Environmental Impact Statement

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 Willowtree Planning Pty Ltd
November 2015
Environmental Impact Statement
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 NSW

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Environmental Impact Statement
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 NSW

CLAUSE 78A(8A) CERTIFICATE

Declaration Form
Submission of Environmental Impact Statement (EIS) prepared under the Environmental Planning and Assessment Act 1979 Clause 78A(8A)

EIS Prepared By
Name Matthew O’Donnell
Qualifications Bachelor of Landscape Architecture, University of Canberra
Post Graduate Diploma Town Planning – University of Westminster UK
Address Suite 601, Level 6
189 Kent Street
Sydney NSW 2000

In Respect Of
Concept Master Plan and Stage 1 Detailed Consent for Stage 1 Works, to the Therry and O’Neil Wings

Development Application
Applicant Name Trustees of the Jesuit Fathers – St Ignatius College Riverview
Address 2-60 Riverview Street and Tambourine Bay Road, Riverview NSW

Land to be Developed 2-60 Riverview Street and Tambourine Bay Road, Riverview NSW

- Lot 10 Deposited Plan 1142773

EIS
An Environmental Impact Statement (EIS) is attached.

Certificate
I certify that I have prepared the contents of this EIS and to the best of my knowledge:

- it is in accordance with Schedule 2 of the Environmental Planning and Assessment Regulation 2000,
- contains all available information that is relevant to the environmental assessment of the development, activity or infrastructure to which the statement relates, and
- that the information contained in the statement is neither false nor misleading and is accurate at the time of preparation.

Signature

Name Matthew O’Donnell
Date 30 November 2015
Environmental Impact Statement
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## GLOSSARY OF TERMS

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<th>MEANING</th>
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<td>AU$</td>
<td>Australian Dollars</td>
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<td>Council</td>
<td>Lane Cove Council</td>
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<td>SEARs</td>
<td>Secretary’s Environmental Assessment Requirements (issued 14 August 2015)</td>
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<td>EIS</td>
<td>Environmental Impact Statement</td>
</tr>
<tr>
<td>EP&amp;A Act</td>
<td>Environmental Planning and Assessment Act 1979 (as amended)</td>
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<td>Environmental Planning and Assessment Regulation 2000</td>
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<td>Metro Strategy</td>
<td>A Plan for Growing Sydney</td>
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<tr>
<td>NSW 2021</td>
<td>NSW 2021: A Plan to Make NSW Number One</td>
</tr>
<tr>
<td>OEH</td>
<td>NSW Office of Environment and Heritage</td>
</tr>
<tr>
<td>SEPP</td>
<td>State Environmental Planning Policy</td>
</tr>
<tr>
<td>Sqm or (m^2)</td>
<td>Square metres</td>
</tr>
<tr>
<td>SREP</td>
<td>Sydney Regional Environmental Plan</td>
</tr>
<tr>
<td>SSD</td>
<td>State Significant Development</td>
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<td>The College</td>
<td>St Ignatius College Riverview</td>
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EXECUTIVE SUMMARY

This Environmental Impact Statement (EIS) has been prepared by Willowtree Planning Pty Ltd for Trustees of the Jesuit Fathers – St Ignatius College Riverview and is submitted to the NSW Department of Planning and Environment (DP&E) in response to the Secretary's Environmental Assessment Requirements (SEARs) issued 14 August 2015.

The proposed State Significant Development (SSD) is in relation to a proposed staged Concept Master Plan over the Saint Ignatius College Riverview Campus (the College) to guide strategic planning and development over the next 5 to 30 years. In addition to the proposed conceptual approval for each Precinct Stage of the Master Plan, this SSD also seeks development consent for detailed Therry Precinct 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 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).

Saint Ignatius College Riverview was established by the Jesuit Fathers in 1880 from the Estate of Fr John Joseph Therry. Since then the School has evolved into one of Sydney's leading private boys Educational Establishments.

The site is located in the suburb of Riverview within the Lane Cove Local Government Area (LGA). 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.

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

The subject site is currently used as an 'Educational Establishment' for boys with an overall maximum capacity of students up to 1,640 across the Main Campus and the Regis Campus.

Objectives of Proposal

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 Proposal

Therry Precinct Stage 1

Detailed DA consent for is sought for the Therry Precinct - Stage 1 – to include expansion and refurbishment of the existing Therry and O'Neil buildings to improve and increase
opportunities for learning, accommodate the House group in home bases, create more
generous areas for staff and improve connection and circulation within and through the
levels.

Concept Master Plan

The Concept Master Plans Staged Precinct approach to development of the project seeks
SSDA consent for the following key elements:

- Building envelopes and design guidelines / parameters to guide future development
  and redevelopment of new and existing key teaching, learning and sporting facilities
  across the College.
- Conceptual identification and location of:
  - Principal campus arrival points and access arrangements for pedestrians and vehicles.
  - Preliminary Parking and servicing arrangements
  - Bus pick up / drop zone.
  - Approximate maximum additional gross floor area and building heights for each
    precinct.
  - Location of precincts and uses across the site.

The concept proposal accommodates a broad range of education related uses. These land
uses are generic to schools/colleges across Australia. All uses are directly associated with the
operation of the College.

The proposed Concept Master Plan included at Appendix B prepared by PMDL identifies
proposed building envelopes within which the indicative built forms will occur. These built
forms, are indicative only at this stage and have been prepared to illustrate the sort of forms
that may ultimately be proposed.

Separate and specific future development applications which will detail how future buildings
will contextually fit within the approved building envelopes will be prepared and submitted to
the relevant authority.

The following summaries proposed development within each Precinct of the Concept Master
Plan.

<table>
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<th>Precinct</th>
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<td>Wallace Precinct</td>
<td>Demolish the existing Wallace and Administration buildings and replace with new facility of greater footprint in a similar location.</td>
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<td>Height of new building at 5 levels will be 1 level higher than the existing facility which will equate to the existing top floor level of the existing Doyle and Vaughan Buildings.</td>
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<tr>
<td></td>
<td>The new building will provide improved learning opportunities for Science, Technology, Engineering and Mathematics as a STEM facility.</td>
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<tr>
<td>Food &amp; Beverage Precinct</td>
<td>Provide a new and expanded Food and Beverage offer as a two storey building, north of the existing refectory building and west of St Michael's House, to replace the existing canteen that, from a service perspective, is poorly located centrally within the campus.</td>
</tr>
<tr>
<td>Main Building Precinct</td>
<td>Consolidate administration and staff into the existing Main Building and reinstate a sense of ‘Front’ door with new reception at ground floor.</td>
</tr>
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<td></td>
<td>Locate staff on top two levels and connect these to ground</td>
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<table>
<thead>
<tr>
<th>Level</th>
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<td>Level with new enclosed stair attached to northern facade as a light framed glass element.</td>
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**St Michael’s House Precinct**
- Develop St Michael’s House as Heritage Centre providing forum for display and celebration of College’s provence, currently stored in archives at basement of Main Building.
- Remove most recent northern additions to building to reinstate to original form.
- Landscape northern area to provide generous areas for School community to gather and eat.

**Vaughan Precinct**
- Refurbish lower 2 levels of Vaughan Building to create improved contemporary learning environments, House bases, staff areas and better connection between levels.
- Refurbish the existing library to better locate administration facilities to the west end and open up the learning areas to connect with lower levels of Vaughan and the new Wallace building.

**Boarding Precinct**
- Consolidate boarding into a defined ‘home’ precinct with a new building accommodating existing boarders from St John and Fraser Boarding houses, both of which will be demolished.

**Community Precinct**
- Develop central communal hub with catering, function, maintenance and sports facilities over a series of levels in a building wholly accommodated into the existing sloping site.
- As part of this stage the main vehicular loop road will be reduced to northern end of campus to create shorter thoroughfare for buses, service vehicles and student pick up/drop off.
- The southern end of loop road will be transformed into a pedestrian zone enabling vehicular access as required.

**Sports Precinct**
- Consolidate main playing fields and support facilities, which will include the replacement of the Father Mac Grandstand.

**Recreation Courts Precinct**
- Create quality recreation space for the learning precinct as a level podium spanning the existing road and connecting to the sports and recreation precincts to accommodate new basketball courts.
- Development will result in loss of existing outdoor permanent parking spaces which will be reinstated under podium

**New Learning Precinct**
- Create additional learning facilities to cater for the specialised and flexible needs of contemporary learning and the College's diverse co-curriculum opportunities.

**Assessment and Conclusions**

The implementation of the Concept Master Plan is instrumental in ensuring Riverview can continue to deliver its world-class teaching programmes and to continue to attract exceptional teaching staff.

The likely impacts of the proposal have been examined in depth and demonstrate that the potential environmental impacts of the Staged Precinct based development can be sustainably managed.

The proposed building envelopes have been holistically planned to achieve compatibility between new and existing buildings, including heritage items. This analysis has also enabled detailed consideration of the surrounding context, particularly neighbouring residential areas.
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The proposal is considered appropriate for the location and should be supported by the Minister for the following reasons:

- It has been prepared having regard to SEPP (Infrastructure) 2007 and the works are permissible with consent.
- The proposal has been prepared with regard to relevant State and regional planning policies and strategies, and demonstrates consistency and compliance with the objectives of the strategic documents.
- It has been prepared having regard to Council’s planning policies and generally complies with the aims and objectives of the planning controls for the site including the Lane Cove LEP 2009 and Lane Cove DCP.
- While the proposal results in a numeric non-compliance with the height standard in the Lane Cove LEP, however a justification has been provided under Clause 4.6 that finds that the standard is unnecessary and unreasonable in the circumstances. Furthermore any potential future building height non compliances through the implementation of subsequent precinct plans will be addressed with future development applications.
- The proposal is suitable for the site as evidenced by the site analysis and various site investigations, including geotechnical, bushfire, site contamination, aquatic and riparian flora and fauna and heritage.
- The proposal does not have any unacceptable off-site impacts on adjoining or surrounding properties or the public domain, in terms of traffic, social and environmental impacts.
- The proposal improves on site vehicle and pedestrian circulation and improves overall pedestrian safety on the campus.
- The proposal provides sufficient car parking and overflow car parking on site to meet the demands of the Colleges capacity population and any out of school hour’s events.
- The proposal will not increase the number of students or staff at the school and as such does not constitute an intensification of the use of the site.
- The proposed development is of a high quality in terms of built form, bulk and architectural treatment and responds positively to proportions of adjoining development. The proposal will make a positive contribution to the built form of the College, and respects the architectural integrity and heritage character of the College.
- The proposal significantly improves the landscaping and open space areas of the school with formalised landscaped learning areas, and upgraded landscape improvements.
- The proposed development will result in an improved educational environment for the school through:
  - Promoting excellence in Catholic and Jesuit education.
  - Building 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.
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- Engage and support students, parents and staff to promote and fulfill the mission of the College.
- Develop and review processes to encourage accountability of all members of the school community.

- The proposed development will contribute positively to energy efficiency and environmental sustainability. The proposed development has adopted and incorporated many ESD features to reduce energy consumption during the life of the proposed development.

- The proposal provides significant benefits for a wide range of stakeholders and is in the general public interest. Development consent will allow the implementation of the project to commence, and enable these public benefits to be realised.

In summary, the development warrants the support of the Minister and we therefore recommend that approval be granted to Concept Master Plan and Therry Precinct Stage 1 works.
1.1 INTRODUCTION

This Environmental Impact Statement has been prepared by Willowtree Planning 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 response to the Secretary’s Environmental Assessment Requirements (SEARs) issued 14 August 2015 (Appendix A).

The proposed State Significant Development (SSD) is in relation to a proposed staged Concept Master Plan (Appendix B) over the Saint Ignatius College Riverview Campus (the College) to guide strategic planning and development over the next 5 to 30 years. In addition to the proposed conceptual approval for each Stage of the Master Plan, this SSD also seeks development consent for detailed Therry Precinct Stage 1 Works (Appendix C), 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.

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.

This EIS describes the site and proposed development, provides relevant background information, responds to the SEARs and assesses the proposed development in terms of the relevant matters set out in relevant legislation, environmental planning instruments and planning policies.
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The structure of the EIS is as follows:

- Part A Preliminary
- Part B Site Analysis
- Part C Proposed Development
- Part D Legislative and Policy Framework
- Part E Consultation
- Part F Environmental Risk Assessment
- Part G Management and Mitigation Measures
- Part H Project Justification
- Part I Conclusion

1.2 PROJECT TEAM

The Project Team involved in the preparation of this application is:

- Trustees of the Jesuit Fathers – St Ignatius College Riverview (Proponent)
- Altus Page Kirkland (Quantity Surveyor)
- PMDL Architecture (Architect)
- Willowtree Planning (Town Planning Consultant)
- ESPY Management (Project Manager)
- Geoff Ninnes Fong & Partners (Flooding, Stormwater and Drainage Consultant)
- Mott MacDonald (Civil and Structural Engineer)
- Arcadia (Landscape Consultant)
- Positive Traffic Pty Ltd (Traffic Consultant)
- Resonate Acoustics (Noise Consultant)
- Umow Lai (Environmentally Sustainable Development Consultant)
- Cheung Access (Access Consultant)
- Australian Bushfire Protection Planners Pty Ltd (Bushfire Consultant)
- NBRS + Partners (Heritage)
- McKenzie Group (BCA)
- Comber Consultants (Archeology)
- Umow Lai (Fire Engineering)
- Novati (Construction Management)

1.3 OVERVIEW OF OPERATIONS

The subject site is currently used as an ‘Educational Establishment’ for boys with an overall capacity of 1,640 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.

1.4 THE PROponent

The proponent is Trustees of the Jesuit Fathers – Saint Ignatius College Riverview.

<table>
<thead>
<tr>
<th>Table 1: Proponent Contact Details</th>
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<tbody>
<tr>
<td><strong>Contact Name</strong></td>
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<td><strong>Position</strong></td>
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<td><strong>Trust Details</strong></td>
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</table>
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NSW

Contact Number Ph: 02 9882 8222

1.5 CAPITAL INVESTMENT VALUE
The capital investment of this project is estimated at AU$153,059,339.00, subject to final costing and tender clarifications. A Quantity Surveyors Report is attached at Appendix D.

1.6 SECRETARY’S ENVIRONMENTAL ASSESSMENT REQUIREMENTS
Application to receive SEARs was submitted to DP&E on 26 June 2015 (Reference: SSD-7140). The SEARs were subsequently issued on 14 August 2015.

The SEARs issued are annexed as Appendix A. An overview of how the requirements have been satisfied within the EIS is outlined in Table 2. This document is also consistent with the minimum requirements for Environmental Impact Statements in clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000.

Table 2 SEARs

<table>
<thead>
<tr>
<th>General Requirements</th>
<th>Satisfied by…</th>
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<tbody>
<tr>
<td>The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation).</td>
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</table>

Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.

Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include:
- adequate baseline data
- consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); and
- measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment.

The EIS must also be accompanied by a report from a qualified quantity surveyor providing:
- a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV;
- an estimate of jobs that will be created during the construction and operational phases of the proposed development; and
- certification that the information provided is accurate at the date of preparation.

Part B addresses the existing environment, while a strategic overview is provided in Part D.

A calculation of the Capital Investment Value in accordance with the EP&A Regulation 2000 is provided at Appendix D.

An environmental risk assessment is provided in Part F.
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### Statutory Context – including:
Address the statutory provisions applying to the concept proposal contained in all relevant environmental planning instruments, including:
- State Environmental Planning Policy (State & Regional Development) 2011;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No.55 – Remediation of Land; and
- Lane Cove Local Environmental Plan 2009.

**Part D** of this EIS addresses the legislative statutory and strategic policy framework at a state, regional and local level applying to the Concept Master Plan and Therry Precinct Stage 1 development.

### Permissibility
Detail the nature and extent of any prohibitions that apply to the development.

### Development Standards
Identify compliance with the development standards applying to the site. Justify any development standards not being met.

### Contamination
Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.

- **Relevant Policies and Guidelines:**
  - Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)

Contamination is addressed in Part D of the EIS and the accompanying assessment at [Appendix E.](#)

### Policies and Guidelines
Address the relevant planning provisions, goals and strategic planning objectives in the following:
- NSW 2021;
- A Plan for Growing Sydney;
- NSW Long Term Transport Master Plan 2012;
- NSW Bike Plan;
- Planning Guidelines for Walking and Cycling; and
- Healthy Urban Development Checklist, NSW Health.

**Part D** of this EIS addresses the legislative statutory and strategic policy framework at a state, regional and local level applying to the Concept Master Plan and Therry Precinct Stage 1 development.

### Built Form and Urban Design
**Concept Proposal**
- Provide a building envelope study to provide justification for the proposed built forms.
- Establish appropriate design guidelines and development parameters within the context of the school campus and the locality, including but not limited to:
  - site layout;
  - gross floor area;
  - building footprints;
  - height and massing of the building envelopes; and
  - open spaces and tree planting master plan.

**First Stage**
- Address the height, bulk, scale and setbacks of the proposed development

Built Form and Urban Design is addressed in Part F and the Design Concept Package and Therry Precinct Plans included at [Appendix B and C.](#)

An Assessment of the proposed Therry Precinct Stage 1 works in relation Crime Prevention through Environmental Design principles is included in **Part F** of this EIS.
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within the context of the locality, surrounding development, topography and streetscape.

- Demonstrate design quality of the proposed development, with specific consideration of site layout, connectivity, open spaces and edges, massing, building separation, building articulation, materials, choice of colours and an assessment against the Crime Prevention through Environmental Design principles.
- Detail how services, including but not limited to, waste management, loading zones, mechanical plant are integrated into the design of the development.

Amenity
- Assess solar access, overshadowing, visual privacy, acoustic impacts and wind impacts. A high level of environmental and residential amenity for land uses immediately adjacent and the surrounding residential areas must be demonstrated in the EIS for the concept proposal and first stage.

An assessment of potential amenity impacts on surrounding residential land uses is included at Part F of the EIS.

Staging
- Provide details regarding the staging of the proposed development, including details of proposed student and staffing numbers at each development stage.

Staging is addressed in Part C of the EIS and Part F.

