



Roseville College Sport and Wellbeing Centre (SSD-9912)

Recommendation from the
Department of Planning,
Industry and Environment to
the Independent Planning
Commission NSW

Site Location

Roseville College, Roseville

Site location:

- Roseville in the Ku-ring-gai LGA
- 9 km north of the Sydney CBD and 1.2 km north of Chatswood

Site address:

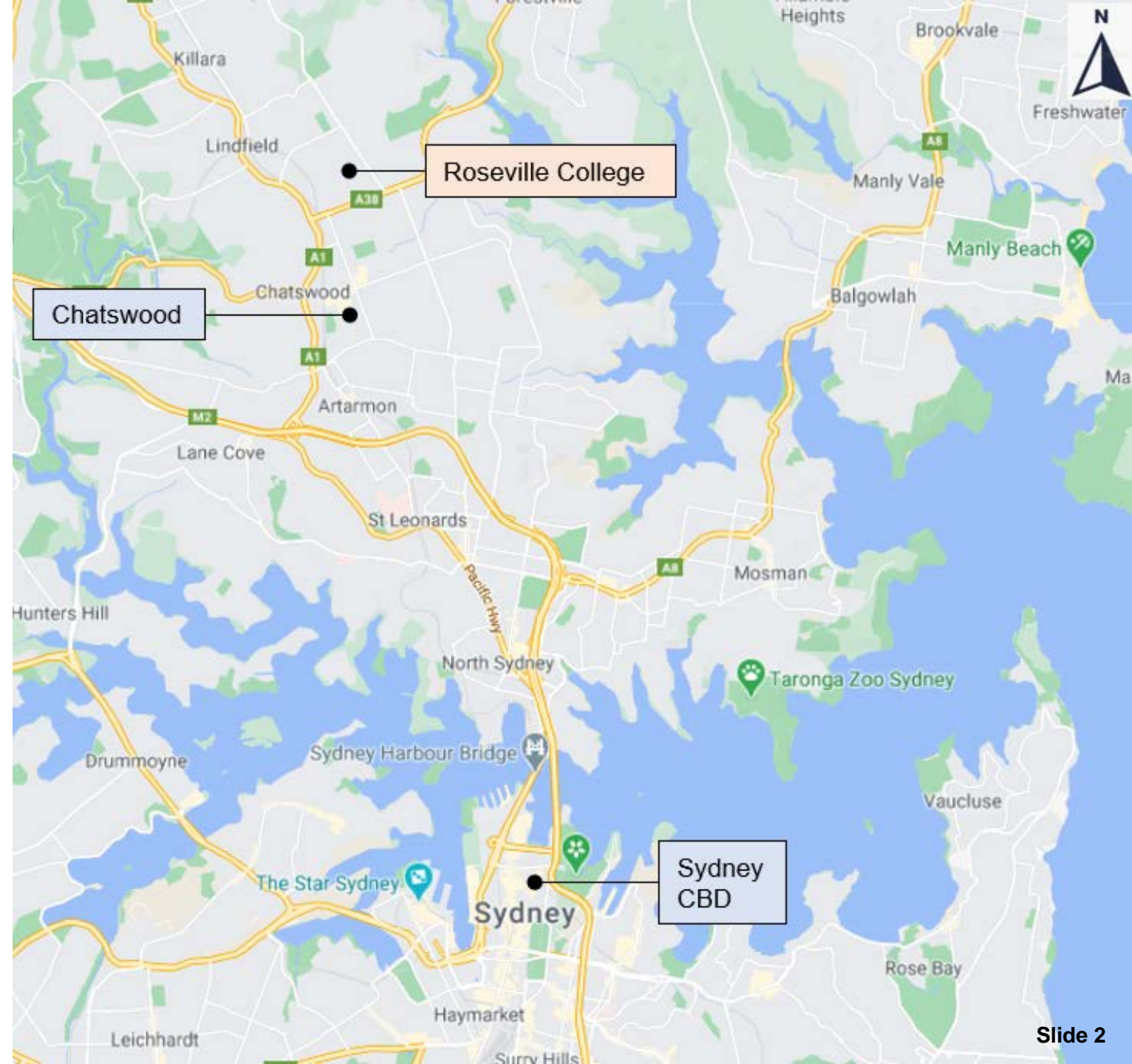
- 27-29 Bancroft Avenue, Roseville (existing Roseville College campus)
- 37 Bancroft Avenue, Roseville (adjoining residential property, purchased by the College in 2016)

