environmental Plan 2009.

Environmental Protection Area

A portion of the site towards the waterfront is identified as environmental protection land under the Lane Cove LEP 2009.

Bushfire Prone Lane

Part of the site is also identified as bushfire prone land under the Lane Cove Bushfire Prone Land Map March 2015.
PART F  ENVIRONMENTAL ASSESSMENT

A screening analysis of the environmental issues applicable to the proposal is presented in the table below. This risk-based analysis has been used to identify the key environmental issues for further assessment, and assist the preparation of the SEARs for the proposed development.

The analysis is based on preliminary environmental assessment of the site only. The Environmental Impact Statement (EIS) for the proposal will fully address these items and other environmental issues relevant to the proposal.

<table>
<thead>
<tr>
<th>Issue</th>
<th>Analysis</th>
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<tbody>
<tr>
<td>Soil and water</td>
<td>▪ Preliminary investigations indicate that the site is not contaminated owing to its long standing use as an Educational Establishment.</td>
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<tr>
<td></td>
<td>▪ It is proposed to prepare a detailed stormwater management strategy for the College.</td>
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<td></td>
<td>▪ Detailed stormwater plans will be provided along quantity and quality outcomes within the EIS.</td>
</tr>
<tr>
<td></td>
<td>▪ To manage erosion and sediment control risks during construction a Soil Erosion and Water Management plan will be submitted.</td>
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<tr>
<td></td>
<td>▪ A geotechnical assessment of ground conditions will be submitted with a future EIS.</td>
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<td></td>
<td>▪ The site is not subject to local flooding.</td>
</tr>
<tr>
<td>Noise</td>
<td>▪ The site is sufficiently separated from any sensitive receivers. Surrounding land uses include primarily residential land uses.</td>
</tr>
<tr>
<td></td>
<td>▪ Any future SSD Application shall consider traffic volumes generated, operational plant and machinery, special events held within the school, and construction noise.</td>
</tr>
<tr>
<td>Air Quality</td>
<td>▪ Given the nature of the proposed development, it is not anticipated that there will be unacceptable air quality impacts.</td>
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<tr>
<td></td>
<td>▪ During construction, air quality will be managed through appropriate dust mitigation measures.</td>
</tr>
<tr>
<td>Ecologically Sustainable Design Principles</td>
<td>▪ The proposal will incorporate ESD principles where possible.</td>
</tr>
<tr>
<td>Waste</td>
<td>▪ Operational waste will be managed in accordance with the existing waste management processes within the College.</td>
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<tr>
<td></td>
<td>▪ Waste generated throughout the construction phase shall be disposed of in accordance with a Waste Management Plan, which makes provision for recyclables and suitable</td>
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</table>
### Flora and Fauna
- Tree removal to facilitate any potential building works will be minimal. Inspection of the site indicates that there is no flora or fauna that would restrict the proposed development from proceeding.
- Suitable landscaping is proposed throughout the estate to provide a sufficient level of amenity. Future upgrades will also occur to landscape as part of the delivery of the proposed concept master plan stages.

### Historical Heritage
- The development of facilities within the College will give consideration to potential impacts on items of heritage. Subsequently a Heritage Impact Statement will be prepared with the future EIS to address any potential impacts of the proposed development.

### Traffic & Transport
- Suitable provision is made to accommodate and service the development in terms of traffic and transport. On-site car parking is proposed to support the use of the site so as to not adversely affect the surrounding road network. The width of the new loop road is also sufficient based on heavy vehicle movements for B-Doubles and servicing vehicles.
- Car parking will be provided in accordance with RMS and Lane Cove DCP requirements.
- A Traffic Management Plan for the School will be submitted with the future EIS to demonstrate monitoring and mitigation measures in relation to traffic impacts.
- Existing intersections will be reviewed and any potential upgrades or improvements will be put forward as part of the proposed concept.
- Traffic management will also include measures to manage special events related public hire of the facilities.

### Other Infrastructure & Services
- As servicing strategy will be formulated as part of any EIS prepared for the proposal.
- All necessary measures will be incorporated to the design to ensure the protection of the existing infrastructure on site.

### Visual Amenity
- The built form will be designed to incorporate architectural elements that articulate the facades and provide a sufficient level of visual amenity within the public domain.

### Hazards
- No dangerous goods are anticipated to be stored on site.
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| **Site Layout and Design** | - The site layout and design responds to the site constraints, thus providing a highly functional development which enhances the visual amenity of the locality.  
- Suitable provision is made for service vehicles, cars and pedestrians within the site. Detailed swept paths will be provided with the EIS and Traffic Impact Statement.  
- A detailed landscape concept for the site will also be provided for Stage 1 works. |
PART G CONCLUSION

The proposal, will involve works which equate to a capital investment value of more than $30 Million, thus the development is defined as State Significant Development under State Environmental Planning Policy (State and Regional Development) 2011.

The subject Site has been historically used for the purpose of an Educational Establishment and the proposed future use of the site for this purpose is permissible with consent.

It requested that the Department issue formal SEARs for the preparation of an Environmental Impact Statement for the proposal as State Significant Development, and requirements to assess the proposed Stage 1 development works.
APPENDIX 1

PRELIMINARY CONCEPT MASTER PLAN