Transport and Accessibility
Prepare a Traffic and Transport Impact Assessment, which must address the following:

A Traffic and Transport Impact assessment is provided at Appendix F and is addressed in Part F and G of the EIS

<table>
<thead>
<tr>
<th>Concept Proposal</th>
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<tbody>
<tr>
<td>- Detail existing traffic and parking conditions including daily and various peak period (i.e. AM, PM and events) vehicle, public transport, pedestrian and bicycle movements and performance of the existing road network and intersections.</td>
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<tr>
<td>- Estimate daily and various peak (i.e. AM, PM and events) vehicle, public transport, pedestrian and bicycle movements likely to be generated by the proposed development and at various stages of development.</td>
</tr>
<tr>
<td>- Assess the traffic and road safety impacts of the proposed development on general traffic, public transport, pedestrian and bicycle movements.</td>
</tr>
<tr>
<td>- Provide details (and staging) of any measures required to mitigate impacts on intersections and the transport networks, having regard to local planning controls.</td>
</tr>
<tr>
<td>- Assess the access arrangements including for private vehicles, service vehicles, emergency vehicles, public transport, pedestrians and bicycles along the surrounding road network and within the site.</td>
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<tr>
<td>- Assess pedestrian and cycle connections/circulation and required upgrades within the precinct and</td>
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| Connections to the external networks to meet the likely future demand. |
| Assess the public transport infrastructure and services and required upgrades to meet the future demand. |
| Detail visitor and staff car parking spaces, pick-up/drop-off areas, bus stops and bicycle parking spaces and compliance with the relevant parking codes and Australian Standards. |
| Detail sustainable travel initiatives for students, parents, staff, and visitors, particularly for the provision of end-of-trip facilities and green travel plans. |

**First Stage Operational**

- Estimate daily and various peak (i.e. AM, PM and events) vehicle, public transport, pedestrian and bicycle movements likely to be generated by the first stage of development.
- Detail proposed first stage operational access arrangements and measures to mitigate any associated traffic and road safety impacts and impacts on public transport, pedestrian and cycle networks.
- Demonstrate the provision of appropriate on-site car parking, having regard to the availability of public transport, and pick-up/drop-off facilities, and compliance with requirements of relevant car parking codes and Australian Standards (i.e. turn paths, sign distance requirements, aisle widths, etc).
- Details of delivery, servicing and loading arrangements.

**First Stage Construction**

- Detail traffic and transport impacts during construction and measures to mitigate any associated pedestrian, cycle, public transport, parking or traffic impacts.
- Details regarding car parking arrangements during construction for staff and construction workers.

*Relevant Policies and Guidelines:*
- Guide to Traffic Generating Developments (RMS)
- EIS Guidelines – Road and Related Facilities (DoPI)
- NSW Planning Guidelines for Walking and Cycling
- Sydney’s Walking Future (Transport for NSW)
- Sydney’s Cycling Future (Transport for NSW)
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#### Ecologically Sustainable Development (ESD)
- Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design, construction and ongoing operation phases of the development.
- Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy.
- Demonstrate that the first stage of the development has been assessed against a suitably accredited rating scheme to meet industry best practice.

An ESD assessment is provided at **Appendix G** and is addressed in **Part F and G** of the EIS.

#### Noise and Vibration

Identify the main noise and vibration generating sources and activities at all stages of construction, and any noise sources during operation. Outline measures to minimise and mitigate potential noise and vibration impacts on surrounding occupiers of land.

*Relevant Policies and Guidelines:*
- **NSW Industrial Noise Policy (EPA)**
- **Interim Construction Noise Guideline (DECC)**
- **Assessing Vibration: A Technical Guideline 2006**

An Acoustic Assessment is provided at **Appendix H** and is addressed in **Part F and G** of the EIS.

#### Heritage

- Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on the campus and/or conservation areas in accordance with the guidelines in the NSW Heritage Manual.
- Address any archaeological potential and significance on the site and the impacts the development may have on this significance.

A Heritage Impact Assessment and Archaeological Assessment are provided at **Appendix I and J** and are addressed in **Part F** of the EIS.

#### Aboriginal Heritage

- Where relevant, address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005 and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.

Aboriginal Heritage is addressed in **Part F** of the EIS.

#### Bushfire

- Address bushfire hazard and prepare a report that addresses the requirements for Special Fire Protection Purpose Development as detailed in Planning for Bush Fire Protection 2006 guidelines.

A Bushfire assessment is provided at **Appendix K** and is addressed in **Part F and G** of the EIS.

#### Utilities

- Prepare an Infrastructure Management Plan detailing the existing capacity and any augmentation requirements of the development for the provision of

A Utilities assessment is provided at **Appendix L** and is addressed in **Part F** of the EIS.
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<table>
<thead>
<tr>
<th>Utilities</th>
<th>Water Sources</th>
<th>Contributions</th>
<th>Flooding</th>
<th>Drainage</th>
<th>Servicing and Waste</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Prepare an Integrated Water Management Plan detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design.</td>
<td>- Assess impacts on the Lane Cove River, aquatic environment and riparian corridors potentially affected by the proposal and mitigation measures to manage any impacts.</td>
<td>- Address Council’s Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.</td>
<td>- Assess any flood risk on site and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise and an increase in rainfall intensity.</td>
<td>- Provide a stormwater concept plan for the staged development and drainage details associated with the first stage, including stormwater and drainage infrastructure.</td>
<td>- Identify, quantify and classify the likely waste streams to be generated during each construction stage and operation, and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.</td>
</tr>
</tbody>
</table>

Section 94 Contributions have been addressed in Part D of the EIS. Water sources and potential impacts on sources of water have been addressed in Part D and F of this EIS. Additionally impacts on ground water, riparian corridors and the aquatic environment are provided in detail at Appendix M. Flood risk has been addressed at Part F of the EIS and Appendix N. Stormwater and Drainage impacts have been addressed in Part D, F, and G of the EIS, and detailed assessments and concepts have been provided at Appendix N. Operational and construction waste are addressed in Part F of the EIS and at Appendix O.

The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.

In addition, the EIS must include the following:
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- Architectural drawings, including dimensions and RLs (Concept and First Stage);
- Site analysis plan;
- Shadow diagrams (Concept and First Stage);
- View analysis/photomontage (Concept and First Stage);
- Schedule of materials and finishes.

**Appendix B and C** contains all Concept Master Plan design drawings, and Therry Precinct Stage 1 drawings, including site analysis, shadow diagrams, photomontages and materials and finishes.

- Site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings;

A site survey is included at **Appendix P**.

- Landscape Plan, including identifying any trees to be removed and trees to be retained or transplanted (Concept and First Stage);

A Landscape Concept Plan and Therry Precinct detailed landscape plans are included at **Appendix Q**.

- Preliminary Construction Management Plan, inclusive of a Construction Traffic Management Plan;

A Preliminary Construction Management Plan is included at **Appendix O**.

- Geotechnical and Structural Report;

A Geotechnical and Structural report is included at **Appendix R**.

Geotechnical impacts are also addressed at **Part D and F** of the EIS.

- Arborist Report;

An Arborist Report is included at **Appendix S**.

- Stormwater Concept Plan;
- Sediment and Erosion Control Plan (First Stage);

Stormwater and Drainage impacts have been addressed in **Part D, F, and G** of the EIS, and detailed assessments and concepts have been provided at **Appendix N**.

A Sediment and Erosion Control Plan is included at **Appendix N**.

### Consultation

During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.

In particular you must consult with:
- Lane Cove Council.

The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.

Consultation has been carried out as documented in **Part E**.
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PART B  SITE ANALYSIS

2.1 SITE LOCATION

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)](image)

2.2 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.
2.3 LAND OWNERSHIP

The land is wholly owned by the Trustees of the Jesuit Fathers incorporated under the Roman Catholic Church Communities’ Lands Act 1942 No 23 (NSW).

2.4 EXISTING USE AND POPULATION

The subject site is currently used as an ‘Educational Establishment’ for boys with an overall capacity of 1,640 students across the Main Campus and the Regis Campus.

Boarding numbers fluctuate each year to a maximum of 365.

The staff numbers fluctuate to a maximum of 330, and this includes full time and part time staff.

A total of 52 residences are located on site.

2.5 OTHER USES OF THE COLLEGE

The College is used outside of standard teaching hours for other extra curricular activities including:

- Sporting events including weekend sport (Saturday/Sunday);
- Parent/teacher meetings;
- Arts, music and drama;
- Inter-school competition;
- Awards ceremonies;
- Weddings; and
- Alumni events.

2.6 EXISTING HOURS OF TEACHING

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

2.7 EXISTING 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;
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- 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)

2.8 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 is 30 metres.
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2.9 **ON SITE HERITAGE CONTEXT**

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

A number of heritage buildings or items are contained within the Senior School 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.

2.10 **EXISTING 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.

2.11 **EXISTING TRAFFIC AND ACCESS CONTEXT**

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
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Existing Car Parking Spaces

Main campus
- 267 marked spaces.
- Including 6 disabled spaces.

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

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

2.12 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.

2.13 LOCAL CONTEXT

The surrounding area and its built form are described as follows:
- The subject site is bounded by Riverview Street to the north, Tambourine Bay Road to the east and Lane Cove River to the south. The Regis Campus (Junior School) is bounded by Riverview Street to the south and College Road to the east.
- Vehicular access to the site is only available from Riverview Street to the north, and the intersection of Riverview Street and Tambourine Bay Road to the north east of the site Crescent Street at present on the southern boundary of the site.
- The surrounding suburb of Riverview is located within the Lane Cove local government area and predominantly consists of low density residential dwellings, with the majority of dwellings being detach dwellings.
- Lane Cove Shopping Centre and commercial precincts located within 2km of the site and is well serviced by retail, and commercial land uses.
- The scale and type of development surrounding the site varies in nature depending on the land use, however predominantly it is low to medium density development.
- Both Burns Bay Reserve and Hodgson Park are located less than one kilometer from the site.
- A ferry terminal is located at the site that provides connectivity to Circular Quay.

The location of the site within the context of the locality is shown in Figure 3 and 4 below.
Figure 3: The Site in the Context of the Local Area
2.14 REGIONAL CONTEXT

The suburb of Riverview is located approximately 10km north west of the Sydney Central Business District on the northern banks of the Lane Cove, and forms part of the Lower North Shore of Sydney.

The site is located to the south east of the Macquarie Park commercial employment area, and to the west of the North Sydney commercial CBD. The site is also located within regional proximity to St Leonards and Chatswood.

In a Metropolitan Regional Context Riverview suburb is located within the North Sub region of Sydney.

2.15 SITE SUITABILITY

The site is considered appropriate for the proposed development for the following reasons:

- It will be located on a site that permits Educational Establishments and has been operating as an Educational Establishment since the late 1800s;
- 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;
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- 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 site is easily accessible from the Lane Cove LGA through local bus networks and road networks, and regionally through the existing ferry services that links the site to the Sydney CBD.

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 C PROPOSED DEVELOPMENT

3.1 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 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 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 5 to 30 years at the College.

The preliminary Concept Mater Plan design for the staged precinct development is shown in the attached plans (Refer Appendix B), and the main components of the proposed precinct developments are outlined below.

It should be noted that the proposed Staging of each precinct beyond Therry Precinct Stage 1 requires flexibility in terms of intended delivery of each Precinct as it depends upon the Schools needs and priorities.

The proposed development particulars are outlined as follows.
3.2.1 Proposed Development – Therry Precinct Stage 1

Detailed DA consent for is sought for the Therry Precinct - Stage 1 – to include expansion and refurbishment of the existing Therry and O’Neil buildings to improve and increase opportunities for learning, accommodate the House group in home bases, create more generous areas for staff and improve connection and circulation within and through the levels.

Figure 5: Therry Precinct Stage 1 Works (PMDL)

Works are summarised as follows.

- Expansion of the existing Therry building footprint to the north to provide collaborative, connected, contemporary learning spaces.
- Expansion of the existing Therry building footprint to the west and O’Neil building footprint to the north east to create nodes that connect the three levels and provide opportunities for locating and celebrating the House and Staff Faculty areas.
- Refurbishment of the existing Therry and O’Neil Wings to provide collaborative, connected, contemporary learning spaces.
- Upgrade of the existing courtyard between Therry and Vaughan to better integrate with the learning and create a sense of place.
- Upgrade of the existing courtyard to the north of Therry as an extension of the learning at ground level.
- Upgrade of the landscape at the NE corner of the Therry courtyard to create a better transition over the significant level change, further opportunities for outdoor learning and an improved sense of arrival to Stage 1.
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The following Table 3 outlines the key numeric associated with the Therry Precinct Stage 1 development.

**Table 3 Stage 1 Numeric Overview**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Proposed</th>
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<tbody>
<tr>
<td><strong>Therry Precinct</strong></td>
<td></td>
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<tr>
<td><strong>Height</strong></td>
<td>RL 49.50 AHD/17.35m</td>
</tr>
<tr>
<td><strong>Floorspace</strong></td>
<td>Additional 1,850m²</td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
<td>Not applicable, as proposal exceeds relevant setbacks. Therry is located within centre of College with significant setback to adjoining properties and road frontages.</td>
</tr>
<tr>
<td><strong>Student and Staff</strong></td>
<td>No increase to existing population</td>
</tr>
</tbody>
</table>

3.2.2 Concept Master Plan

The proposed Concept Master Plan relates to the entire Senior School site.

![Figure 6: Concept Plan Precincts – Proposed (Source: PMDL)](source)
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The design approach to the proposed Concept Master Plan is best described by the project Architects (PMDL) as follows:

- The concept approach is to develop identifiable activity precincts linked by clear and simple circulation, forming strong pedestrian “streets”, whilst supporting managed site service.
- 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.
- The creation of the “communal hub” provides the opportunity to rationalise site service, catering, functions, maintenance, set down and pick up, parking and associated activities.
- The creation of the boarding precinct enhances the home and school division whilst reflecting the residential character of the area. Along the pedestrian "streets’ the creation of activity nodes and identities provides the opportunity to develop social foci around the house and faculty organisation of the College.
- Rather than corridors, the ambition is to develop broad links that are active and celebrate the learning, pastoral, spiritual and social philosophy of the College. Instead of hiding the learning, users and uses, providing opportunities for exhibition, display and celebration.

The Concept Master Plans Staged Precinct approach to development of the project seeks SSDA development consent for the following key elements:

- Building envelopes and design guidelines / parameters to guide future development and redevelopment of new and existing key teaching, learning and sporting facilities across the College.
- Conceptual identification and location of:
  - Principal campus arrival points and access arrangements for pedestrians and vehicles.
  - Preliminary Parking and servicing arrangements
  - Bus pick up / drop zone.
  - Approximate maximum additional gross floor area for each precinct.
  - Location of precincts and uses across the site.

The concept proposal accommodates a broad range of education related uses. These land uses are generic to schools/colleges across Australia. All uses are directly associated with the operation of the College.

The proposed Concept Master Plan included at Appendix B prepared by PMDL identifies proposed building envelopes within which the indicative built forms will occur. These built forms, are indicative only at this stage and have been prepared to illustrate the sort of forms that may ultimately be proposed.

Certainty is sought as part of this SSDA in relation to building envelopes. Separate and specific future development applications which will detail how future buildings will contextually fit within the approved building envelopes will be prepared and submitted to the relevant authority.

The following provides an overview of the concept master plan and a breakdown of relevant development to each Precinct including proposed Building Envelopes.
## Table 4: Concept Master Plan

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Description</th>
<th>Key Numeric</th>
</tr>
</thead>
</table>
| Wallace Precinct | • Demolish the existing Wallace and Administration buildings and replace with new facility of greater footprint in a similar location.  
• Height of new building at 5 levels will be 1 level higher than the existing facility which will equate to the existing top floor level of the existing Doyle and Vaughan Buildings.  
• The new building will provide improved learning opportunities for Science, Technology, Engineering and Mathematics as a STEM facility. | • GFA = 8,000m² (Additional 2,365 m² to existing Wallace area)  
• Number of Levels = 5  
• Revised Building height = RL 51.00 |
| Food & Beverage Precinct | • Provide a new and expanded Food and Beverage offer as a two storey building, north of the existing refectory building and west of St Michael's House, to replace the existing canteen that, from a service perspective, is poorly located centrally within the campus. | • Additional GFA = 500m²  
• Number of Levels = 2  
• Building height = RL 47.20 |
| Main Building Precinct | • Consolidate administration and staff into the existing Main Building and reinstate a sense of ‘Front’ door with new reception at ground floor.  
• Locate staff on top two levels and connect these to ground level with new enclosed stair attached to northern facade as a light framed glass element. | • Additional GFA = nil  
• Number of Levels = As existing  
• Building height = As existing |
| St Michael’s House Precinct | • Develop St Michael’s House as Heritage Centre providing forum for display and celebration of College’s provence, currently stored in archives at basement of Main Building.  
• Remove most recent northern additions to building to reinstate to original form.  
• Landscape northern area to provide generous areas for School community to gather and eat. | • Reduced GFA = 142m²  
• Number of Levels = As existing  
• Building height = As existing |
| Vaughan Precinct | • Refurbish lower 2 levels of Vaughan Building to create improved contemporary learning environments, House bases, staff areas and better connection between levels.  
• Refurbish the existing library to better locate administration facilities to the west end and open up the learning areas to connect with lower levels of Vaughan and the new Wallace building. | • Additional GFA = nil (included in new Wallace building)  
• Number of Levels = As existing  
• Revised Building height = As existing |
<p>| Boarding Precinct | • Consolidate boarding into a defined area. | • Additional GFA = |</p>
<table>
<thead>
<tr>
<th>Precinct</th>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Boarding Precinct</strong></td>
<td>'home' precinct with a new building accommodating existing boarders from St John and Fraser Boarding houses, both of which will be demolished.</td>
<td>5,000m² (basement under further 1,600m² not included)</td>
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<td></td>
<td>- Number of Levels = 3 with parking under</td>
<td>- Revised Building height = RL 45.75</td>
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<tr>
<td><strong>Community Precinct</strong></td>
<td>- Develop central communal hub with catering, function, maintenance and sports facilities over a series of levels in a building wholly accommodated into the existing sloping site.</td>
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<tr>
<td></td>
<td>- As part of this stage the main vehicular loop road will be reduced to northern end of campus to create shorter thoroughfare for buses, service vehicles and student pick up/drop off.</td>
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<tr>
<td></td>
<td>- The southern end of loop road will be transformed into a pedestrian zone enabling vehicular access as required.</td>
<td>Additional GFA = 6,000m² (incl. parking and service)</td>
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<tr>
<td></td>
<td></td>
<td>- Number of Levels = 3</td>
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<tr>
<td></td>
<td></td>
<td>- Revised Building height = RL 39.00</td>
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<tr>
<td><strong>Sports Precinct</strong></td>
<td>- Consolidate main playing fields and support facilities, which will include the replacement of the Father Mac Grandstand.</td>
<td>Additional GFA = 2,000m²</td>
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<td></td>
<td></td>
<td>- Number of Levels = 2</td>
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<td></td>
<td>- Revised Building height = RL 35.00</td>
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<tr>
<td><strong>Recreation Courts Precinct</strong></td>
<td>- Create quality recreation space for the learning precinct as a level podium spanning the existing road and connecting to the sports and recreation precincts to accommodate new basketball courts.</td>
<td></td>
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<tr>
<td></td>
<td>- Development will result in loss of existing outdoor permanent parking spaces which will be reinstated under podium</td>
<td>Additional GFA = Nil (basement of 2000m²)</td>
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<tr>
<td></td>
<td></td>
<td>- Number of Levels = 1</td>
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<tr>
<td></td>
<td></td>
<td>- Building height = RL 31.50</td>
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<tr>
<td><strong>New Learning Precinct</strong></td>
<td>- Create additional learning facilities to cater for the specialised and flexible needs of contemporary learning and the College's diverse co-curriculum opportunities.</td>
<td>Additional GFA = 6,000m²</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Number of Levels = 3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Building height = RL 49.50</td>
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</table>
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Figure 7: Concept Plan Site Massing Model – Proposed (Source: PMDL)

3.2.3 Staging

The proposed Concept Master Plan is to be implemented in a staged manner.