Site zoning:

- SP2 Infrastructure – existing Roseville College campus
- R2 Low Density Residential – adjoining residential lot

Applicable LEPs:

- Ku-ring-gai Local Environmental Plan (Local Centres) 2012 (KLEP Local Centres 2012)
- Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015)





Bancroft Avenue

37 Bancroft Avenue
Subject to the Ku-ring-gai
Local Environmental Plan
2015

Roseville College
27-29 Bancroft Avenue
Subject to the Ku-ring-gai Local
Environmental Plan (Local Centres) 2012

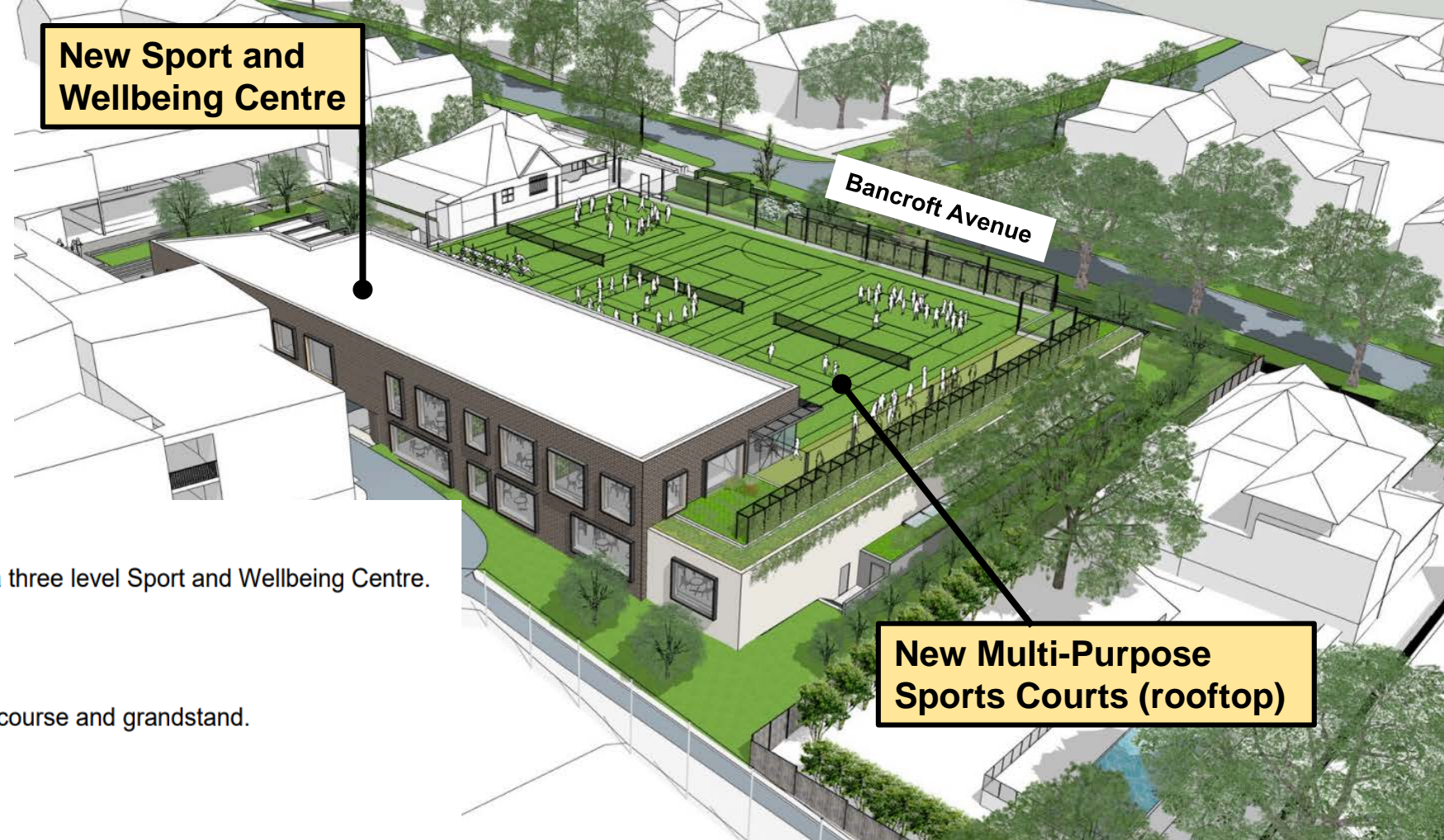
Victoria Street

Boundary Street

Surrounding Development



The Proposed Development



The proposal

The proposal involves the construction and operation of a three level Sport and Wellbeing Centre. The new facility is proposed to include the following:

