



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:

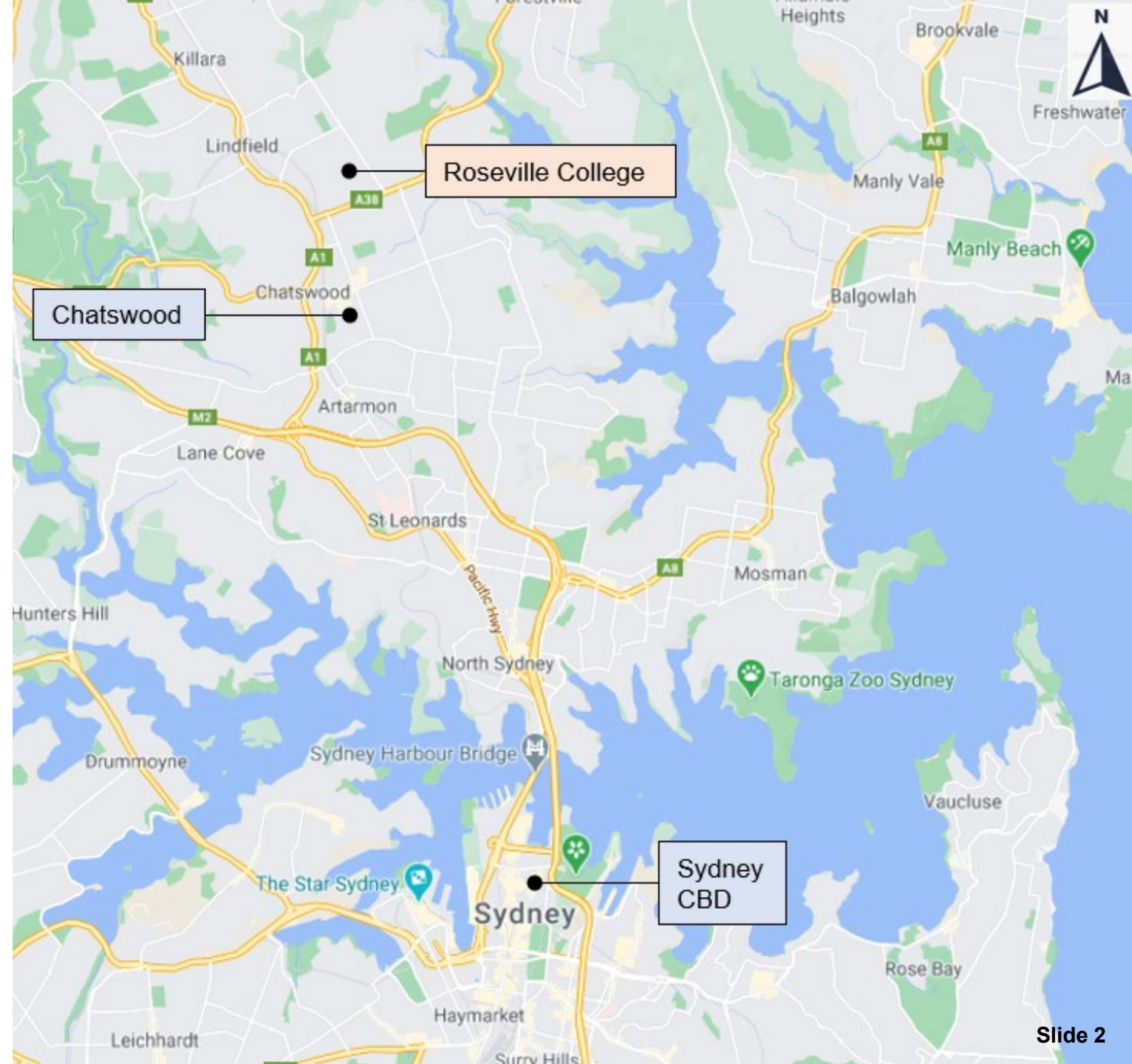
- 27-29 Bancroft Avenue, Roseville (existing Roseville College campus)
- 37 Bancroft Avenue, Roseville (adjoining residential property, purchased by the College in 2016)

Site zoning:

- SP2 Infrastructure (KLEP Local Centres 2012) – existing Roseville College campus
- R2 Low Density Residential (KLEP 2015) – 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)