It should be noted that flexibility in proposed staging sequence for each precinct identified in Table 4 will be required as the master plan progresses over its anticipated life span.

It should be noted that the proposed Staging beyond Therry Precinct Stage 1 requires flexibility in terms of intended delivery of each Precinct as it depends upon the Schools needs and priorities. It is anticipated that individual development applications for each Stage/Precinct (excluding Therry Precinct Stage 1 which is subject of this proposal) will be submitted to Lane Cove Council in the future.

3.2.4 Student and Staff Population

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 student capacity is 1,640 students and up to 330 staff as a maximum capacity.

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.

3.2.5 Hours of Operation

No change to the Colleges existing hours of operation is proposed.

3.2.6 Operations

The primary use and operation of the College is for standard education curriculum throughout the School year.

In addition to standard education curriculum the College operates a number and variety of activities outside the standard education curriculum, including sport, art, drama and school
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Community events. An indication of the types of extra curricula activities that might occur in the year include:

- Sports – Rugby, cricket, swimming, basketball, tennis, athletics;
- Music and drama rehearsals, and performances;
- Fairs and open days;
- Parent teacher events;
- Weddings and social gatherings;
- Alumni events;
- Board meetings;
- College art and education related exhibitions;

This list is indicative only and not exhaustive, with activities varying from term to term and year to year. The proposal will not change activities listed above and these activities will continue to operate as they currently do.

The proposal will however allow the operation of such activities to occur in a more co-ordinated and integrated manner to enable the management of such activities to occur without any level of impact on the surrounding community.

3.2.7 Vehicle Access, Servicing and Parking

The proposed Concept plan still maintains vehicular access to the site from the two existing access points from Tambourine Bay Road and Riverview Street.

As part of the proposed Concept Plan the main vehicular loop road through the College will be reduced to northern end of campus to create shorter thoroughfare for buses, service vehicles and student pick up/drop off.

The southern end of loop road will be transformed into a pedestrian zone enabling vehicular access as required.

As part of the Concept Plan development car parking will be provided as follows.
- As replacement permanent parking spaces where existing permanent car spaces are lost through development
- As replacement areas of overflow parking spaces where overflow parking is lost through development.
3.2.8 Open Space and Landscaping

The implementation of the proposed Concept Plan seeks to replace existing building footprints with upgraded or new building forms, and will develop formal and informal open spaces within, around and over future building envelopes. The landscape and open space use of the College will enliven the College and will contribute to the physical and ecological quality and character of the public domain.

The Landscape Design Principles adopted for the proposed Landscape Concept Master Plan prepared by Arcadia includes the following:

- Improve access and circulation while enhancing spaces and using site levels;
- Manage well-being of students and visitors;
- Create sense of place that celebrates the site attributes and reinforces unique character;
- Effectively respond to built form both existing and proposed;
- Facilitate social interaction and engagement and promote diversity and inclusion;
- Create flexible spaces that can be adapted for future/alternative uses;
- Inspire new ways of learning and facilitate innovative pedagogy;
- Utilise the whole site and create a lasting connection to the natural environment;
- Achieve environmentally sensitive design targets and minimise resources use/energy usage; and
- Expose natural processes and express systems for education and holistic learning.

A Concept Landscape Plan and a Detailed Landscape Plan for the Therry Precinct Stage 1 development have been prepared by Arcadia and are included at Appendix Q.

3.2.9 Provision of Jobs

The proposed Therry Precinct and Implementation of the Concept Master Plan will give provision of approximately 200 construction jobs for Stage 1 and 250 construction jobs over the course of the remainder of the master plan implementation and development works.

No increase in the staff of the College is proposed as a result of the proposed works.

No increase in operational jobs is proposed.

3.2.10 Drawings

Drawings for the proposed development are outlined in Table 5.

| Table 5: Drawing Schedule |
|---------------------------|-----------------|---|
| Architectural            | Description     | Author |
| Drawing No.              | Design Concept Package October 2015 Issue PA | Design Concept Package | PMDL |
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<td>PMDL</td>
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**Landscape Description**

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<td>Saint Ignatius College, Riverview Master Plan October 2015</td>
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<td>Saint Ignatius College, Riverview Stage 1 – Landscape Package October 2015</td>
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**3.2.11 Supporting Documents**

Documents provided in support of the proposal are outlined in **Table 6**.

<table>
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<th>Table 6: Document Schedule</th>
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<tbody>
<tr>
<td><strong>Appendix No.</strong></td>
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3.3 PROJECT NEED

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.

3.4 CONSIDERATION OF ALTERNATIVES

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.

(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 D LEGISLATIVE AND POLICY FRAMEWORK

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

- **Commonwealth Planning Context**
  - Environment Protection Biodiversity Conservation Act 1999

- **State Planning Context and Guidelines**
  - Environmental Planning and Assessment Act 1979
  - Environmental Planning and Assessment Regulation 2000
  - Protection of the Environment Operations Act 1979
  - Threatened Species Conservation Act 1995
  - 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. 19 – Bushland in Urban Areas
  - State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
  - State Environmental Planning Policy No 55 – Remediation of Land
  - State Environmental Planning Policy No.64 – Advertising Structures and Signage
  - NSW Long Term Transport Master Plan 2012
  - NSW Bike Plan
  - Planning Guidelines for Walking and Cycling
  - Healthy Urban Development Checklist, NSW Health

- **Regional Planning Context**
  - A Plan for Growing Sydney

- **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:

**4.1 COMMONWEALTH PLANNING CONTEXT**

**4.1.1 Environment Protection and Biodiversity Conservation Act 1999**

As the proposal does not involve any clearing of vegetation on the site, consideration of the Environment Protection Biodiversity Conservation Act is not required.

**4.2 STATE PLANNING CONTEXT**

**4.2.1 Environmental Planning and Assessment Regulation 2000**

*Section 4(1) – Designated Development*

Section 4(1) of the *Environmental Planning and Assessment Regulation 2000* (the Regulations) states that development described in Part 1 of Schedule 3 is declared to be Designated Development for the purposes of the Act.
The proposal being for the construction and use of an educational establishment does not trigger the designated development thresholds.

4.2.2 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.

4.2.3 Threatened Species Conservation Act 1995

No removal of vegetation or disruption to fauna habitat is proposed under the subject application.

4.2.4 Protection of the Environment Operations Act 1979

Schedule 1 of the Protection of the Environment Operations Act 1979 (POEO Act) contains a core list of activities that require a licence before they may be undertaken or carried out. The definition of an 'activity' for the purposes of the POEO Act is:

"an industrial, agricultural or commercial activity or an activity of any other nature whatever (including the keeping of a substance or an animal)."

The proposal as submitted to DP&E does not trigger any thresholds in respect of this legislation.

4.2.5 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:

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. The proposed Capital investment Value of the project is $153,059,339.00.

4.2.6 State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure) repeals the former State Environmental Planning Policy No. 11 – Traffic Generating Development and,
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pursuant to Clause 104, provides for certain proposals, known as Traffic Generating Development, to be referred to NSW Roads and Maritime Services (RMS) for concurrence. 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 Maritime 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 is provided at Appendix F and addresses traffic generation, access and car parking.

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

4.2.7 State Environmental Planning Policy No. 19 – Bushland in Urban Areas

The provisions of State Environmental Planning Policy No 19 — Bushland in Urban Areas (SEPP 19) do not apply to the proposed development.

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

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

4.2.9 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 have been addressed in detail in the Preliminary Site Investigation report prepared by Douglas Partners and included at Appendix E.

The Preliminary Site Investigation concludes the following:
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The site has been part of the Saint Ignatius’ College senior school grounds for more than a century and this use of the site is not considered to be contaminating in nature. The potential for contamination at the site, therefore, is considered to be low. There is, however, potential for contamination to be associated with filled areas of the site, hazardous building materials and possible past pesticide use. It is therefore recommended that targeted (or limited) intrusive soil sampling be undertaken at parts of the proposed development site, particularly in areas that have been filled. (It is recommended that this only be undertaken to areas subject of development within the College).

Soils designated for off-site disposal will need to be subject to waste classification in accordance with NSW EPA, Waste Classification Guidelines, 2014. Preliminary waste classification testing can be undertaken concurrently with intrusive soil sampling for contamination. In the case that a hazardous building material register (or similar) does not already exist, a hazardous building materials survey should be undertaken for buildings subject to refurbishment works.

Subsequent mitigation measures as recommended within the Preliminary Site Investigation report are outlined in Part G of this EIS.

4.2.10 State Environmental Planning Policy No. 64 – Advertising Structures and Signage

The provisions of State Environmental Planning Policy No.64 – Advertising and Signage apply to all applications where new signage is proposed.

The Concept Master Plan and Stage 1 development consent sought by this proposal does not envisage any new signage. Therefore in this instance SEPP 64 does not apply to the proposal.

Should future development applications for subsequent development following approval of the concept master plan include signage, then an assessment of any new signage against the provisions of SEPP 64 would be undertaken.

4.2.11 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 Chapter on Returning Quality Services is most relevant to the proposal as it provides objectives for improving education and learning outcomes for all students. The plan makes a commitment that:

- All children have access to quality early childhood education;
- Improving student achievement in literacy and numeracy;
- More students finish high school or equivalent;
- Schools have high expectations for all their students;
- Improve the quality of all teaching;
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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 College Master Plan is aligned with the objectives of NSW 2021 for improving education and learning outcomes for students. The proposed development will also maintain the existing levels of employment on the site.

4.2.12 NSW Long Term Transport Master Plan 2012

The NSW Government’s Long Term Transport Master Plan 2012 (LTTMP 2012) sets out the framework for the delivery of an integrated, modern transport system. The LTTMP 2012 is underpinned by a range of short to long terms actions to guide the transformation of the NSW transport system.

The College will contribute towards achieving the delivery of the objectives and actions outlined in the LTTMP 2012 as the concept proposal will deliver an improved pedestrian and vehicular access that prioritises active travel modes and an integrated transport approach.

The concept proposal will facilitate planning to:

– Create movement networks for people and their various forms of transport; and
– Ensure the campus includes a clear and interconnected set of movement networks that accentuate key site access points and fit with the public transport network and pedestrian infrastructure.

4.2.13 NSW Bike Plan

The NSW Bike Plan facilitates the delivery of new cycling infrastructure over a 10 year period funded through the Metropolitan Transport Plan commitment of $158 million. At present there are no marked cycle routes / bike paths which serve the school site.

Notwithstanding, cycle facilities have been incorporated into the proposed design with flexibility for the introduction of additional facilities should the necessary infrastructure be introduced to further support cycling as a viable mode of transport into the future.

4.2.14 Planning Guidelines for Walking and Cycling

NSW Government document Planning Guidelines for Walking and Cycling (PGWC) was prepared to provide guidelines for the consideration of walking and cycling in strategic planning and development assessment. Preparation of the concept proposal has been undertaken through considering the desired outcomes of the PGWC which includes the enhancement of pedestrian facilities including internal connectivity, access to public transport and access to surrounding areas and pedestrian networks.

4.2.15 Healthy Urban Development Checklist, NSW Health

The Healthy Urban Development Checklist (HUDC) was prepared by NSW Health to facilitate an understanding of health issues relative to urban development plans and proposals with the objective of promoting healthy communities in NSW. The document is primarily aimed towards officers of NSW Health to provide an understanding of the planning system and the manner for assessing and providing input into development plans and proposals with consideration to numerous health related checklist items.
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The concept proposal will deliver a series of benefits to both the College and the broader community. More relevantly to the HUDC, the following benefits will be provided:

- Improvements to the connectivity the Colleges leisure, sporting and recreational facilities on campus to benefit students, staff and the wider community;
- Healthy teaching environments through the use of innovative design to support spaces that benefit from access to natural light and ventilation;
- Attractive nodes and hubs for students to learn, play and socialise; and
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4.3 REGIONAL PLANNING CONTEXT

4.3.1 A Plan for Growing Sydney

A Plan for Growing Sydney was introduced by the NSW DP&E in December 2014 and replaced the Metropolitan Plan for Sydney 2036. A Plan for Growing Sydney supports and implements the NSW 2021 State Plan, which identifies restoring economic growth is its number one priority.

The plan presents a strategy for accommodating Sydney’s future population growth. It balances the need for more housing, but also cultivates the creation of strong and resilient communities within a highly liveable city whilst protecting the natural environment and biodiversity.

New housing will be located close to jobs, public transport, community facilities and services. It acknowledges the need to offer choice in housing location, size and typologies, to better suit our lifestyles and budgets. Most importantly, more intensive housing development across the city will be matched with investment in infrastructure and services, culture and the arts, and open spaces.

A Plan for Growing Sydney will also provide a framework for strengthening the global competitiveness of Sydney, in order to facilitate strong investment and jobs growth.

Specifically, A Plan for Growing Sydney (Strategic Direction 1.10) encourages planning for education to meets Sydney’s growing needs. The relevant Strategic Direction importantly identifies that planning for education needs is integral in maintaining Sydney’s competitive edge and standard of living into the future, and that meeting Schools land use needs is critical to providing choice and quality education to all.

The proposed Concept Master Plan aligns with this important Strategic Direction through allowing the college to provide new and improved learning nodes and hubs across the campus for a range of educational types and uses.

The proposal is also considered consistent with the Plan Goal 1: A competitive economy with world class services and transport as it will result in the development of facilities commensurate with a leading independent school.

The proposal also aligns with Goal 3: A great place to live with communities that are strong, healthy and well as the school already consists of a great sense of community amongst staff, students, parents, old boys and local residents. The new improved facilities of the school will occasionally be available to the public on weekends and week nights, which will provide a positive benefit to the local community.

Specifically, the Lane Cove LGA is located within the North subregion of the Plan, earmarked for increases in housing, jobs and provision of good public transport over the next 20 years.

In response to this aim the proposed development site is considered to provide a development located within close proximity to key precincts that are expected to experience significant housing and employment growth. In addition the College already provides for a significant number of students whose families reside within the North Sub Region.
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4.4 LOCAL PLANNING CONTEXT

4.4.1 Lane Cove Local Environmental Plan 2009

As the site is located within the Lane Cove Local Government area, the provisions of Lane Cove Local Environmental Plan 2009 apply.

4.4.1.1 Zoning

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

![Zoning Map](Source: NSW Legislation 2015)

Figure 8: Zoning Map (Source: NSW Legislation 2015)

The objectives of the SP2 – Infrastructure zone include:

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

The proposal is considered to support these objectives as follows:

- The proposed Concept Master Plan and Stage 1 development of the Therry and O’Neill Wings provides for the future physical development of the Campuses,
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ensuring the best outcomes for teaching and learning, as well as the ongoing support of the Riverview community.

- The proposal also allows for the continued use of the site for educational purposes within an established College environment.

- New buildings and structures have been carefully designed with regard to the site’s sensitivities (including its heritage context) and its interface with neighbouring properties to ensure that potential impacts are minimised.

The purpose of the development is to provide school facilities to be used for the delivery of education and teaching programmes to children. The proposal comprises an integrated facility that has been purpose designed to suit the specific needs and operational requirements of the College.

Schools fall within the definition of educational establishments under the LEP:

*educational establishment* means a building or place used for education (including teaching), being:

(a) a school, or

(b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

The proposed continued use of the site as an educational establishment is a permitted use for the site pursuant to the Lane Cove LEP 2009.
4.4.1.2 Clause 4.3 Heights of Buildings

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

The maximum height of the proposed Therry Precinct Stage 1 development will be 13.95m (Therry) to 16m (O’Neill). The proposed Stage 1 development results in an additional 3.4m in height to the Therry Building and 2.3m in height to the O’Neill Building. Therefore in light of both existing buildings exceeding the maximum LCLEP 2009 building height provisions of 9.5m, and the proposed building height further exceeding these provisions, it is necessary to provide a Clause 4.6 variation to justify proposed building height non compliances.

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Existing Heights RL</th>
<th>Proposed Height RL</th>
<th>Proposed Height (m)</th>
<th>Change in Height (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Therry</td>
<td>46.10</td>
<td>49.50</td>
<td>13.95m</td>
<td>+3.4m</td>
</tr>
<tr>
<td>O’Neill</td>
<td>46.10</td>
<td>48.40</td>
<td>16m</td>
<td>+2.3m</td>
</tr>
<tr>
<td>Wallace</td>
<td>47.00</td>
<td>51.00</td>
<td>6.79m</td>
<td>+4.0m</td>
</tr>
<tr>
<td>Food and</td>
<td>45.80 (Refectory)</td>
<td>47.20</td>
<td>8.60m</td>
<td>+1.7m</td>
</tr>
</tbody>
</table>
The maximum heights of the proposed Concept Master Plan will be in the range of **8m to 23.5m**. Future development applications for each individual precinct will justify any intended departure from the building height standard of the LCLEP 2009, once final building heights are determined.

The proposed Concept Master Plan only seeks approval for each precinct identified with the Concept Master Plan, and their correlating proposed building height envelopes. Where LCLEP 2009 building height no compliances occur across the proposed Concept Master Plan, justification is provided in accordance with the requirements of Clause 4.6 of the LCLEP 2009 within this EIS.
4.4.1.3 Clause 4.4 Floor Space Ratio

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

![FSR Map (Source: NSW Legislation 2015)](image)

The following outlines the existing and proposed FSR for the site.

<table>
<thead>
<tr>
<th>FSR</th>
<th>Including Regis (Junior School)</th>
<th>Excluding Regis (Junior School)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing FSR</td>
<td>0.10:1</td>
<td>0.107:1</td>
</tr>
<tr>
<td>Proposed FSR – Concept Plan</td>
<td>0.153:1</td>
<td>0.18:1</td>
</tr>
<tr>
<td>Proposed FSR - Stage 1 Only</td>
<td>0.104:1</td>
<td>0.112:1</td>
</tr>
</tbody>
</table>

The proposal seeks a maximum FSR upon completion of the Concept Master Plan will 0.18:1, and maintains compliance with the existing LCLEP 2009 density provision for the site.
4.4.1.4 Clause 4.6 Exceptions to Development Standards

Clause 4.6 provides flexibility to vary the development standards specified within the LEP where it can be demonstrated that the development standard is unreasonable or unnecessary in the circumstances of the case and where there are sufficient environmental grounds to justify the departure. Clause 4.6 states the following:

(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
(b) that there are sufficient environmental planning grounds to justify contravening the development standard.