- 48 basement car parking spaces.
- eight-lane indoor swimming pool, associated concourse and grandstand.
- strength and conditioning gymnasium.
- nutrition and food technology space.
- general learning areas.
- storage and amenities.
- chemical store, mechanical plant, filtration plant and on-site stormwater detention.
- rooftop outdoor sports courts.

Consent is also sought for the removal of 25 trees, demolition of the school's existing outdoor sports courts, demolition of a single-storey dwelling and ancillary structures, excavation, signage and landscaping.

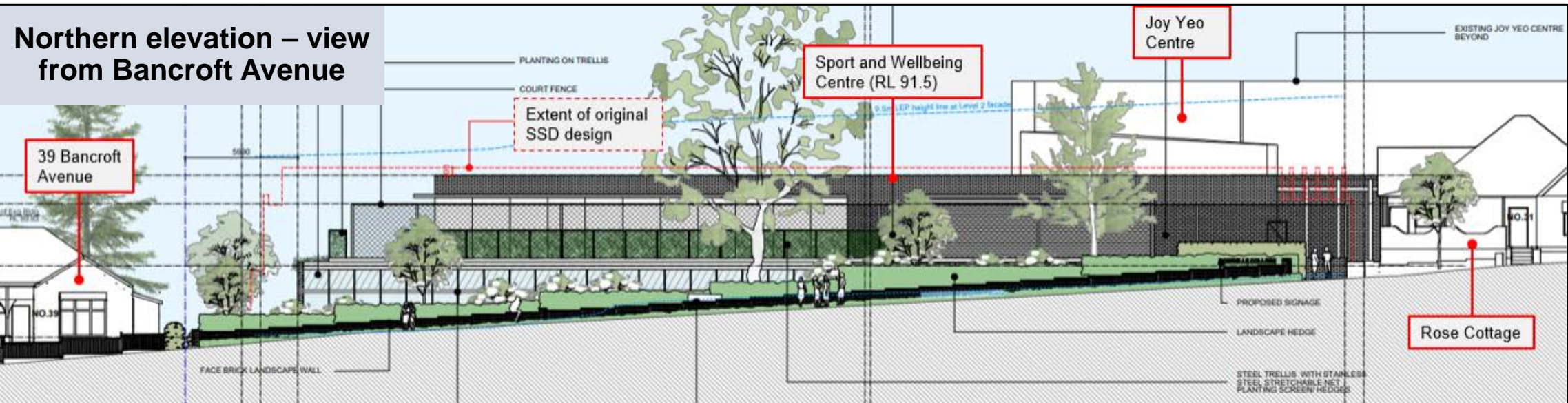
There is no increase sought to the approved student capacity as part of the application.