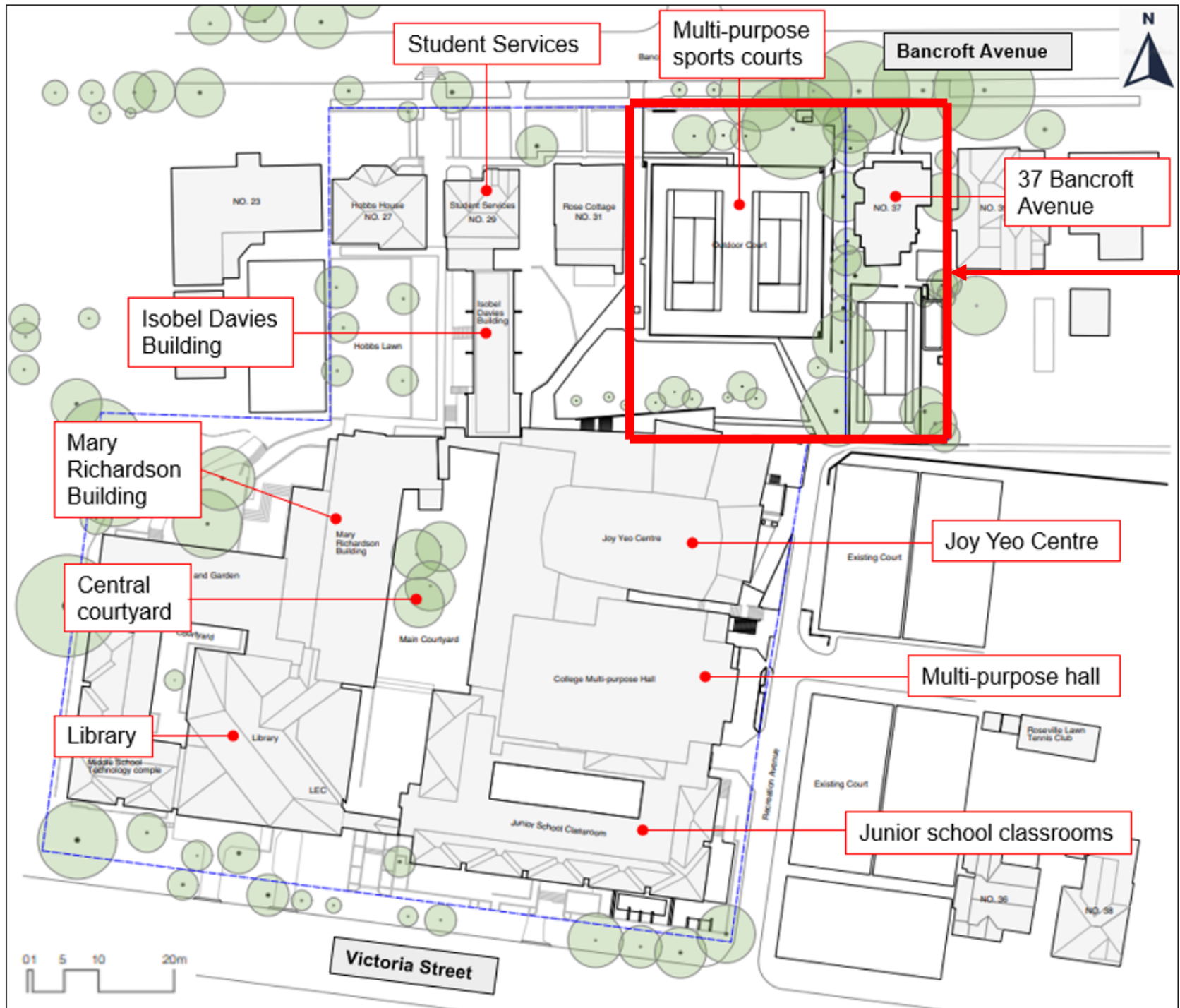
Bancroft Avenue

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



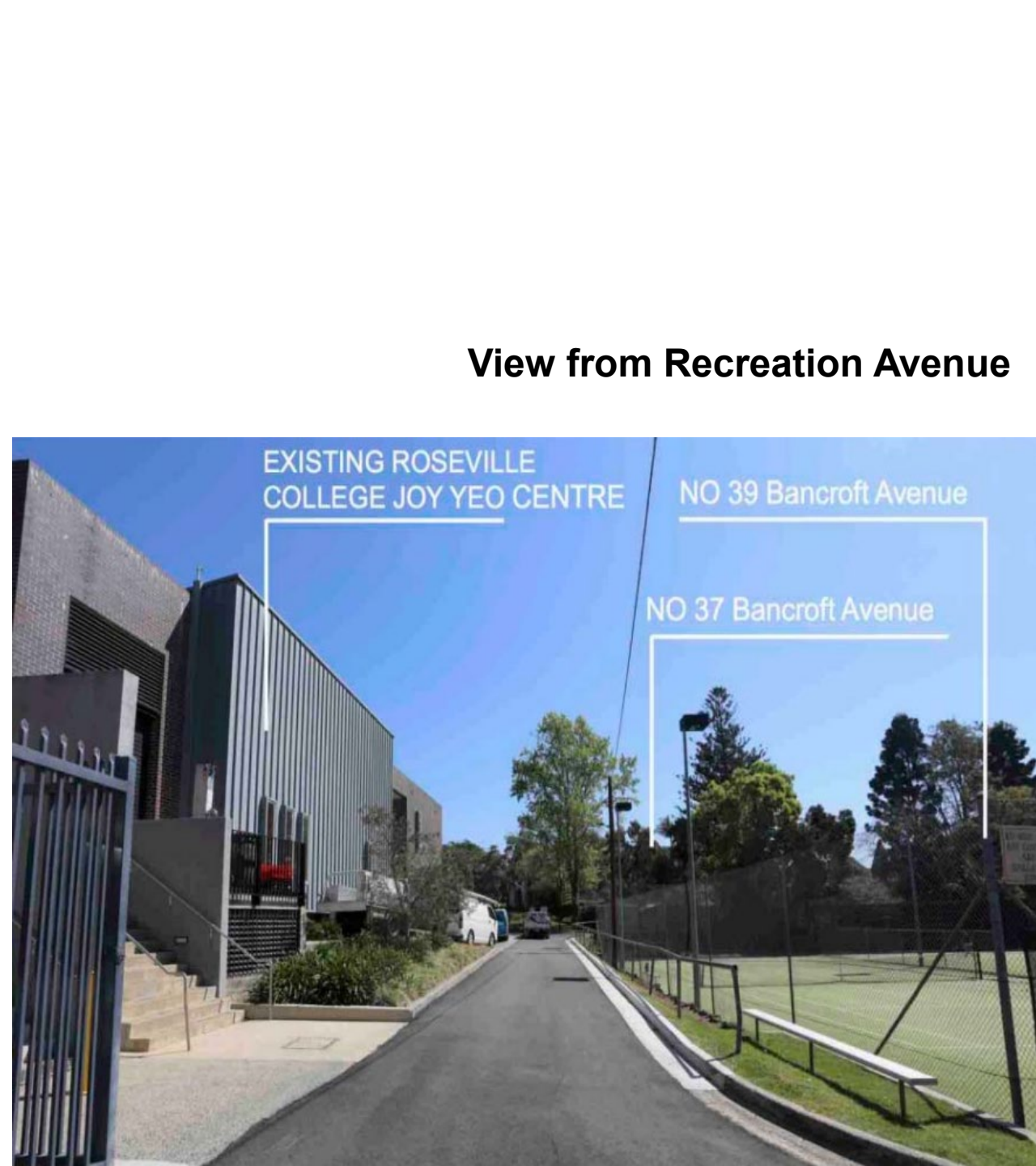
Location of physical works

Surrounding Development