Accordingly, we set out below the justification for the departure to the building height control applicable under Lane Cove LEP 2009. The purpose of the information provided is to demonstrate that strict compliance with the standard is unreasonable or unnecessary in the circumstances of this particular case. It also provides justification for the departure from the control.

Proposed Variation to Clause 4.3 Height of Buildings

Pursuant to Clause 4.6 of LCLEP 2009, we hereby seek exception to the 9.5m height of buildings standard applicable pursuant to Clause 4.3 of LCLEP 2009. Clause 4.6(4)(ii) requires that such a request must establish that the proposed contravention is consistent with the objectives of the standard and the zone.

The maximum heights of the proposed Concept Master Plan will be in the range of 8m to 23.5m. The proposed additional building height is 1.7m up to 8.5m across the Concept Master Plan, and the Therry Precinct Stage 1 development results in an additional 3.4m in height to the Therry Building and 2.3m in height to the O’Neill Building.

Given the levels of non-compliance across the site with the existing built form the proposed noncompliance is considered minor, it is considered appropriate to consider the proposed variation to the standard as part of a Clause 4.6 variation.

Clause 4.3 Objectives

The site is situated on land where a height limit of 9.5m applies. Clause 4.3 sets out the objectives of the maximum building height development standard. Notwithstanding the proposed variation to the standard, the proposed development is nevertheless consistent with these objectives as outlined below.

Table 8 Building Height Objectives

<table>
<thead>
<tr>
<th>Clause 4.3 Building Height Objectives</th>
<th>Proposed Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>To minimise any overshadowing, loss of privacy and visual impacts of development on neighbouring properties, particularly where zones meet, and</td>
<td>In terms of solar access it is the Schools desire to ensure that all learning precincts receive as much natural light and solar access as possible to ensure appropriate and healthy teaching environments are provided. Any overshadowing that may occur to play ground and recreation areas is considered a</td>
</tr>
</tbody>
</table>
benefit owing to potential harsh climatic conditions and their potential impacts on the health and well-being of students.

Given the orientation of new building forms, and increased height of roofs overshadow existing roofs, and not public domain, there will be minimal impact in terms of overshadowing.

Furthermore the removal of the remnant handball courts to the north of Therry Precinct improves sunlight to the Therry courtyard.

The building envelopes proposed with the overall Concept Master Plan are considered to be sensitive to maintaining any existing views. Where any views from the site or the surrounds are considered significant, the proposal is not likely to result in any detrimental impacts in respect of views and vistas.

The significant vistas and views towards the ‘Main Building’ will be maintained, and the scale of potential development surrounding this building will be managed and maintained to ensure no impact occurs. Furthermore the siting and form of proposed development respects significant views and settings and is subordinate in scale to the Main Building.

Detailed assessment of impacts will be necessary prior to implementation of subsequent stages of the Master Plan, once final building envelopes are resolved and further refined.

The Therry Precinct is located approximately 300m to 400m from the nearest adjoining/surrounding residential property. These separation distances are considered significant and would not result in any impact in relation to visual privacy to surrounding residential occupiers.

Overall owing to the bulk of planned development being located centrally within the College grounds, no visual privacy impacts are anticipated with neighbouring properties.

To maximise sunlight for the public domain, and

The proposed development will result in some additional overshadowing impacts to the public domain. This is unavoidable noting the existing built form and envelopes of the
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<table>
<thead>
<tr>
<th>Reasonable levels of solar access are nonetheless maintained to neighbouring properties, owing to the existing and proposed significant building setbacks.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any overshadowing to outdoor recreation areas within a College environment adds to additional solar protection for students. Nonetheless ample outdoor areas exist across the site where good levels of solar access will be achieved post development.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>To relate development to topography.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Levels vary considerably across the College, and subsequently the existing and proposed built form responds to the change in levels.</td>
</tr>
</tbody>
</table>

Establishing if the Development Standard is Unreasonable or Necessary

In *Wehbe v Pittwater Council* [2007] NSWLEC 827 Preston CJ set-out the five ways of establishing that compliance with a development standard is unreasonable or unnecessary in support of justifying a variation:

1. Establish that compliance with the development standard is unreasonable or unnecessary because the objectives of the development standard are achieved notwithstanding non-compliance with the standard.
2. Establish that the underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary.
3. Establish that the underlying objective or purpose would be defeated or thwarted if compliance was required with the consequence that compliance is unreasonable.
4. Establish that the development standard has been virtually abandoned or destroyed by the Council’s own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable.
5. Establish that “the zoning of particular land” was “unreasonable or inappropriate” so that “a development standard appropriate for that zoning was also unreasonable or unnecessary as it applied to that land” and that “compliance with the standard in that case would also be unreasonable or unnecessary”.

In applying the tests of *Wehbe v Pittwater Council* [2007] NSWLEC 827 ruling, only one of the above rationales is required to be established. Notwithstanding the proposed variation, the development is consistent with the underlying objectives of the standard for Height of Buildings and the SP2 Special Infrastructure zone of LCLEP 2009.

In view of the particular circumstances of this case, strict compliance with Clause 4.3 of the LEP is considered to be both unnecessary and unreasonable. The proposed development does not conflict with the intent of Clause 4.3 as demonstrated above. The proposed development achieves the objectives, notwithstanding the proposed numeric variation.

The proposed development is justified on the following environmental planning grounds:

- It represents a logical and co-ordinated development of the site for school use.
- It will result in improvements to the physical appearance of the site through a carefully designed series of buildings and structures that is responsive to site context and its intended function.
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- The architectural design of the new development provides a good quality built form outcome for the site.
- New development will not result in overlooking, overshadowing or privacy issues.
- Development will be consistent in height with existing buildings and the desired future character of the area.
- Compliance could be achieved by reducing the scale of the development but this would undermine the visual quality of the design and the School's accommodation requirements would not be met.

Sufficient Environmental Planning Grounds to Justify Contravening the Development Standard

The variation to the development standard for height of buildings is considered well founded because, notwithstanding the proposed non-compliance with the standard:

- The proposed development is entirely consistent with the underlying objective or purpose of the standard as demonstrated.
- The scale of the proposal is considered to be appropriate for the site and the surrounding area and meets the needs of the College and the educational needs of wider Sydney metropolitan area.
- The bulk and scale of the proposal is limited and is consistent with the style and scale or other buildings on the site.
- The proposed development will not significantly impact on the amenity of adjoining occupiers.
- Strict compliance with the height limit would unreasonably restrict the potential to develop the facilities required by the College on a single site.
- The applicable height control does not reflect existing development within the site, with a number of existing buildings already exceeding the 9.5 metre height control which applies.
- The proposed development will not result in any unreasonable privacy intrusion or loss of daylight access to adjacent properties.

4.4.1.5 Clause 5.9 Preservation of Trees or Vegetation

Clause 5.9 Preservation of Trees or Vegetation seeks to safeguard existing trees and vegetation.

In developing the concept proposal opportunities to retain site vegetation have been explored and the accompanying Landscape Master plan has given due consideration to the preservation of trees or vegetation where possible. Therefore the following is relevant:

- A comprehensive landscape strategy has been developed for the site and will be progressively implemented. New trees and landscaped spaces will be planted to compensate for any loss of vegetation.
- The landscape quality of the site will be considerably improved as a result of the proposal.

On balance the loss of any vegetation is considered to be acceptable given the substantial benefits associated with the project and the extent of new planting proposed, and the wider social benefits of the proposed development.

The application is accompanied by an Arborist Report prepared by Tree IQ (Appendix S) which provides an assessment of the trees in the vicinity of the proposed works. The Arborist Report included assessment of ten (10) trees within the Therry Precinct which consisted of a mix of Australian and native exotic species. The proposed development will result in the loss of seven (7) trees to accommodate the proposed Therry Precinct development.
The Arborist Report concludes the following:

To minimise the impact of works on Trees 1, 2 and 4, tree sensitive demolition/construction methods should be used to minimise the impact of works on the trees. Existing levels within the TPZ areas should be maintained, unless prior root mapping results show no roots are present. Adjustment of final levels and design within TPZ areas shall remain flexible to enable the retention of structural roots (>25mm), where deemed necessary by the Project Arborists. The trees should be protected in accordance with the Tree Protection Speciation.

Replacement planting is recommended where trees are proposed for removal. Replacement trees should be grown in accordance with AS 2303 (2015) Tree Stock for Landscape Use.

Demolition and construction works will be undertaken in accordance with the recommendations of the Arborist report to ensure that the trees to be retained within the site are suitably protected.

4.4.1.6 Clause 5.10 Heritage Conservation

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

![Figure 11: Heritage Map (Source: NSW Legislation 2015)](image)

The objectives of clause 5.10 Heritage Conservation of the SLEP2010 are:
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(a) to conserve the environmental heritage of Lane Cove,
(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
(c) to conserve archaeological sites,
(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

Under subclause (4), the consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned.

The State Heritage Inventory records the cultural significance of the place as follows:

A fine example of a Victorian institutional building on a commanding site dominating the Lane Cove River landscape and including a number of important associated buildings, structures and landscape features.

A Heritage Impact Statement has been prepared by NBRS + Partners (Appendix I) and provides a detailed assessment of the proposed development and its potential to impact upon the sites heritage significance. Heritage impacts are addressed in detail in Part F of this EIS.

4.4.1.7 Clause 6.1A Earthworks

Clause 6.1A requires the consent authority to take into consideration the following matters:

(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,

The key features of the Stormwater Management Strategy are:

- On-Site Detention is not required;
- Site is not flood affected, and the proposed master plan area is not affected by flooding as it is located on an area of the site which is quite high in comparison to the Lane Cove River (approximately 35.00m AHD);
- Sustainable engineering is recommended such as water quality, and Water Sensitive Urban Design;
- Water harvesting is encouraged; and
- Adherence to council’s stormwater policy is recommended.

The proposed Stormwater Management Strategy concludes the following:

The site is currently serviced with an existing stormwater infrastructure which conveys the flows from the buildings and the facilities to the receiving water bodies which are the Lane Cove River or Burns Bay depending on the catchment and the location of the discharge outlet.

The master plan area falls within the catchment that drains into the Lane Cove River. More specifically, the areas where the new additions are proposed are drained through the stormwater trunk main that drains external catchment and traverses the site before it discharges into the Tambourine Bay Road outlet.

The new stormwater drainage network will be designed to cater for 20-yr ARI storm event. The roof drainage could be sized for larger storm events up to the 100-yr ARI event if required.
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It is proposed to collect and reuse roof runoff from the new buildings in individual rainwater tanks to be located in proximity of these buildings. It is proposed to re-use the rainwater for toilet flushing and localised irrigation around the buildings.

The rainwater capacity will be calculated on a demand/supply basis to ensure the optimal volume of rainwater reuse storage is provided.

The implementation of WSUD measures was investigated for stage 1 & The Wallace Stage. Because of the nature of proposed work, WSUD will not be incorporated for stage 1 & The Wallace Stage and is considered impractical due to site constraints.

A Stormwater Management Plan has been prepared for the site by Geoff Ninnes Fong & Partners Pty Ltd and is included at Appendix N.

(c) the effect of the proposed development on the likely future use or redevelopment of the land,

The site comprises the existing College campus and the surrounding land is developed for residential purposes. Consideration has been given to the environmental flow on effects of the proposed development with particular regard to effects on surrounding buildings. The proposal development will not result in adverse impacts on the surrounding area.

(c) the quality of the fill or the soil to be excavated, or both,

Excavation works proposed are considered to be minor. The proposed works will take place on previously developed land.

A Geotechnical Investigation has been undertaken by Douglas Partners (Appendix R) with respect to the Therry Precinct and the proposed Concept Plan. The assessment concludes the following:

It is expected that excavations will encounter filling, sandy clay and extremely low to very low strength sandstone, although medium strength rock could also be encountered within and below the weathered rock profile.

Excavation of the soil and extremely low to low strength rock should be achievable using conventional earthmoving equipment. It is anticipated that excavation of medium and high strength rock, if encountered, will require moderate to heavy ripping with a large bulldozer or hydraulic rock breakers in conjunction with heavy ripping.

It is anticipated that most of the excavation will be achieved by ripping and should therefore result in relatively low vibration of the surrounding ground. If rock hammers are required in the vicinity of adjacent structures, it would be prudent to monitor and limit vibrations on these structures. The present scope of work did not include investigation of the footings and foundations of the existing buildings, so until proven otherwise, it must be assumed for purposes of vibration considerations that high level footings support the existing buildings on soil foundations.

All excavated materials to be removed off site will need to be disposed of in accordance with the provisions of the current legislation and guidelines including the Waste Classification Guidelines (EPA, 2014).

(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,

Construction traffic will be managed to ensure that potential impacts on residential properties in the vicinity of the College are not adversely impacted by noise or vibration from these
vehicles. Similarly, construction will be managed to ensure that potential impacts on existing employees, students and visitors to the College by virtue of noise and dust are minimised.

A Construction Management Plan has been prepared by Novati Constructions Pty Ltd and is included at Appendix O.

(e) the source of any fill material and the destination of any excavated material,

Excavated material removed from the site will be disposed of appropriately. A detailed Construction Management Plan (Appendix O) has been prepared and will be updated for the Construction Certificate stage. This plan will provide greater detail regarding the management of excavated material.

Clean site certification will be obtained following completion of demolition and site clearance works. Further geotechnical and site investigations will be undertaken at this stage.

(f) the likelihood of disturbing relics,

The potential for archaeological remains to be located within the site is considered to be very low.

(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.

A Stormwater Management Plan has been prepared for the site by Geoff Ninnes Fong & Partners Pty Ltd and is included at Appendix N. The key features of the stormwater management strategy are:

The masterplan area falls within the catchment that drains into the Lane Cove River. More specifically, the areas where the new additions are proposed are drained through the stormwater trunk main that drains external catchment and traverses the site before it discharges into the Tambourine Bay Road outlet.

The new stormwater drainage network will be designed to cater for 20-yr ARI storm event. The roof drainage could be sized for larger storm events up to the 100-yr ARI event if required.

It is proposed to collect and reuse roof runoff from the new buildings in individual rainwater tanks to be located in proximity of these buildings. It is proposed to re-use the rainwater for toilet flushing and localised irrigation around the buildings.

The rainwater capacity will be calculated on a demand/supply basis to ensure the optimal volume of rainwater reuse storage is provided.

The implementation of WSUD measures was investigated for stage 1 & The Wallace Stage. Because of the nature of proposed work, WSUD will not be incorporated for stage 1 & The Wallace Stage and is considered impractical due to site constraints.

4.4.1.8 Clause 6.2 Foreshore Building Line

Clause 6.2 seeks to ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area.

The proposed Concept Master Plan and Stage 1 works do not propose any works on the Foreshore Building Line of the Lane Cove River.
4.4.1.9 Clause 6.4 Environmental Protection Land

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

Figure 12: Environmental Protection Land, Foreshore Building Line and Riparian Land Map (Source: NSW Legislation 2015)

The proposed Concept Master Plan and Stage 1 works do not propose any works on the identified environmental protection lands.

In response to SEARs requirement number 14, namely aquatic environment and riparian corridors, the proposal has been assessed by Ecological Australia as provided at Appendix M.

The ecological and riparian assessment identified the following key factors in relation to the aquatic and riparian environments and the relationship with the proposed development.

- The proposed development will occur inland of existing riparian and near-shore vegetation.
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- Modifications to buildings will occur within the existing footprint, and where any vegetation removal is required (e.g. future ring road connection) this will not directly impact the riparian corridor.
- No development will occur within the estuary channel, and the proposed activities will not cause harm to marine vegetation, as it is defined under the NSW Fisheries Management Act 1994 (saltmarsh, mangroves, seagrass and macroalgae).
- The proposal will not require dredging or reclamation of the estuary.
- No new drainage outlet structures will be built on ‘waterfront land’ as defined under the NSW Water Management Act 2000 (WM Act) (Waterfront land includes the bed and bank of any river, lake or estuary and all land within 40 metres of the highest bank of the river, lake or estuary) (NSW DPI 2012a).
- No excavations or other works on ‘waterfront land’ that would otherwise trigger a Controlled Activity Approval from DPI Water under the WM Act is required.
- The proposed development does not conflict with the objectives set in the NSW State Rivers and Estuary Policy (1993). The proposed development is not sited directly on land encompassed by the scope of the Policy, namely rivers, estuaries and the adjacent riverine plains. There will be no further loss of foreshore habitat and will not create a risk to bank instability.
- Protection of the estuary and riparian lands will be offered in the form of best practise stormwater management. Proposed measures to mitigate post-development impacts relative to existing conditions are outlined in Part G.

4.4.2 Lane Cove Development Control Plan 2010

It is noted that Section 11 of State Environmental Planning Policy (State and Regional Development) 2011 states:

11 Exclusion of application of development control plans
Development control plans (whether made before or after the commencement of this Policy) do not apply to:

(a) State significant development

Notwithstanding, the proposal is generally consistent with the provisions of the Lane Cove Development Control Plan 2010 (LCDCP) as applicable to the development.

The following compliance table demonstrates the proposals overall compliance with the relevant LCDCP controls.