Built form

- Three levels (Level 1 below ground)
- Maximum height: 9.05m (south-eastern corner)
- Floor space ratio: 0.72:1 (entire school site)

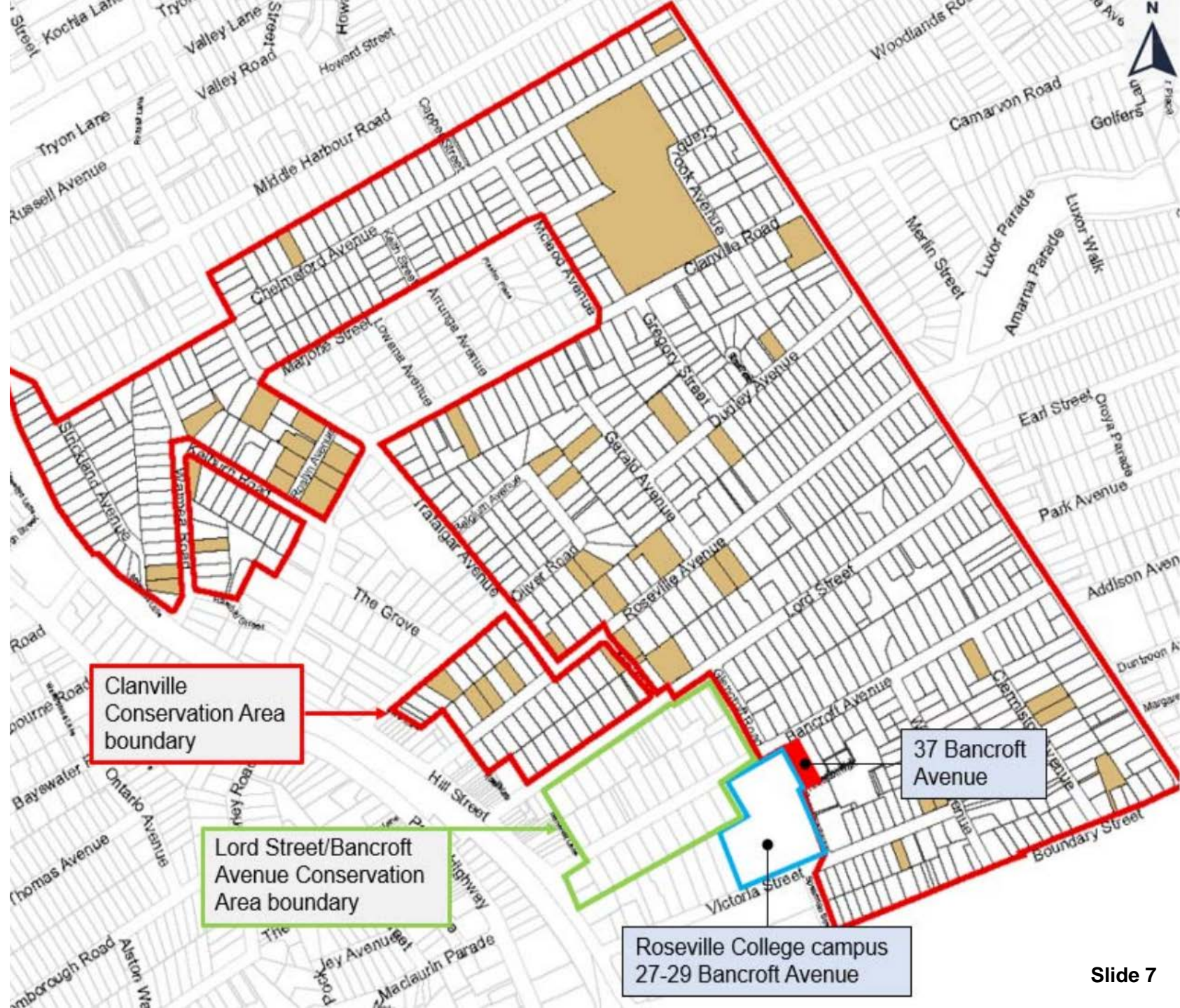


Northern elevation – view from Bancroft Avenue



Heritage Conservation Areas

- Part of the site (37 Bancroft Avenue) is within the **Clanville HCA** – listed under the Ku-ring-gai LEP 2015.
- The school is adjacent to the **Lord Street/Bancroft Avenue HCA** – listed under the Ku-ring-gai (Local Centres) LEP 2012.
- Dwelling at 37 Bancroft Avenue is **Contributory Item** to the Clanville HCA.
- No listed heritage items on the site.





**Contributory Item –
Dwelling at 37 Bancroft
Avenue, Roseville**

Student Services Building



Rose Cottage





New Sport and Wellbeing Centre






Rooftop planter

Deep soil plantings

1.8m high timber fence (retained)