View from Bancroft Avenue



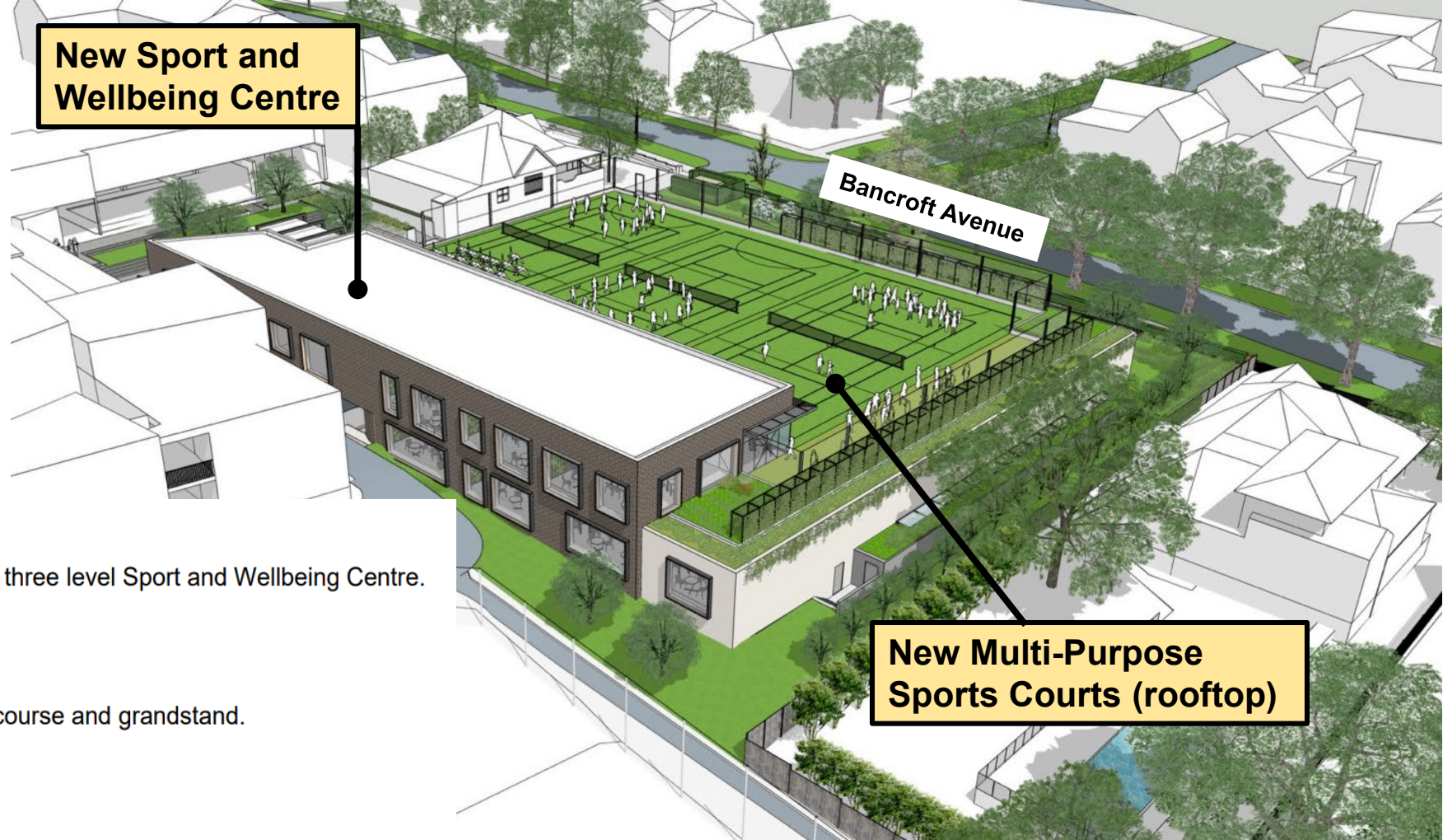
View from Recreation Avenue

The Proposed Development

New Sport and Wellbeing Centre

Bancroft Avenue

New Multi-Purpose Sports Courts (rooftop)