Table 9 DCP Compliance

<table>
<thead>
<tr>
<th>Control</th>
<th>Compliance (Y/N)</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part B.2 Public Domain</td>
<td>Y</td>
<td>The proposed works to the Therry Precinct Stage 1 development and the overall Concept Master Plan will provide public space that contributes to the identity and enjoyment of the College Campus. The proposal will provide street furniture, landscaping works, which contribute to the community’s enjoyment of the public domain, but does not impede pedestrian movement and safety nor visual quality. Proposed pedestrian surfaces will be safe for all users, clearly demarcated and</td>
</tr>
</tbody>
</table>
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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 NSW

<table>
<thead>
<tr>
<th>Part B4 View Sharing</th>
<th>Y</th>
<th>View sharing and impacts have been addressed at Part F of this report. No impacts on views are anticipated as a result of the proposal.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part B.5 Development in Foreshore Areas</td>
<td>Y</td>
<td>The proposed Concept Master Plan and Stage 1 works do not propose any works on the Foreshore Building Line of the Lane Cove River. Potential impacts on Foreshore Building Lines are addressed in Section 4.4.1 of this EIS.</td>
</tr>
<tr>
<td>Part B.6 Environmental Management</td>
<td>Y</td>
<td>Solar access and sunlight to public spaces have been addressed have been addressed at Part F of this report. Energy and Water Efficiency of the proposed development have also been addressed in Part F.</td>
</tr>
<tr>
<td>Part B.8 Safety and Security</td>
<td>Y</td>
<td>The proposed development works ensure that the building designs allows for casual surveillance of access ways, entries and driveways. The proposal avoids creating blind corners and dark alcoves that provide concealment opportunities in entry areas, pathways, stairwells, hallways and car parks. In addition clear lines of sight between one public or communal circulation spaces are provided. Adequate lighting of all pedestrian access ways, parking areas and building Entries will also be provided.</td>
</tr>
<tr>
<td>Part B.9 Heritage</td>
<td>Y</td>
<td>A Heritage Impact Statement has been prepared by NBRS + Partners (Appendix I) and provides a detailed assessment of the proposed development and its potential to impact upon the sites heritage significance.</td>
</tr>
<tr>
<td>Part F Access and Mobility</td>
<td>Y</td>
<td>An Access Report was prepared by Cheung Access who undertook a review of the proposed Stage 1 development and Concept</td>
</tr>
</tbody>
</table>
### Environmental Impact Statement

**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 NSW**

<table>
<thead>
<tr>
<th>Part</th>
<th>Description</th>
<th>Y/N</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>Bushland Protection Part I Bushland Map</td>
<td>Y</td>
<td>An assessment of the proposed Concept Master Plan and detailed design for the Therry Precinct Stage 1 development in relation to bushfire risk was undertaken by Australian Bushfire Protection Planners Pty Limited. A copy of the bushfire Assessment is included at Appendix K.</td>
</tr>
<tr>
<td>J</td>
<td>Landscape</td>
<td>Y</td>
<td>A Concept Master Plan for landscaping across the site has been prepared by Arcadia and is included at Appendix Q. The landscape concept and Stage 1 landscape design has been designed in accordance with the requirements of Part J Landscape.</td>
</tr>
<tr>
<td>O</td>
<td>Stormwater Management</td>
<td></td>
<td>A Stormwater Management Plan has been prepared for the site by Geoff Ninnes Fong &amp; Partners Pty Ltd (Appendix N) to manage potential soil and water impacts associated with the construction and operation of the development.</td>
</tr>
<tr>
<td>Q</td>
<td>Waste Management and Minimisation</td>
<td>Y</td>
<td>A Waste Management Plan is included at Appendix O and addresses operational waste.</td>
</tr>
<tr>
<td>R</td>
<td>Traffic, Transport and Parking</td>
<td>Y</td>
<td>A Traffic and Access Assessment was undertaken by Positive Traffic Pty Ltd and is included at Appendix F. A summary of the findings of the Traffic Assessment are included in Part F of this EIS.</td>
</tr>
</tbody>
</table>

#### 4.4.3 Lane Cove Section 94 Contributions

The College has been historically and is presently exempt from payment of Section 94 contributions as it is an educational and community establishment.

#### 4.5 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No draft Environmental Planning Instruments apply to the site or proposal.
PART E CONSULTATION

Community consultation to date has been proponent led, in accordance with the requirements of the SEARs.

The proposed Concept Master Plan and Therry Precinct Development has already included extensive consultation with neighbouring landowners and occupiers and community stakeholder groups.

Community consultation commenced following lodgement of the request for SEARs and involved providing detailed information about the content of the project to the community and other stakeholders and providing opportunity for feedback with the project team. At this time, the proponent had not formed a view on the preferred configuration of the concept proposal. The design of the project has subsequently progressed. The design team were advised of the concerns and issues identified during this preliminary round of consultation and sought to address these matters as the detailed design planning progressed.

The key stakeholders that have been notified about the proposed SSD application have included:

- Lane Cove Council – Statutory and Strategic Planning Staff and General Manager;
- Local Elected Members;
- Neighbouring Occupiers and Land Owners through letter box drops, and a community drop in session held at the College;

A report has been prepared by Willowtree Planning Pty Ltd and is included at Appendix U. The report outlines the methodology of stakeholder and community engagement to date, and provides an outline of key issues raised in each stakeholder meeting and community drop in session. Although feedback has predominantly focused on a desire to be kept informed about the proposal, comments and enquiries have included:

- What the proposed planning approvals pathway will be;
- Traffic improvements and future traffic management;
- Improvements to car parking provision and car parking arrangements on special event days;
- Excavation and building works disturbances;
- Will improvements be made to Regis Campus;
- Proposed time to implement Stage 1 and the concept master plan;
- Access and pedestrian safety along Tambourine Bay Road.
- Potential loss of tennis courts and play areas;
- Noise disturbance to residents from construction; and
- Requirement to use demountable classroom during construction.
ENVIRONMENTAL RISK ASSESSMENT OVERVIEW

The SEARs require the EIS to include an environmental risk assessment to identify potential environmental impacts associated with the proposal. This is provided in this section. The assessment undertaken comprised a qualitative assessment consistent with AS/NZS ISO 31000:2009 Risk management—Principles and guidelines (Standards Australia 2009). The level of risk was assessed by considering the potential impacts of the proposed development prior to application of any mitigation or management measures. Comment on residual risk (the remaining level of risk following implementation of mitigation and management measures) is also provided.

It should be noted that the assessment is not intended to be exhaustive, rather it focuses on key impacts.

Risk comprises the likelihood of an event occurring and the consequences of that event. For the proposal, the following descriptors were adopted for ‘likelihood’ and ‘consequence’.

<table>
<thead>
<tr>
<th>Likelihood:</th>
<th>Consequence:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Almost certain</td>
<td>1 Widespread irreversible impact</td>
</tr>
<tr>
<td>B Likely</td>
<td>2 Extensive but reversible (within 2 years) impact or irreversible local impact</td>
</tr>
<tr>
<td>C Possible</td>
<td>3 Local, reversible (within 2 years) impact</td>
</tr>
<tr>
<td>D Unlikely</td>
<td>4 Local, reversible, short term (&lt;3 months) impact</td>
</tr>
<tr>
<td>E Rare</td>
<td>5 Local, reversible, short term (&lt;1 month) impact</td>
</tr>
</tbody>
</table>

Risk scores for likely and potential impacts were derived using the following risk matrix.

<table>
<thead>
<tr>
<th>Likelihood</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Consequence</strong></td>
<td><strong>1</strong></td>
<td><strong>2</strong></td>
<td><strong>3</strong></td>
<td><strong>4</strong></td>
<td><strong>5</strong></td>
</tr>
<tr>
<td>1</td>
<td>High</td>
<td>High</td>
<td>Medium</td>
<td>Low</td>
<td>Very Low</td>
</tr>
<tr>
<td>2</td>
<td>High</td>
<td>High</td>
<td>Medium</td>
<td>Low</td>
<td>Very Low</td>
</tr>
<tr>
<td>3</td>
<td>Medium</td>
<td>Medium</td>
<td>Medium</td>
<td>Low</td>
<td>Very Low</td>
</tr>
<tr>
<td>4</td>
<td>Low</td>
<td>Low</td>
<td>Low</td>
<td>Low</td>
<td>Very Low</td>
</tr>
<tr>
<td>5</td>
<td>Very Low</td>
<td>Very Low</td>
<td>Very Low</td>
<td>Very Low</td>
<td>Very Low</td>
</tr>
</tbody>
</table>

The results of the environmental risk assessment are presented in Table 10. This provides a risk rating prior to any mitigation and a residual risk rating after mitigation. The risk assessment has been based on information available at the time of finalising the EIS.
## Table 10 Environmental Risk Assessment

<table>
<thead>
<tr>
<th>Aspect</th>
<th>Potential impact</th>
<th>Unmitigated risk</th>
<th>Treatment</th>
<th>Residual risk</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Impact on local roads from traffic generated by development</td>
<td>B 3 M</td>
<td>Development provides for car parking which will limit impact on off-site parking.</td>
<td>C 3 L</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>The proposed new circular road alignment limits potential pedestrian and vehicular conflict.</td>
<td></td>
</tr>
<tr>
<td>Noise and vibration</td>
<td>Noise and vibration emissions from construction activities impact adjacent residences and businesses</td>
<td>C 3 M</td>
<td>Implementation of Construction Noise and Vibration Measures which considers the construction methodology and details specific mitigation measures in accordance with the DECCW Interim Construction Noise Guideline. Appropriate mitigation measures implemented to ensure vibration levels does not affect human comfort or result in building damage. The College will continue to operate throughout construction and will need to ensure an appropriate learning environment is proposed, therefore requiring reduced noise.</td>
<td>C 3 M</td>
</tr>
<tr>
<td></td>
<td>Noise and vibration emissions from the development impact adjacent residences</td>
<td>D 3 L</td>
<td>Existing noise mitigation measures to be maintained. Appropriate sound minimisation measures to be incorporated within the plant and mechanical areas. Location of plant away from residential receivers.</td>
<td>D 5 VL</td>
</tr>
<tr>
<td>Flooding</td>
<td>Development impacted by major flood event</td>
<td>E 5 VL</td>
<td>The proposed Concept Master Plan area is not affected by flooding as it is located on an area of the site which is quite high in comparison to the Lane Cove River (approximately 35.00m AHD)</td>
<td>D 5 L</td>
</tr>
</tbody>
</table>
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<table>
<thead>
<tr>
<th>Aspect</th>
<th>Potential impact</th>
<th>Unmitigated risk</th>
<th>Treatment</th>
<th>Residual risk</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contamination</td>
<td>The site is contaminated and not suitable for educational use.</td>
<td>E 5 VL</td>
<td>Preliminary investigations have been carried out and indicate that the site is historically free of contamination.</td>
<td>E 5 VL</td>
</tr>
<tr>
<td>Bushfire</td>
<td>A small area of vegetation on the site is recorded on the Lane Cove Bushfire Prone Land Map as Category 2 Bushfire Prone Vegetation.</td>
<td>D 4 L</td>
<td>The overall bushfire risk to the Senior School development precinct is low with a negligible level of risk from burning ember attack.</td>
<td>D 4 L</td>
</tr>
<tr>
<td>Air quality</td>
<td>Reduced amenity during construction from dust and related emissions</td>
<td>D 5 VL</td>
<td>Management of dust emissions will form part of the Construction Management Plan.</td>
<td>D 5 VL</td>
</tr>
<tr>
<td>Amenity</td>
<td>Potential loss/reduction of privacy for adjoining properties</td>
<td>D 1 L</td>
<td>Overall owing to the bulk of planned development being located centrally within the College grounds, no visual privacy impacts are anticipated with neighbouring properties.</td>
<td>D 1 L</td>
</tr>
<tr>
<td>Overshadowing of adjoining properties</td>
<td></td>
<td>E 5 VL</td>
<td>The site currently enjoys a good level of solar access, and furthermore does not impose on any surrounding residential developments with any level of overshadowing owing to the proximity and significant separation distances of most structures from the surrounding site boundaries. The proposal does not alter this arrangement as buildings will still be sited far from residential boundaries.</td>
<td>E 5 VL</td>
</tr>
<tr>
<td>Loss of views</td>
<td></td>
<td>E 5 VL</td>
<td>The building envelopes proposed with the overall Concept Master Plan are considered to be sensitive to maintaining any existing views. Where any views from the site or the surrounds are considered significant, the proposal is not likely to result in any detrimental impacts in respect of views and vistas.</td>
<td>E 5 VL</td>
</tr>
</tbody>
</table>
**Environmental Impact Statement**  
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<table>
<thead>
<tr>
<th>Aspect</th>
<th>Likelihood</th>
<th>Consequent</th>
<th>Risk Rating</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wind Impacts</td>
<td>E</td>
<td>5</td>
<td>VL</td>
<td>The proposed Concept Master Plan does not include the provision of any clusters of tower form development, usually associated with wind impacts.</td>
</tr>
<tr>
<td>Heritage</td>
<td>D</td>
<td>5</td>
<td>VL</td>
<td>The potential for archaeological remains to be located within the site is considered to be very low.</td>
</tr>
<tr>
<td>Impact on existing heritage items</td>
<td>D</td>
<td>5</td>
<td>VL</td>
<td>No impacts to existing heritage items have been found and are supported by Heritage Impact Statements.</td>
</tr>
<tr>
<td>Aboriginal</td>
<td>D</td>
<td>5</td>
<td>VL</td>
<td>No anticipated impacts to Aboriginal Heritage are expected.</td>
</tr>
<tr>
<td>Biodiversity</td>
<td>E</td>
<td>4</td>
<td>VL</td>
<td>The proposed development will occur inland of existing riparian and near-shore vegetation.</td>
</tr>
</tbody>
</table>

Key: L= likelihood, C= consequent, R= risk rating
PART G ENVIRONMENTAL ASSESSMENT

6.1 SECRETARY’S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

The Secretary’s Environmental Assessment Requirements were received on 14 August 2015. The Key Issues include:

- Strategic and Statutory Context;
- Policies and Guidelines;
- Built Form and Urban Design;
- Amenity;
- Staging;
- Transport and Accessibility;
- Noise and Vibration;
- Heritage;
- Aboriginal Heritage;
- Bushfire;
- Utilities;
- Contributions;
- Water sources;
- Flooding;
- Drainage;
- Servicing and Waste;

The above matters are addressed in the following sections:

6.2 STRATEGIC CONTEXT

The strategic and statutory context of the proposal is addressed in Part D of this EIS.

6.3 POLICIES AND GUIDELINES

The relevant policies and guidelines are addressed in Part D of this EIS.

6.4 BUILT FORM AND URBAN DESIGN

An assessment of the proposed building envelopes relative to the site context and its surrounds for each precinct is provided below.

6.4.1 Building Envelope and Design – Therry Precinct Stage 1

The proposed built form for the Therry Precinct consists of an expansion of the existing Therry building footprint to the north to provide collaborative, connected, contemporary learning spaces.

The proposed expansion of the existing Therry building footprint to the west and O’Neil building footprint to the north east are designed to create nodes that connect the three levels and provide opportunities for locating and celebrating the House and Staff Faculty areas.

The proposed building envelope of the Therry Precinct Stage 1 works is considered appropriate in relation to built form and design for the following reasons:

- The Therry Precinct is located approximately 300m to 400m from the nearest adjoining/surrounding residential property. These separation distances are
considered significant and would not result in any impact in relation to perceived levels of enclosure or additional scale and bulk to the site and the character of the area.

- The siting of the proposed extensions reduces the potential impact of the building bulk with the sites surrounds, the streetscape and on the heritage listed buildings within the site.
- The proposed additional built form to the Therry Building provides a positive visual impact in the locality.
- The proposals provides an appropriate height, bulk and scale to accommodate high functionality for a leading school facility.
- Significant landscaping and open space provision within the Therry and O‘Neill precincts surrounding the new built form provide visual relief and improved new landscape and recreational areas.
- The maximum permitted building height provision for the site is 9.5m. The proposed additional building height to the Therry Precinct Stage 1 development results in an additional 3.4m in height (existing height 13.95m) to the Therry Building and 2.3m in height (existing height 16m) to the O‘Neill Building.
- Given the levels of building height non-compliance across the site with the existing built form the proposed noncompliance is considered minor, especially given the scale and of the site and the significant setbacks to surrounding land uses.
- Building height provision non compliances for the Therry Precinct have been addressed and considered in relation to LCLEP 2009 Clause 4.6, as outlined previously within this EIS.

The proposal includes a variety of materials and finishes to create visual interest and diversity within the Therry Precinct.
6.4.2 Building Envelope and Design – Concept Master Plan

The proposed Concept Master Plan included at Appendix B prepared by PMDL identifies proposed building envelopes within which the indicative built forms will occur. These built forms, are indicative only at this stage and have been prepared to illustrate the sort of forms that may ultimately be proposed.

Approval is sought as part of this SSDA in relation to building envelopes. Separate and specific future development applications which will detail how future buildings will contextually fit within the approved building envelopes will be prepared and submitted to the relevant authority.

The following addresses the proposed built form and building envelopes proposed as part of the Concept Master Plan:

<table>
<thead>
<tr>
<th>Precinct and Proposed Built Form</th>
<th>Comment/Assessment</th>
</tr>
</thead>
</table>
| Wallace                         | ▪ The proposed additional scale and bulk is not considered significant, and in the context of the proposed maximum building height the built form will comply with LCLEP 2009 building height provisions.  
▪ Future development application will determine the buildings final form and appearance including façade detailing.  
▪ The proposed scale and bulk is appropriate to the locality and the setting of the building and its surrounds. |
| Food and Beverage               | ▪ The proposed additional GFA is considered minor and will |
## Environmental Impact Statement

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 NSW

<table>
<thead>
<tr>
<th>Area</th>
<th>GFA (m²)</th>
<th>Additional Height</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Additional GFA 500m²</strong></td>
<td></td>
<td></td>
<td>give provision of an improved food and beverage offering to staff and students.</td>
</tr>
<tr>
<td>Height = 8.6m (additional 1.7m)</td>
<td></td>
<td></td>
<td>- The proposed additional scale and bulk is minor and will not impact on the character and appearance of the locality.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>- The proposed building height will be capable of complying with the LCLEP 2009 building height provisions for the site.</td>
</tr>
<tr>
<td><strong>Main Building</strong></td>
<td>Nil GFA</td>
<td>Nil Additional Height</td>
<td>- No additional scale or bulk is proposed. All works will be internal, and the historic and heritage integrity of the building will be maintained.</td>
</tr>
<tr>
<td><strong>St Michael’s House</strong></td>
<td>Reduced GFA 142m²</td>
<td>Nil Additional Height</td>
<td>- No additional scale or bulk is proposed. All works will be internal, and the historic and heritage integrity of the building will be maintained.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>- The proposed reduction in GFA will contribute to minimising scale and bulk on the site.</td>
</tr>
<tr>
<td><strong>Vaughan</strong></td>
<td>Nil GFA</td>
<td>Nil Additional Height</td>
<td>- The proposed works will not result in additional scale and bulk, and will facilitate refurbishment works to create an improved layout and learning precinct.</td>
</tr>
<tr>
<td><strong>Boarding</strong></td>
<td>Additional GFA 5,000m² (plus basement 1,600m² not included in GFA)</td>
<td>Nil Additional Height</td>
<td>- The proposed additional GFA is more significant than other precincts. The boarding precinct is set back from the surrounding streetscape and this will ensure no visual impacts are to occur to the locality.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>- Future scale and bulk is considered appropriate for an educational establishment, and will not be dissimilar to other secondary and tertiary establishments across the metropolitan region.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>- No additional building height is proposed and will contribute to minimise the impacts of any additional bulk or scale.</td>
</tr>
<tr>
<td><strong>Community</strong></td>
<td>Additional GFA = 4,000m² (plus 2000m² basement not included in GFA)</td>
<td>Height = 4m additional</td>
<td>- The proposed additional GFA is considered appropriate in the context of the overall College and will give provision of an improved communal facility central to the College.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>- The proposed additional scale and bulk is not considered significant and will not impact on the character and appearance of the locality.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>- The proposed building height will be capable of complying with the LCLEP 2009 building height provisions for the site.</td>
</tr>
<tr>
<td><strong>Sports</strong></td>
<td>Additional GFA = 2,000m²</td>
<td>15m height (includes additional 8.5m)</td>
<td>- The proposed new grandstand will replace the existing Father Mac Grandstand. In the context of the surrounding area the additional 8.5m in building height will not impact on the character and appearance of the area.</td>
</tr>
<tr>
<td><strong>Recreation Courts</strong></td>
<td>Nil GFA</td>
<td>Nil Additional Height</td>
<td>- The proposed works will not result in additional scale and bulk, and will facilitate refurbishment works to create improved connectivity with the precinct.</td>
</tr>
<tr>
<td><strong>New Learning</strong></td>
<td>Additional GFA =</td>
<td></td>
<td>- The proposed additional GFA is the most significant of all the precincts. The New Learning precinct is set back from</td>
</tr>
</tbody>
</table>
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| 6,000m² 16m height (includes additional 7.5m) | the surrounding streetscape and this will ensure no visual impacts are to occur to the locality.  
- Future scale and bulk is considered appropriate for an educational establishment, and will not be dissimilar to other secondary and tertiary establishments across the metropolitan region.  
- Additional building height is proposed will be supported by a Clause 4.6 variation to justify proposed building height non compliances as part of future DAs. It should however be noted that the majority of buildings across the College are currently non-compliant with LCLEP 2009 building height provisions.  
- The proposed noncompliance will not have any significant impact on the character and appearance of the area or the visual appearance of the College. |

The proposed Concept Master Plan only seeks approval for each precinct identified with the Concept Master Plan and their correlating proposed building height envelopes. Where LCLEP 2009 building height no compliances occur across the proposed Concept Master Plan, justification is provided in accordance with the requirements of Clause 4.6 of the LCLEP 2009 within this EIS.