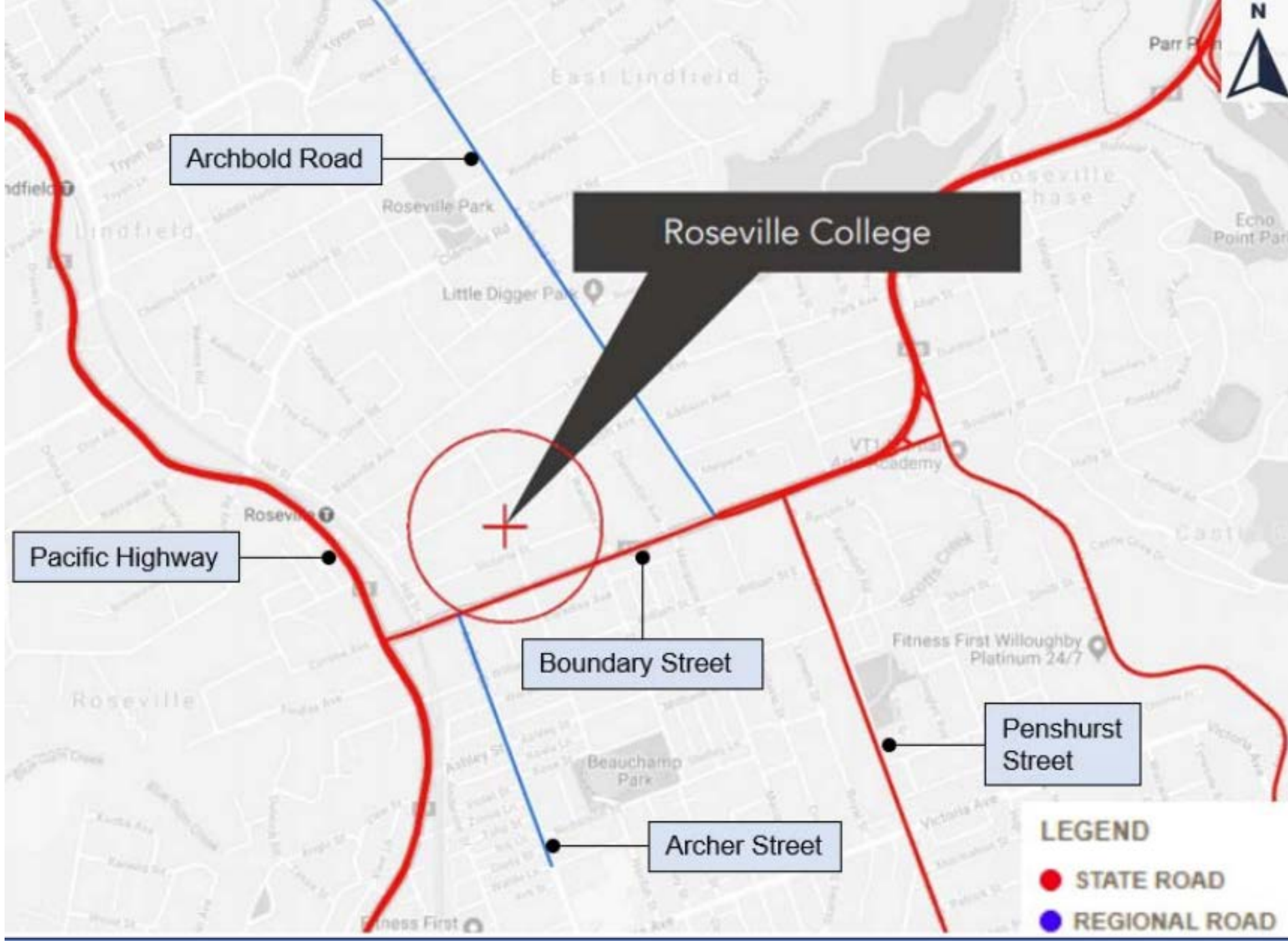
39 Bancroft Avenue

Roseville Lawn Tennis Club

-  Property Boundary
-  Extent of basement (below)
-  Line of SSDA
-
-  (xx.xx) Existing Levels
-  xx.xx Proposed Levels
-
-  Existing trees to be retained
-  Proposed Trees
-
-  Existing Planting to be retained
-  Mass Planting
-  Lawn - Managed
-  Lawn - Synthetic Turf
-  Retractable Sports Fencing
-  Landscape Walling
-  Garden Edging
-  Integrated Timber Seating
-  Paving Type 1, Feature Stone
-  Paving Type 2, Feature Concrete
-  Paving Type 3, Unit Pavers
-  Paving Type 4, Pebbles
-  Feature timber Elements
-  Proposed Overland Hydrology
- (Refer Engineer)



- 01 Internal Classroom /Learning Rooms
- 02 Internal Food Technology
- 03 Food Tech Garden
- 04 SWELL Centre Primary Pedestrian Entry
- 05 Internal /External Verandah Break out Space
- 06 School 'Green Spine' Lawn Terrace
- 07 Sport Court /Lawn Terrace Connection
- 08 Multifunctional Sports Courts (Synthetic Surfacing)
- 09 School Secondary Pedestrian Entry
- 10 School Secondary Entry Assembly Point