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.

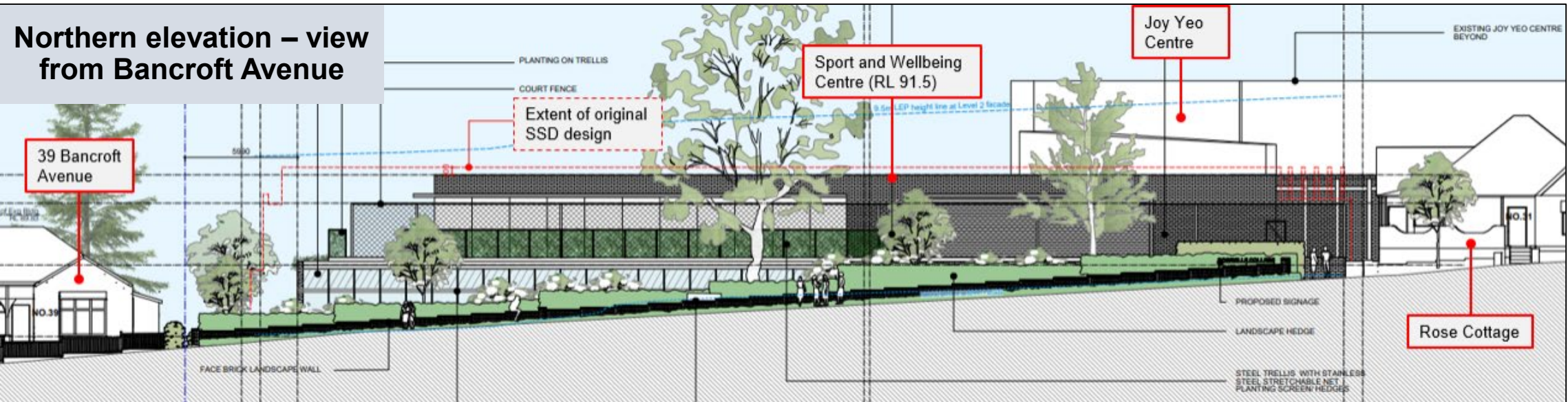
There is no increase sought to the approved student capacity as part of the application.