Consent under this SSDA is sought for the maximum building envelopes, the notional GFAs provided are indications of potential development yield assuming application of the proposed architecture and urban design principles.

These notional GFA figures are indicative only, and are designed to flexibly fit within the building envelopes. The proposed building envelopes allow for specific building designs to flexibly respond to specific site conditions and context, articulation and access, and realise a high quality building design to accommodate future uses.

In summary the proposed built form and design of the Concept Master Plan is designed to improve the functioning and quality of Riverview’s facilities. This will be achieved through the consolidation of the School’s space requirements into purpose built buildings that are sympathetic in design, scale and massing to the surrounding context including the existing built form.

The proposal involves the construction of a mix of historic and new contemporary style buildings which responds to the space and functional requirements of a leading educational establishment.

Overall the built form of the Concept Master Plan has been designed to:
- Contribute to the overall experience of staff, students and visitors to the College.
- Sensitively respond to adjoining properties.

Landscape Design

The Landscape Master Plan embodies the ambitions of the Strategic Plan to provide a framework for the future physical development of the College, 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.
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By addressing the existing conditions of the site and exploring ways to use these in a beneficial way, the Landscape Master Plan will provide not only a variety of sustainable, learning environments, and will ensure that the landscape will age with grace by providing landscape strategies that reduce the amount of water, energy and maintenance needed in order for it to grow. The Landscape Master Plan introduces landscape elements that promote sustainable processes such as:

- Water Sensitive Urban Design to minimise the amount of water to be used;
- Adopting native vegetation which is endemic to the area;
- Seeking energy reduction through passive cooling of buildings by trees and shading exterior walls, whilst providing cool outdoor learning spaces.

A Concept Landscape Master Plan and detailed Therry Precinct Stage 1 development landscape plans have been prepared by Arcadia and are included at Appendix Q.

The Therry Precinct Stage 1 landscape design is in keeping with the traditions and history of the school. The material palette is designed to mix traditional materials with contemporary ‘new age’ material production to encourage the students to identify the changing nature of the environment they live in and challenge creative thought processes.

These materials will be used together in a way that mimics natural processes of weathered rock, forming various levels and spaces for the students and teachers to use.

The landscape design for the surrounds of the Therry Precinct will enhance the visual appearance of the precinct and integrate with the surrounding landscape. The landscape design includes a mix of terraces and formal and informal recreation areas that adapt and integrate with the topography of the Precinct and provide a range of seating types and landscape elements.

Figure 15: Proposed Landscape Design – Therry and O’Neill Precinct.

6.5 AMENITY

The project has been designed to minimise and mitigate potential impacts on the amenity of the surrounding environment. Key considerations include:
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- Solar access and overshadowing;
- Visual privacy;
- Views and vistas in the locality;
- Wind impacts;
- Acoustic Impacts (refer Section 6.8)

The project seeks to minimise adverse impacts on the surrounding locality. The development will not change the existing character of the site (the site is already occupied by substantial building forms commensurate with the College) but will result in a further increase in built development.

6.5.1 Solar Access and Overshadowing

The risk assessment of potential solar access and overshadowing impacts is addressed in the context of the overall Concept Master Plan and the Therry Precinct Stage 1 works as follows:

**Concept Master Plan**

The site currently enjoys a good level of solar access, and furthermore does not impose on any surrounding residential developments with any level of overshadowing owing to the proximity and significant separation distances of most structures from the surrounding site boundaries.

At present the existing boarding facilities and on the College site, and residences used by some staff currently enjoy good levels of solar access.

An assessment of the shadow diagrams provided at Appendix B within the Concept Master Plan identify that no detrimental levels of overshadowing will occur to existing and proposed buildings on the site, and furthermore the amenity of surrounding occupiers, including residents within the vicinity of the site will be maintained. Shadow diagrams are based on indicative built forms only and specific shadow diagrams will be provided with future DAs.

In terms of solar access it is the Schools desire to ensure that all learning precincts receive as much natural light and solar access as possible to ensure appropriate and healthy teaching environments are provided. Any overshadowing that may occur to play ground and recreation areas is considered a benefit owing to potential harsh climatic conditions and their potential impacts on the health and well-being of students.

**Therry Precinct Stage 1**

The project has been orientated to provide maximum solar access to the enlarged Therry Building and open space within the surrounds of the Therry Precinct. The Therry Precinct benefits from solar access as follows:

- The principal open space proposed on the site is prominently positioned to the north, receiving sunlight throughout the year.
- The Learning Centre is predominantly orientated north and will receive sunlight throughout the day.

The project has been designed having regard to the solar access requirements of the learning facilities and precinct. Shadow diagrams have been included at Appendix C to illustrate the impact of the proposed development on solar access of surrounding properties. The diagrams
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include the Winter Solstice will result in increased overshadowing to the open space to the west when compared to the current situation during the Winter Solstice, particularly around 9am in the morning. No additional shadowing is anticipated to the east of the Therry Building over and above that already provided by the existing built form.

The proximity of the Therry Building to neighbouring surrounding properties is significant to ensure no impacts on residential occupiers in relation to shadowing and solar access.

6.5.2 Visual Privacy

The Therry Precinct is located approximately 300m to 400m from the nearest adjoining/surrounding residential property. These separation distances are considered significant and would not result in any impact in relation to visual privacy to surrounding residential occupiers.

The Concept Master plan does propose future works to the Boarding Precinct where privacy for students should be provided, especially in the context of neighbouring land uses not located within the College site. Future development and design of the Boarding Precinct will ensure appropriate measures and implemented to maximise visual privacy, including design orientation to ensure the future privacy of students/boarders is maintained.

Overall owing to the bulk of planned development being located centrally within the College grounds, no visual privacy impacts are anticipated with neighbouring properties.

6.5.3 Views and Vistas

- The site does contain significant views and vistas, at the southern proportion of the site where there is an interface with the Lane Cover River. This interface however is predominantly vegetated and does impede a significant proportion of views from within the remainder of the site.

- Views to the site are characterised by the upper levels of the Main Building set above the vegetated ‘headland fringe’ zone. Views from the sea level to the site are of this vegetation and the ancillary structures of the College in the ‘headland fringe’ zone.

- Views to the site from the land approach are revealed close to the junction of Riverview Street and Tambourine Bay Road.

- The proposed works to the Therry Precinct are not likely to have any impact on any existing views, and simply results in an infill enlargement of an existing learning precinct.

- The building envelopes proposed with the overall Concept Master Plan are considered to be sensitive to maintaining any existing views. Where any views from the site or the surrounds are considered significant, the proposal is not likely to result in any detrimental impacts in respect of views and vistas.

- The significant vistas and views towards the ‘Main Building’ will be maintained, and the scale of potential development surrounding this building will be managed and maintained to ensure no impact occurs. Furthermore the siting and form of proposed development respects significant views and settings and is subordinate in scale to the Main Building.

- Detailed assessment of impacts will be necessary prior to implementation of subsequent stages of the Master Plan, once final building envelopes are resolved and further refined.
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- The Heritage Impact Statement prepared by NBRS + Partners is included at Appendix I and addresses views in a heritage context. No impacts are to occur in a heritage view context.

6.5.4 Wind Impacts
- The SEARs Item 4 issued by the Minister requested the proponent to address amenity impacts, of the proposal including potential Wind Impacts.
- Whilst it is agreed that the proposed master plan should assess solar access, overshadowing views and vistas and acoustic impacts, it is in this instance not agreed that the proposal should assess wind impacts.
- The proposed development across all stages of the Concept Master Plan and the Therry Precinct Stage 1 works proposes only to redevelop building form of a similar scale and footprint to the existing built form. The proposed Concept Master Plan does not include the provision of any clusters of tower form development, usually associated with wind impacts.
- It is therefore considered that the planned future development will not result in any likely generation of wind impacts. It should also be highlighted that the current built form on site does not contribute to any wind impacts on site at present.
- Detailed assessment of wind impacts may be necessary prior to implementation of subsequent Precincts of the Concept Master Plan, if deemed necessary as part of any future development applications.

6.6 STAGING

As outlined in Part C, the proposed Concept Master Plan is to be implemented in a staged manner on a Precinct by Precinct basis, over the course of 5 to 30 years.

As such it should be noted that flexibility in proposed staging sequence for each precinct identified in Table 8 will be required as the master plan progresses over its anticipated life span.

The delivery of each Precinct will be dependent upon the Colleges need and demand to implement the proposed changes to each Precinct.

It can however be confirmed as part of this submission that Stage 1 of the implementation of the Concept Plan is related to the Therry Precinct, hence the request for detailed development consent to enable the construction works for Therry Precinct to commence as part of this SSD application.

6.7 TRANSPORT AND ACCESSIBILITY

A Traffic and Access Assessment was undertaken by Positive Traffic Pty Ltd and is included at Appendix F.

The Assessment undertook a review of existing site and traffic conditions following a data collection which included intersection counts, parking demand counts and pedestrian surveys. Intersection counts included afternoon period counts which captured both the peak period of the College and the peak period of the surrounding road network. Further, Saturday traffic conditions at all intersections identified were included in the data collection.
Parking demand surveys of both the college and surrounding road network were undertaken during the morning and afternoon school / road network periods. To provide approval authorities with an understanding of travel characteristics of students at the school, a Mode of Travel survey of all students was undertaken.

An audit of formal parking provision that the College includes a total of 261 formal parking spaces, six (6) accessible parking spaces and capacity for some 800 vehicles in overflow grassed parking areas.

The following identifies the key findings of existing and proposed traffic and access conditions.

6.7.1 Existing Traffic Flows

- Existing flows on surrounding roads are in generally in line with their road classification.
- Traffic flows on streets surrounding the college are somewhat less as expected.
- The traffic flows in Riverview Street are somewhat different when comparing flows east of the school access and those west of the school access. That is, given the street services a large school, east of access traffic flows are markedly higher than those west of the access as traffic travels to and from Tambourine Bay Road.

6.7.2 Existing Conditions Intersection Analysis

- All intersections surveyed have been analysed using the Sidra Intersection analysis program.
- All intersections in the vicinity of the College operate at a satisfactory level of service during both the AM and PM weekday periods.
- The intersection of River Road West / Fox Street operates at a poor level of service.
- All movements at the intersection operate at a good level of service except the right turn movements out of Fox Street on either side of River Road West. This equates to a total of 2-3 vehicles each period.
- All movements at the intersection of Fox Street / River Road West operate at a good level of service except the right turn movements from the side streets.
- Based on the findings of the above assessment, all intersections in close proximity to the College operate at good levels of service on both a weekday and weekend day. Further, no intersections in close proximity to the College require improvement to create additional capacity.

6.7.3 Existing Parking Demand and Travel Modes

- Vehicle demands on the Senior School are well below the available formal parking capacity during the PM peak. The PM peak is expected to include higher on-site parking demands as parents wait for their child.
- Therefore it is noted that Senior School has currently more than adequate on-site parking provision to accommodate peak demands.
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- The Senior School generates little to no overflow parking onto the surrounding road network.
- Potentially on-street parking is generated by reasons of convenience.
- On street parking demands on a Saturday are comparably lower than weekday parking demands.
- More than 50% of the surveyed day students travel by bus to and from the school.
- As expected car drop off in the AM period is greater than the PM period with students travelling to school with parents commuting to work. There also exist a reasonable proportion of students whom travel to and from the school via the ferry.

6.7.4 Potential Traffic Impacts

- As none of the proposals in the Concept Master Plan include any increase in student population at the Senior School, the traffic conditions in and around the school are not expected to change.
- Given that intersections immediately surrounding the school currently operate at a satisfactory level of service and mid-block flows on surrounding streets are within expected flows, no external road works are required to support the Master Plan.
- Safe crossing areas for students should be the focus of any future design of facilities in the vicinity of the internal loop road.

6.7.4 Potential Parking Impacts

- The Senior School includes a total of 320 staff of which 32 are casual. Of note, the part time staff would not always be present at the school all at the same time. However as a conservative estimate of staff parking, applying Council’s parking rate to the full time / part time staff (288) would require 144 parking spaces for staff.
- Vehicle demand surveys of the existing school confirm that the school has more than adequate parking provision to cater for existing demands.
- Therefore the proposed Master Plan and the Stage 1 development application does not require any additional parking provision to support the proposals.
- The College is committed to replacing any permanent or overflow parking lost through implementing any part of the Master Plan with an equal amount of permanent places within that part of the development as overflow parking elsewhere on site. This means that parking lost through the development of a stage such as the recreation podium, where permanent car spaces are affected, car spaces to make up for these losses will be provided as permanent spaces within that developments. In the case of the boarding house, overflow parking lost through construction of this facility will be provided by opening up other fields for this use.

6.7.5 Promoting alternatives Modes of Travel

- The school promotes active transport for students and has worked with Council’s Road Safety Officer to develop initiatives which culminated in the school obtaining a grant for bicycle parking facilities.
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- Ongoing the school is committed to work with Council to promote cycling for their students and staff. Further, the school would investigate current bicycle parking demands versus provision and ascertain the feasibility of including appropriate bicycle parking facilities as part of new developments within the College.

6.8 NOISE AND VIBRATION

Resonate Acoustics prepared an Acoustic Report (Appendix H) for the proposed Concept Plan and the proposed detailed works to the Therry Precinct.

The Acoustic Assessment gave consideration to the following as part of the overall assessment:

- Establish noise emission criteria;
- Noise emission;
- Noise intrusion;
- Road traffic noise; and
- Construction noise and vibration;

The assessment of potential acoustic impacts is best summarised as follows.

6.8.1 Concept Master Plan - Acoustics

Operational Noise Emission

It is considered that smaller plant items will be compliant with the established criteria using judicious location and routine acoustic design. Large plant items can be made compliant with specific acoustic design input and the following in-principle design measures:

- Selecting the quietest plant for a given task;
- Judicious location and orientation;
- Use larger fans at a slower speed rather than smaller fans at a higher speed;
- Using variable speed drives to lower fan speed in response to lower duty/load requirements;
- Use of barriers, both incidental and purpose designed;
- Acoustic absorption;
- Internally lined ducts and bends, external wrapping on duct and equipment, Silencers.

It is noted that given the criteria for noise sources at the residential receivers compared to the criteria for receivers within the school (such as classrooms), control of noise emission to the receivers within the school (to meet the INP criteria and quality objectives) is likely to ensure compliance at the more distant residential receivers.

Noise Intrusion

No specific building designs exist for review, therefore the approach of this report is to provide an in principle review of external noise intrusion into the proposed facilities.

The daytime energy average (L\(\text{Aeq}\)) noise levels measured at the boundary of the site are in the range 55 to 58 dB(A). In the absence of specific, local noise sources within the College campus it is assumed that these typical noise levels prevail in the centre of the site near the proposed facilities.
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It is recommended that internal noise levels in educational spaces are considered and acoustically reviewed at the detailed design stage to account for the known building design, glazed areas, room uses, and ventilation strategy. Any internal noise sources such as air-conditioning and any localised external noise sources including student activity will also be considered.

Construction Noise

The Concept Master Plan proposals that are considered to have the highest potential construction noise impact (due to the type and size of facility proposed and the distance to the nearest residential receivers) are the Community and Boarding House Precincts.

The preliminary Concept Master Plan construction noise assessment for these precincts at the nearest residential receivers is as follows:

- The total construction site sound power for these sites is likely to be in the order of Lw123dB(A).
- Noisy construction activities will take place between 25% and 75% of the time during standard construction hours.
- dB(A) shielding attenuation has been assumed for the Warruga Place receivers due to the intervening ground topography. No shielding is assumed for the Tambourine Bay Road and Riverview Street receivers as direct line of sight exists.
- The predicted construction noise level (excavation and construction activities, external) at the Warruga Place receivers is up to 52 dB(A), and up to 57 dB(A) for receivers in Tambourine Bay Road and Riverview Street.

The predicted noise levels represent an insignificant exceedance (1 dB(A), Warruga Place) and a moderate exceedance (6 dB(A), Tambourine Bay Road and Riverview Street) of the established noise management level (51 dB(A)).

These exceedances represent a minor impact in the context of construction noise in urban and suburban areas.

6.8.2 Therry Precinct Stage 1 - Acoustics

Operational Noise Emission

The operational noise sources considered in this assessment are mechanical services, plant and equipment. The guideline maximum sound powers for the Stage 1 facilities are outlined as follows:

<table>
<thead>
<tr>
<th>Facility</th>
<th>Guideline maximum permissible sound power Lw dB(A)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Daytime 07:00 – 18:00</td>
</tr>
<tr>
<td>Therry and O’Neill</td>
<td>90</td>
</tr>
</tbody>
</table>

It is considered that it is feasible to achieve the guideline maximum permissible sound powers as outlined above for the Therry Precinct Stage 1 development.

Noise Intrusion

The prevailing daytime energy average (LAeq) noise levels measured at the boundary of the site are in the range 55 to 58 dB(A). In the absence of specific, local noise sources within the
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College campus, it is assumed that these typical noise levels prevail in the centre of the site near the proposed Therry Precinct Stage 1 work site.

Conventional façade construction with no special acoustic measures and windows closed will provide a minimum of 20 dB(A) noise reduction from outside to inside (and often up to 25 dB(A)). Based on a reduction of 20 dB(A), internal noise levels due to external noise intrusion will be in the range 35 to 38 dB(A). These predicted noise levels are within the range of recommended noise levels for most educational spaces.

It is recommended that internal noise levels in Therry Precinct Stage 1 educational spaces are considered and acoustically reviewed at the detailed design stage to account for the known building design, glazed areas, room uses, ventilation strategy, any internal noise sources such as air conditioning and any localised external noise sources including student activity.