- 11 SWELL Centre Tertiary Pedestrian Exit
- 12 Retain Public Street Trees
- 13 Retained Low Brick Wall & Hedging
- 14 New Low Brick Wall & Hedging - to match existing
- 15 Retain grades as per existing Sloped Lawn
- 16 Slab edge curtin drain, to Engineers Detail Design
- 17 Clumped Hydrangea with Underplanting
- 18 New Substation with hedge planting
- 19 Retained Tree 4 (Gld. Kauri Pine)
- 20 Retained Tree 7 (Himalayan cedar)
- 21 Transplanted Deciduous Pear Tree, qty.6
- 22 Building Green Screen w/ Climbing vines
- 23 SWELL Centre Maintenance Access
- 24 SWELL Pool Roof Skylight
- 25 SWELL Level 3 Rooftop Planter, 0.4M depth
- 26 SWELL Centre Tertiary Pedestrian Exit
- 27 New mid-story Screen Trees
- 28 Existing Timber Fence, 1.8M - repair as required
- 29 New Pedestrian Access Gate, nom. 2.0M high
- 30 New Structure, heat pump
- 31 New Pedestrian Access Gate, nom. 2.0M high
- 32 New Vehicular Access Gate, nom. 2.0M high
- 33 Reconfigure Existing Stair Access
- 34 New street trees to match existing, qty.3





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