Construction Noise

The Acoustic Assessment included at Appendix H identifies that:

- Predicted noise levels from most construction activities generally comply with the established noise management level
- Demolition activities may cause an exceedance of the noise management levels at the nearest unshielded sensitive receivers (Tambourine Bay Road). Some community reaction could be expected at these receivers.
- No receivers are predicted to be ‘highly noise affected’ according to the ICNG.

It is recommended that all reasonable and feasible management measures are employed to limit construction noise emission.

6.9 HERITAGE

The site is identified as item of environmental heritage of local significance item number I319 on Schedule 5 of the Lane Cove Local Environmental Plan 2009 and is described as St Ignatius College, headland, 2-68 Riverview Street being Lot 194 DP 234296.

The State Heritage Inventory records the cultural significance of the place as follows:

A fine example of a Victorian institutional building on a commanding site dominating the Lane Cove River landscape and including a number of important associated buildings, structures and landscape features.

Subsequently a Statement of Heritage Impact has been prepared by NBRS + Partners included at Appendix I to assess the potential impact of the proposed Concept Master Plan and the Therry Precinct Stage 1 works. The Statement of Heritage Impact concludes the following:

The redevelopment of the site to continue to facilitate and promote the College’s significant use as an educational establishment and the first stage of its implementation as described in the Master Plan and the Stage One implementation do not significantly and adversely impact upon the identified heritage significance of the place as a listed heritage item. As the impacts are minor and acceptable, NBRS+Partners recommend the heritage aspects of this application be approved subject to the following conditions:

- Continued assessment of the Master Plan’s subsequent stages for heritage impacts when proposed – such assessment will include detailed assessment of impacts where works are proposed to or in close proximity to elements of high and exceptional
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significance and where new structures will be visible in significant views to the place
from the south, east and west;

- Archival photographic recording of existing buildings and spaces prior to modification;

- Confirmation of selected materials and finishes to be used in the Stage One
adaptation of the Therry Building and O’Neil Wing; and,

- Stage One implementation of ‘heritage interpretation’ to present the significance,
use, former extent and removal of the hand ball courts.

6.10 ARCHAEOLOGICAL ASSESSMENT

An Archaeological Assessment was undertaken by Comber Consultants to address the SEARs
requirements. The Assessment is included at Appendix J. In summary the assessment
concludes the following:

The areas proposed for redevelopment contain low archaeological potential. They are in area
s that were located to the rear of ‘Ormeau View’ and which may have contained outbuildings
such as a piggery, fowl house etc, and a wall enclosing the “Pigeon Ground”. There may also
have been a well and cesspit. The exact location of these features is not known. However,
the area surrounding the former location of ‘Ormeau View’ has been heavily disturbed by the
ongoing development of Saint Ignatius College, so that the archaeological potential is low. How-
ever, any ground disturbance associated with the redevelopment of the College from
Stage 1 and all subsequent stages should be monitored by a suitably qualified archaeologist
to record any evidence that may remain.

As the archaeological potential is low an “Exception” rather than a s140 permit can be applied
for from the Heritage Council of NSW to undertake the proposed works and monitoring.

As Stage 1 is being approved by the Department of Planning as a State Significant
Development it will not be necessary to apply for an Exception. For all subsequent stages
which are being determined by Lane Cove Council a DA and Exception will be required.

The Archaeological Assessment gives recommendation of a number of risk mitigation
measures which have been outlined and will be adopted for future development at Part G.

6.11 ABORIGINAL HERITAGE

An Aboriginal Archaeological Assessment has been undertaken by Comber Consultants
(Appendix V) in response to the SEARs.

The Assessment report addresses Aboriginal Heritage in accordance with the Draft Guidelines
for Aboriginal Cultural Heritage Assessment and Community Consultation 2005. As an
Aboriginal Heritage Impact P is not required the Aboriginal Cultural Heritage Consultation
Requirements for Proponents 2010 have not been implemented.

The Assessment makes a number of recommendations in relation to Aboriginal Heritage as
adopted in Part G of this report.

6.12 ECOLOGICALLY SUSTAINABLE DEVELOPMENT

An assessment of the proposed Concept Master Plan and Therry Precinct Stage 1
development has been undertaken by Umow Lai Consulting Engineers in respect of the
projects ESD attributes. The ESD Assessment is included at Appendix G.
The design has targeted a number of key sustainability principles that, when combined, aim to reduce the project’s overall environmental and carbon footprint. A comprehensive assessment against the principles is included in Appendix G.

(a) The Precautionary Principle
The design of both stage 1 and the master plan principles embrace sustainability as core design principles and targets. Built form is arranged to maximise the passive (i.e. energy free) performance of the building by introducing abundant natural daylight and harnessing natural ventilation. Building services, lighting and equipment will be specified to be highly energy efficient using current best practice approaches and products.

b) Inter-generational equity
The Stage 1 concept design has embraced Indoor Environmental Quality as a fundamental requirement by focussing on delivering abundant fresh air, optimum thermal comfort, quality acoustics, visual connection with nature and low toxicity materials and finishes. The master plan has adopted these ‘biophilic responses’ as core design principles to which all future works must adhere.

(c) Conservation of biological diversity and ecological integrity
Whilst the proposed Stage 1 works do not have any impact on existing vegetation or biological communities on the site, proposed works include re-instatement of site vegetation with a significant portion of that being endemic species.

(d) Improved valuation, pricing and incentive mechanisms
The College is targeting building performance that significantly exceeds current legislative requirements with regards to energy efficiency, carbon footprint and potable water consumption.

The ESD Assessment concludes that the following sustainability initiatives have been embedded into the concept design, and form the basis of a sustainability strategy for the project:

- The internal occupied spaces will be supplied with outside air at all times, including through the use of a passive / natural ventilation strategy to take advantage of suitable weather conditions. This will contribute to enhanced indoor environment quality for the occupants and a reduced energy demand;

- All external glazing will be physically shaded from summer heat loads whilst admitting controlled amounts of winter sunlight in order to passively warm the interior; The northern facade has been designed to create warm winter air that can be introduced into the interior, without the need for energy;

- The built form has been arranged to maximise the introduction of good quality natural daylight, through the use of internal planning in relation to the facade, central void, and clerestory window to the upper level;

- Rainwater from all new roof surfaces is to be harvested and stored in the on-site rainwater storage tanks, with harvested water reticulated to irrigate landscape and flush new toilets;

- The roof form has been arranged to support an extensive future photovoltaic system, providing renewable energy on-site for the daily operation of the building and equipment.
The project’s Therry Precinct Stage 1 design has been reviewed against the Green Star Design & As-Built v1 rating tool and currently achieves points equivalent to a 4 star rating, considered ‘Best Practice’ as defined by the Green Building Council of Australia.

Targets for the Master Plan design include:

- Harvesting rainwater for re-use on site from all new roof surfaces;

- Managing and treating stormwater in a way that avoids waterway contamination and returns natural flows to support the site’s biodiversity. Stormwater treatment initiatives are being progressively explored and included in concept planning in order to contribute to the long term vision;

- Landscaping and planting that is suited to the site’s climate and rainfall, reducing and in some instances avoiding the need for irrigation.

- The design has also followed an energy/carbon efficiency hierarchy with the aim of minimising energy demand for the building, and harnessing renewable energy and passive building systems to provide a comfortable learning environment. This approach will continue into the detailed design process.

6.13 BUSHFIRE

A small area of vegetation on the site is recorded on the Lane Cove Bushfire Prone Land Map as Category 2 Bushfire Prone Vegetation.
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An assessment of the proposed Concept Master Plan and detailed design for the Therry Precinct Stage 1 development in relation to bushfire risk was undertaken by Australian Bushfire Protection Planners Pty Limited. The Bushfire Protection Assessment is included at Appendix K of this EIS.

In summary the Bushfire Protection Assessment concluded the following:

- The Therry Building is located more than 125 metres from the mapped Category 2 Bushfire Prone Vegetation to the northwest. This separation exceeds the maximum width of Asset Protection Zone required for ‘Special Fire Protection Purpose Developments’.
- All of the proposed works within the Senior School precinct are either internal or located more than 100 metres from unmanaged vegetation and therefore satisfy the Asset Protection Zone requirements of Section 4 of ‘Planning for Bushfire Protection 2006’.
- The overall bushfire risk to the Senior School development precinct is low with a negligible level of risk from burning ember attack. Therefore there is no requirement to apply the bushfire construction standards as prescribed in A.S. 3959 – 2009 to any of the proposed works.
- An internal hydrant supply services the Campus and satisfies the requirements of A.S. 2419.1 – 2005. Therefore, no additional static water supply is required for firefighting operations.
- The existing Senior School Campus has direct front from Riverview Street which is constructed to provide public road access for heavy vehicles and provides adequate access and turning facilities for fire fighting and other emergency vehicles complies with the deemed-to-satisfy standards for two-way public roads as defined by Section 4.1.3(1) of Planning for Bushfire Protection 2006.
- The existing access to the Senior School Campus is via an internal road network that provides a looped road from Riverview Road, suitable for Public Bus Service and therefore provides complying access provisions for fire fighting and other emergency service vehicles.
- The preparation of a Bushfire Maintenance Plan and Fire Emergency Plan is not required.
- The low risk of bushfire on the existing facilities within the Senior School Campus removes the need for the preparation of a Bushfire Evacuation Plan for the College.
- The low risk of bushfire on the existing facilities within the Senior School Campus removes the need for the preparation of a Bushfire Evacuation Plan for the College.

Bushfire mitigation measures for the proposal are outlined in Part G of this report.

6.14 GROUNDWATER IMPACT AND WATERSOURCES

An assessment of the proposed Concept Mater Plan and Therry Precinct Stage 1 development in relation to potential groundwater impacts and water sources has been undertaken by Ecological Australia and is included at Appendix M. The assessment concludes the following:

The proposed development will be entirely contained within the existing campus building footprint and as such will be developed on land above 30 m AHD. The primary aquifer in the area is the Hawkesbury Sandstone, which occurs within 2m of the ground surface and extends to an indeterminate depth greater than 30 m below the campus. Groundwater has been located in the north-east corner of the campus at a depth of 18 m, but yields were low and the water quality poor, hence there is no licensed groundwater use in this area.

Excavations for footings will be shallow and will not trigger assessment under the Aquifer Interference Policy (NSW DPI, 2012b). There is no intent for direct or indirect impacts to groundwater by the development.
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Shallow, near-surface stormwater flow through discharges via springs to the south of the campus. This will not be impacted by development provided the proposed stormwater management plan is implemented and additional gross pollutant traps are developed, maintained and monitored for water quality.

In relation to Groundwater Context the assessment undertaken by Ecological identifies:

- The principal instruments that govern equitable use of groundwater in NSW are the water sharing plans that are being progressively developed for rivers and groundwater systems across New South Wales following the introduction of the NSW Water Management Act 2000.
- The relevant plan that covers groundwater around the study area is the Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (the plan) which covers 13 groundwater sources located on the east coast of NSW.
- In September 2012, the NSW Government released the NSW Aquifer Interference Policy (AIP) that considers the licensing and approval of aquifer interference activities (NSW DPI, 2012b). The Aquifer Interference Policy provides a coherent and constructive link between the requirements and expectations of both the Environmental Planning and Assessment Act 1979 and the Water Management Act 2000.
- Provided the project can demonstrate that any groundwater impacts will cause minimal harm (as specified in the Act), there will be no need to invoke the Policy. The requirements of the Act should, however, be included in any Groundwater Management Strategy.
- Saint Ignatius’ College is grounded to the top of the Hawkesbury Sandstone, which locally constitutes the primary groundwater aquifer. This is a competent sandstone unit and minimal excavations will be required (<2m). Hence there will be negligible penetration of the aquifer.

6.15 UTILITIES

A review of the existing utilities servicing the College site and the potential impact the proposed Concept Master Plan and Therry Precinct Developments will have on the capacity of existing electrical and mechanical services has been undertaken by Shelmerdines Consulting Engineers (Appendix L).

6.15.1 Electrical

The review identifies that electricity supply to the College is currently serviced by three (3) Ausgrid substations as follows:
- Kiosk Substation S7636
- Kiosk Substation S7289
- Pol Mounted Substation S1837

The review concludes ‘the existing Ausgrid high voltage network has adequate capacity to serve the proposed new buildings. However, works will be required to the existing electricity substations to meet the additional load’.

The assessment also concludes the following in relation to each specific substation.

Substation S7289
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The substation and main switchboard have capacity to serve minor additions to the load. However, the submain cabling installed to the Vaughan and Therry Wings are close to full capacity due to the length of run and the associated voltage drop.

We anticipate that the proposed redevelopment will include not only an increase in the area of the respective buildings but will also increase their electrical load due to the installation of additional technology and mechanical services.

Planning would therefore include the upgrading and relocation of the substation to a position closer to the centre of the connected load (Stages 1, 3 and 4) and the establishment of a new Main Switchboard in a position where new submains could be readily installed to the Vaughan and Therry Buildings.

Consideration would also be given to disconnecting St Johns House from the existing supply and installing a new supply from the Senior Boarding House.

Substation S1837

The pole mounted Substation S1837 is currently close to full capacity. The associated Main Switchboard is also fully loaded and at the end of its useful life. The substation would be replaced with a kiosk substation rated to suit the additional load resulting from the planned redevelopment of the Wallace Wing. The Main Switchboard would also be replaced with a new switchboard installed close to the existing.

6.15.2 Mechanical Servicing

The College intends to development Campus facilities as passively ventilated buildings with limited mechanically assisted ventilation. Air conditioning will be located in selected areas where the function of respective areas requires it.

6.15.3 Hydraulic Services

In addition to the electrical and mechanical utilities assessment outlined above, a review of the existing utilities including sewer, water and natural gas and the potential impact the proposed Concept Master Plan and Therry Precinct Developments will have on the capacity of existing sewer, water and natural gas services has been undertaken by Argent Consulting (Appendix L).

Natural Gas

The school is currently provided with a Natural Gas services reticulating through the campus to primarily supply gas for Water Heating, minor space heating and teaching laboratories. The proposed impacts of development on natural gas infrastructure are outlined below:

Therry Precinct Stage 1: - These works build on and extend the existing Therry building with no or little impact of the existing gas infrastructure.

Mater Plan:- In most cases these works also build on or replace existing facilities. At this stage details on these are limited and it is difficult to estimate the extent of any additional demand they may place on the existing infrastructure. Assessment will need to be undertaken once final details are available.
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Mains Water

The school is currently provided with a Potable water services reticulating through the campus primarily supplying potable hot and cold water fixtures. The proposed impacts of development on existing mains water is outlined below:

Stage 1: - These works build on and extend the existing Therry building with no or little impact of the existing water infrastructure.

Mater Plan: - In most cases these works also build on or replace existing facilities. At this stage details on these are limited and it is difficult to estimate the extent of any additional demand they may place on the existing infrastructure. Assessment will need to be undertaken once final details are available.

Sewer

The College is currently provided with a sewer services reticulating through the campus to primarily supplying collect discharge from domestic fixtures and minor trade waste pretreatment plant.

Stage 1: - These works build on and extend the existing Therry building with no or little impact of the existing sewer infrastructure.

Mater Plan: - In most cases these works also build on or replace existing facilities. At this stage details on these are limited and it is difficult to estimate the extent of any additional demand they may place on the existing infrastructure. Assessment will need to be undertaken once final details are available.

6.16 CONTRIBUTIONS

Contributions applicable to the development are addressed in Part D of this EIS.

6.17 BCA

A BCA Assessment for the Therry Precinct Stage 1 development has been prepared by McKenzie Group and is included at Appendix W. The Assessment identifies the proposed Therry Precinct Stage 1 is capable of compliance with the BC 2015.

6.18 FIRE

A Statement of Fire Engineering for the Therry Precinct Stage 1 development has been prepared by Umow Lai and is included at Appendix X. The statement identifies proposed fire engineering alternative solutions.

6.19 ACCESS

A Disability Access Report has been prepared by Cheung Access and is included at Appendix T.

The purpose of this Disability Access Report is to confirm the proposed Therry Precinct Stage 1 development and Concept Master Plan within the College is capable of achieving compliance with mandatory requirements.
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The assessment concludes that Cheung Access considers the proposed Therry Precinct Stage 1 Development, and subsequent precincts outlined within the Concept Master Plan have the capacity to satisfy the following:

- Alternative Solution for access to Seminar room on level 39.215

6.20 FLOODING

The proposed Concept Master Plan area is not affected by flooding as it is located on an area of the site which is quite high in comparison to the Lane Cove River (approximately 35.00m AHD).

A Water management Statement Prepared by Geoff Ninnes Fong & Partners Pty Ltd, supports the above in relation to site flooding, as included at Appendix N.

6.21 STORMWATER AND DRAINAGE

A Stormwater Management Plan and Water Management Statement has been prepared for the site by Geoff Ninnes Fong & Partners Pty Ltd and is included at Appendix N.

The key features of the Water Management Statement are:

- On-Site Detention is not required;
- Site is not flood affected, and the proposed master plan area is not affected by flooding as it is located on an area of the site which is quite high in comparison to the Lane Cove River (approximately 35.00m AHD);
- Sustainable engineering is recommended such as water quality, and Water Sensitive Urban Design;
- Water harvesting is encouraged; and
- Adherence to council’s stormwater policy is recommended.

The proposed Water Management Statement concludes the following in relation to Stormwater Management:

The site is currently serviced with an existing stormwater infrastructure which conveys the flows from the buildings and the facilities to the receiving water bodies which are the Lane Cove River or Burns Bay depending on the catchment and the location of the discharge outlet.

The master plan area falls within the catchment that drains into the Lane Cove River. More specifically, the areas where the new additions are proposed are drained through the stormwater trunk main that drains external catchment and traverses the site before it discharges into the Tambourine Bay Road outlet.

The new stormwater drainage network will be designed to cater for 20-yr ARI storm event. The roof drainage could be sized for larger storm events up to the 100-yr ARI event if required.
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It is proposed to collect and reuse roof runoff from the new buildings in individual rainwater tanks to be located in proximity of these buildings. It is proposed to re-use the rainwater for toilet flushing and localised irrigation around the buildings.

The rainwater capacity will be calculated on a demand/supply basis to ensure the optimal volume of rainwater reuse storage is provided.

The implementation of WSUD measures was investigated for stage 1 & The Wallace Stage. Because of the nature of proposed work, WSUD will not be incorporated for Stage 1 & The Wallace Stage and is considered impractical due to site constraints.

A Stormwater Management Plan has not been prepared for the Concept Master Plan as the detailed design for the precincts identified within the Concept Master Plan have not been resolved. It is recommended that any approval of the Concept Master plan includes provision of a condition of consent that requires the submission of detailed stormwater management measures and proposed design to be included with future development applications for the subsequent precincts post Stage 1.

6.22 SERVICING AND WASTE

The Colleges existing and proposed waste management operations are outlined at Appendix O within the Waste management plan provided.

The proposal does not seek to alter the existing waste management operations within the College, and will continue to adopt its existing waste management plan.

6.23 SOCIO-ECONOMIC

It is expected that the proposal will generate in the order of 200 Construction jobs for Stage 1 and 250 construction jobs for the remainder of the master plan and no additional operational jobs. Overall, this is considered to result in a positive economic and social impact within the Lane Cove LGA and the broader Sydney Area.

6.24 SAFETY AND SECURITY

The Crime Prevention Through Environmental Design (CPTED) guidelines were prepared by the NSW Police in conjunction with the Department of Planning. CPTED provides a clear approach to crime prevention and focuses on the ‘planning, design and structure of cities and neighbourhoods’. The main aim of the policy is to:

- Limit opportunities for crime.
- Manage space to create a safe environment through common ownership and the encouraging the general public to become active guardians.
- Increase the perceived risk involved in committing crime.

The guidelines provide four key principles to limit crime, including. These are:

- Surveillance.
- Access control.
- Territorial re-enforcement.
- Space/activity management.

Principle 1 - Surveillance:
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The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical.

- The proposed development orientates active areas such as ground floor open space, car parks and building entrances towards surrounding roads, pedestrian paths and communal open space.
- The proposed development utilises low lying landscaping in appropriate locations to ensure there is no obstruction of surveillance opportunities.
- Learning precincts and boarding houses overlook building entrances and vehicle access ways.
- The safety and security of students will be enhanced through the provision of CCTV at entrances to the College.

Principle 2 – Access Control

Access Control can be defined as physical and symbolic barriers that are used to ‘attract, channel or restrict the movement of people’.

- Secure basement car parking will be provided for staff and visitors to the boarding precinct as part of future development applications which will provide them with safe, direct access between the basement and ground levels.
- An access control system similar to the existing access systems the College operates will be applied to all new buildings.
- A CCTV system will monitor the major entry and exit points of the College, car park and particular foyer spaces.
- Public spaces such as the communal landscaped areas have been designed to attract, rather than discourage people from gathering. Staff at the College will manage visitor behaviour.

Principle 3 - Territorial Reinforcement

- The provision of fences and boundary treatments will emphasise the separation between the private and public domain.
- Well maintained planters, gardens and pavers will indicate the development is well-used and cared for to reduce criminal activity.

Principle 4 - Space Management

- Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti and the replacement of decayed physical elements will be implemented to the College.
- On the ground level, pathways and planters will be well maintained by a landscape contractor.
- Continued repairs and maintenance will discourage vandalism.
- High quality materials, varied façade treatments and landscaping along boundaries will assist in discouraging vandalism and graffiti.
PART H MANAGEMENT AND MITIGATION MEASURES

by Trustees of the Jesuit Fathers – Saint Ignatius College Riverview (The College)
in relation to Concept Master Plan Approval and Therry Precinct Stage 1 Development
at Saint Ignatius College Riverview – 2 – 60 Riverview Street, Riverview Lot 10 Deposed Plan 1142773

The College will undertake the construction and operation of the proposed facility in accordance with the following:

The following defines some of the terms and abbreviations used in this statement:

Approval The Minister’s approval of the Project
BCA Building Code of Australia
Council Lane Cove Council
Department Department of Planning and Environment
Secretary-General Secretary-General of the Department (or delegate)
EIS Environmental Impact Statement
EP&A Act Environmental Planning and Assessment Act 1979
The College Trustees of the Jesuit Fathers – Saint Ignatius College Riverview
Project The development as described in the EIS
Site Land to which the project application applies
WorkCover NSW WorkCover

ADMINISTRATIVE COMMITMENTS

Commitment to Minimise Harm to the Environment

1. The College will implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction or operation of the project.

Occupation Certificate

2. The College will ensure a staged Interim and Final Occupation Certificate is obtained prior to the occupation of the Therry Precinct Stage 1 development.

Terms of Approval

3. The College will carry out the project generally in accordance with the:

   a) Environmental Impact Statement;
   b) Drawings prepared by PMDL and Arcadia
   c) Management and Mitigation Measures;
   d) Any Conditions of Approval.

4. If there is any inconsistency between the above, the Conditions of Approval shall prevail to the extent of the inconsistency.

5. The College will ensure compliance with any reasonable requirement/s of the Secretary-General of the Department of Planning and Environment arising from the Department’s assessment of:

   a) Any reports, plans, programs, strategies or correspondence that are submitted in accordance with this Approval; and
b) The implementation of any recommended actions or measures contained in reports, plans, programs, strategies or correspondence submitted by the Project Team as part of the application for Approval.

Access
6. The College will ensure at Construction Certificate Stage to ensure compliance with Part D3 BCA (2015) the following:

- Provide door schedule which shows compliance with AS1428.1 (2009) with respect to clear openings, circulation space and luminance contrast on doorways, door force is 20N where a door closer is fitted.
- Provide slip resistance certification for ramps, to show testing under wet surface conditions in accordance with AS4586 – 2013.
- Detail all 1:14 gradients ramps to comply with AS1428.1 with regards to handrails on both sides with extensions and tactile ground surface indicators.
- All public stairs to comply with AS1428.1 Cl 11 Stairs (2009).
- Further confirmation of accessibility management plan for the accessible car parking.
- Tactile indicators to be installed on the top and bottom of non-fire isolated stairs and ramps to comply with AS1428.4.1.
- Visual indicators on glazing to be 50-75mm wide on all glazed windows and doors with a luminance contrast of 30% from when viewed against the floor surface at a height 900-1000mm.
- The existing lift in O’Neill building requires accessible features to be in accordance with E3.6b BCA 2015.
- Braille and Tactile Signage for Ambulant cubicles and Accessible toilet to indicate left and right hand transfer. (Specification D3.6 Braille and tactile signs BCA).
- To comply with BCA Part F2.4 (g) ensure that there are alternating left hand and right hand transfer toilet pan layout for accessible sanitary facility.
- Braille and Tactile Exit Signage to state ‘Exit Level ....’

Operation of Plant and Equipment
7. The College will ensure that all plant and equipment used on site is maintained and operated in proper and efficient manner, and in accordance with relevant Australian Standards.

SPECIFIC ENVIRONMENTAL COMMITMENTS

Noise
8. Construction on the site will only be undertaken between 7am and 6pm Monday to Friday, and 7am and 6pm on Saturdays. No construction will be allowed on site on Sundays or public holidays.
9. Prior to the commencement of major construction works on the project, a Construction Noise and Vibration Management Plan will be developed, and submitted to Lane Cove Council prior to the commencement of works.
10. Internal noise levels in educational spaces will be acoustically reviewed at the detailed design stage to account for the known building design, glazed areas, room uses, and ventilation strategy. Any internal noise sources such as air conditioning, and any localised external noise sources including student activity will also be considered.

Aquatic and Riparian Ecosystems

11. A stormwater management strategy should be implemented that gives consideration to direct, indirect or cumulative impacts to the aquatic and riparian ecosystems.
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BCA

12. All new building works will be designed to comply with the BCA 2015.

Bushfire

13. **Fuel Management** - The management of the landscaped gardens, sporting fields shall continue to be undertaken to the existing standards. There shall be established and maintained a 10 metre wide fire break along the southern boundary of the existing dwelling on Coonah Parade.
14. **Fire Trail Access** - The existing fire trail that extends off the southern end of Coonah Parade shall be maintained to provide access for fire-fighting appliances.

Contamination

15. Soils designated for off-site disposal will be subject to waste classification in accordance with NSW EPA, Waste Classification Guidelines, 2014.
16. Targeted (or limited) intrusive soil sampling be undertaken at parts of the proposed development site, particularly in areas that have been filled.

ESD

17. The Therry Precinct Stage 1 development will achieve equivalent to a 4 star rating, considered ‘Best Practice’ as defined by the Green Building Council of Australia.
18. The implementation of future stages of the Concept Master plan will seek to achieve where possible a 4 star rating, considered ‘Best Practice’ as defined by the Green Building Council of Australia.

Geotechnical

19. Site preparation and filling should be carried out in accordance with the guidelines contained in AS 3798 – 2007.
20. All excavated materials which are to be removed off the site will be disposed of in accordance with the provisions of the current legislation and guidelines including the Waste Classification Guidelines (EPA, 2014).

Heritage

21. Continued assessment of the Master Plan’s subsequent stages for heritage impacts when proposed – such assessment will include detailed assessment of impacts where works are proposed to or in close proximity to elements of high and exceptional significance and where new structures will be visible in significant views to the place from the south, east and west;
22. Archival photographic recording of existing buildings and spaces prior to modification;
23. Confirmation of selected materials and finishes to be used in the Stage One adaptation of the Therry Building and O’Neil Wing; and,
24. Stage One implementation of ‘heritage interpretation’ to present the significance, use, former extent and removal of the hand ball courts.

Services

25. An assessment of services infrastructure capacity and potential upgrades in relation to natural gas, mains water and sewer will be undertaken as detailed development of future Precincts outlined within the Concept Master Plan occur.
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Air
Construction Traffic
26. During construction:

a) all trucks entering or leaving the site with loads have their loads covered;

b) trucks associated with the project do not track dirt onto the public road network; and

c) the public roads used by these trucks are kept clean.

Dust Management
27. During the construction phase of the project, all reasonable and feasible measures to minimise the dust generated by the project.

Traffic and Access
28. Safe crossing areas for students will be the focus of any future design of facilities in the vicinity of the internal loop road.

29. The College is committed to replacing any permanent or overflow parking lost through implementing any part of the Master Plan with an equal amount of permanent or overflow places within that part of the development or elsewhere on site.

30. The school is committed to work with Council to promote cycling for their students and staff. Further, the school would investigate current bicycle parking demands versus provision and ascertain the feasibility of including appropriate bicycle parking facilities as part of new developments within the College.

31. Future development applications for future precinct works identified in the Concept Master plan will be supported by updated Traffic Impact Assessments that assess existing and proposed traffic conditions related to the site.

Waste Management
32. The College will ensure that all waste generated on site during operation is classified in accordance with the Office of Environmental and Heritage’s *Waste Classification Guidelines: Part 1 Classifying Waste* and disposed of to a facility that may lawfully accept the waste.

Archaeology
33. All ground disturbance works should be monitored by a suitably qualified archaeologist and any archaeological evidence recorded before being removed.

34. For Stage 1, as the Department of Planning is the determining authority it will not be necessary to seek the approval of the Heritage Council for the redevelopment and monitoring.

35. For all subsequent stages which will be determined by Lane Cove Council it will be necessary to apply for an "Exception" with monitoring to allow the work to proceed.

36. If, during the course of the proposed development, any previously undetected relics are uncovered whilst the archaeologist is not present, work must cease in the vicinity of that relic and the archaeologist contacted.

37. An induction should be provided to all construction staff, employees, contractors and sub-contractors in respect of Aboriginal heritage protection and their responsibilities under the Heritage Act 1977 by a suitably qualified archaeologist. A written induction should also be provided to be included in all environmental and safety documentation for future reference.

Tree Protection
38. To minimise the impact of works on Trees 1, 2 and 4, tree sensitive demolition/construction methods will be used to minimise the impact of works on the
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trees. Existing levels within the TPZ areas will be maintained, unless prior root mapping results show no roots are present. Adjustment of final levels and design within TPZ areas shall remain flexible to enable the retention of structural roots (>25mm), where deemed necessary by the Project Arborists. The trees will be protected in accordance with the Tree Protection Speciation.
39. Replacement planting is provided where trees are proposed for removal. Replacement trees will be grown in accordance with AS 2303 (2015) Tree Stock for Landscape Use.

Aboriginal Archeology
40. There is no objection to the proposed development on Aboriginal archaeological grounds. A Part 6 AHIP will not be required for Stage 1 and subsequent stages.
41. If the final plans for the subsequent stages vary to the concepts detailed in the Masterplan an assessment should be undertaken of the final plans.
42. The registered Aboriginal sites within Saint Ignatius’ College, Riverview are not within the areas proposed for works and therefore will not be impacted. However, during the proposed works care must be undertaken to ensure that they are not impacted upon in any way.
43. No further archaeological investigation, monitoring or testing is required in respect of the proposal.
44. If, during the course of the proposed development, any previously undetected Aboriginal “objects”, shell or sandstone bedrock is uncovered, work must cease in the vicinity to the object, shell or bedrock and further advice sought from the consultant and Metropolitan Local Aboriginal Land Council.
45. An induction should be provided to all construction staff, employees, contractors and subcontractors in respect of Aboriginal heritage protection and their responsibilities under the National Park Act 1974 by a suitably qualified archaeologist. A written induction should also be provided to be included in all environmental and safety documentation for future reference.
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PART I PROJECT JUSTIFICATION

The proposal is considered to be justified in the context of environmental, social and economic terms and is compatible with the locality in which it is proposed.

This application is lodged on the basis of:

Supporting State, Regional and Local planning objectives
The proposal is consistent with the objectives, provisions and strategies outlined within NSW 2021, A Plan for Growing Sydney, and Lane Cove Local Environmental Plan 2009.

Appropriate use of an approved site
The proposal will retain and contribute to the provision of a state of the art education facility. The strengthening of this sector is important strategy for the infrastructure of the Sydney metropolitan area as a region as well as NSW. The development complements significant investment in infrastructure and results maintains employment generating development.

Environmental impacts have been minimised
Specialist consultants have assessed the risks and determined that the development can be undertaken with minimal environmental impacts. No significant risk to the locality is to result from the proposal.

Compatibility with surrounding development
The proposed use is compatible with existing uses on the subject site and adjacent land. The investigations undertaken as part of this application conclude that no significant cumulative impact is to occur from the proposed use for the purpose of an educational establishment.

Ecologically Sustainable Development
The principles of ecologically sustainable development as outlined in Clause 7(4) of the EP&A Regulations are addressed as follows:

- Precautionary Principle
  No unmanageable threat or irreversible damage to the environment has been identified in relation to the proposal.

- Inter-generational Equity
  No unreasonable use of resources, affectation of environmental processes or prevention of the use of land for future generations will occur from the proposal.

- Conservation of Biological Diversity and Ecological Integrity
  The site has been previously disturbed and does not present any significant ecological integrity.

  No processes, habitats or species outside the site are likely to be significantly affected by the development.

  Improved Valuation, Pricing and Incentive Mechanisms
  The proposal seeks to implement measures to avoid, contain and address any associated waste or pollution through appropriate design and management.
PART J CONCLUSION

This EIS has assessed a Concept Proposal and Stage 1 development application for the redevelopment of the Saint Ignatius College, Riverview senior campus. The Riverview College Precinct Staged Development Project sets out a 5 to 30 year programme for the delivery of new development, access, public domain and infrastructure works to support the strategic direction of Riverview College and the delivery of its teaching, education, performing arts and sporting programmes.

The proposal is considered appropriate for the location and should be supported by the Minister for the following reasons:

- It has been prepared having regard to SEPP (Infrastructure) 2007 and the works are permissible with consent.
- The proposal has been prepared with regard to relevant State and regional planning policies and strategies, and demonstrates consistency and compliance with the objectives of the strategic documents.
- It has been prepared having regard to Council’s planning policies and generally complies with the aims and objectives of the planning controls for the site including the Lane Cove LEP 2009 and Lane Cove DCP.
- While the proposal results in a numeric non-compliance with the height standard in the Lane Cove LEP, a justification has been provided under Clause 4.6 that finds that the standard is unnecessary and unreasonable in the circumstances. Furthermore any potential future building height non compliances through the implementation of subsequent precinct plans will be addressed with future development applications.
- The proposal is suitable for the site as evidenced by the site analysis and various site investigations, including geotechnical, bushfire, site contamination, aquatic and riparian flora and fauna and heritage.
- The proposal does not have any unacceptable off-site impacts on adjoining or surrounding properties or the public domain, in terms of traffic, social and environmental impacts.
- The proposal improves on site vehicle and pedestrian circulation and improves overall pedestrian safety on the campus.
- The proposal provides sufficient car parking and overflow car parking on site to meet the demands of the Colleges capacity population and any out of school hour’s events.
- The proposal will not increase the number of students or staff at the school and as such does not constitute an intensification of the use of the site.
- The proposed development is of a high quality in terms of built form, bulk and architectural treatment and responds positively to proportions of adjoining development. The proposal will make a positive contribution to the built form of the College, and respects the architectural integrity and heritage character of the College.
- The proposal significantly improves the landscaping and open space areas of the school with formalised landscaped learning areas, and upgraded landscape improvements.
Environmental Impact Statement
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 NSW

- The proposed development will result in an improved educational environment for the school through:
  - Promoting excellence in Catholic and Jesuit education.
  - Building 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 fulfill the mission of the College.
  - Develop and review processes to encourage accountability of all members of the school community.

- The proposed development will contribute positively to energy efficiency and environmental sustainability. The proposed development has adopted and incorporated many ESD features to reduce energy consumption during the life of the proposed development.

In summary, the development warrants the support of the Minister and we therefore recommend that approval be granted to Concept Master Plan and Therry Precinct Stage 1 works.
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APPENDIX A - SECRETARY’S ENVIRONMENTAL ASSESSMENT REQUIREMENTS
APPENDIX B – CONCEPT MASTER PLAN (REFER SEPARATE A3 DOCUMENT)
Environmental Impact Statement
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APPENDIX C – THERRY PRECINCT STAGE 1 PLANS
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APPENDIX D – QUANTITY SURVEYORS REPORT
Environmental Impact Statement
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APPENDIX E – CONTAMINATION ASSESSMENT
Environmental Impact Statement
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APPENDIX F – TRAFFIC IMPACT STATEMENT
Environmental Impact Statement
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APPENDIX G – ESD REPORT
APPENDIX H – ACOUSTIC IMPACT ASSESSMENT
Environmental Impact Statement
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APPENDIX I – HERITAGE IMPACT STATEMENT
Environmental Impact Statement
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APPENDIX J – ARCHAEOLOGICAL IMPACT ASSESSMENT
Environmental Impact Statement
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APPENDIX K – BUSHFIRE ASSESSMENT
APPENDIX L – UTILITIES ASSESSMENT
APPENDIX M – AQUATIC AND RIPARIAN ASSESSMENT
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APPENDIX N – FLOODING AND SOTRMWATER MANAGEMENT
Environmental Impact Statement
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APPENDIX P – SURVEY
APPENDIX Q – LANDSCAPE PLANS
(REFER TO SEPERATE A3 ATTACHMENTS)
Environmental Impact Statement
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APPENDIX R – GEOTECHNICAL REPORT
APPENDIX S – ARBORIST REPORT
Environmental Impact Statement
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APPENDIX T – ACCESS REPORT
Environmental Impact Statement
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 NSW

APPENDIX U – COMMUNITY CONSULTATION REPORT
APPENDIX V- ABORIGINAL HERITAGE ASSESSMENT
Environmental Impact Statement
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 NSW

APPENDIX W – BCA ASSESSMENT
APPENDIX X - FIRE STATEMENT
Environmental Impact Statement
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APPENDIX Y - STRUCTURAL REVIEW