Built form and urban design

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

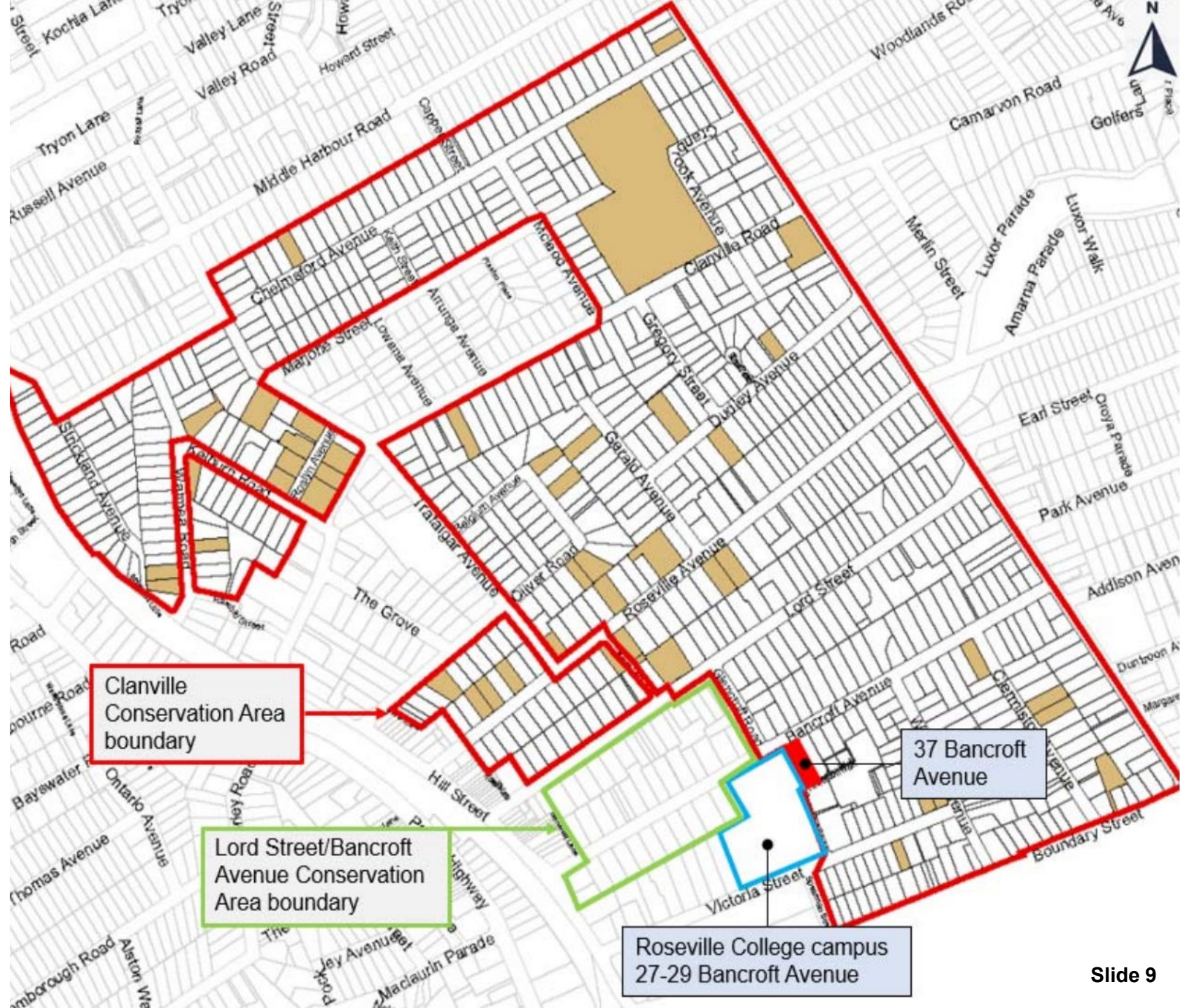


Northern elevation – view from Bancroft Avenue



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








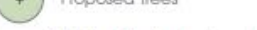


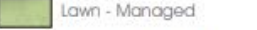
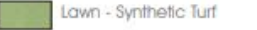









Rooftop planter

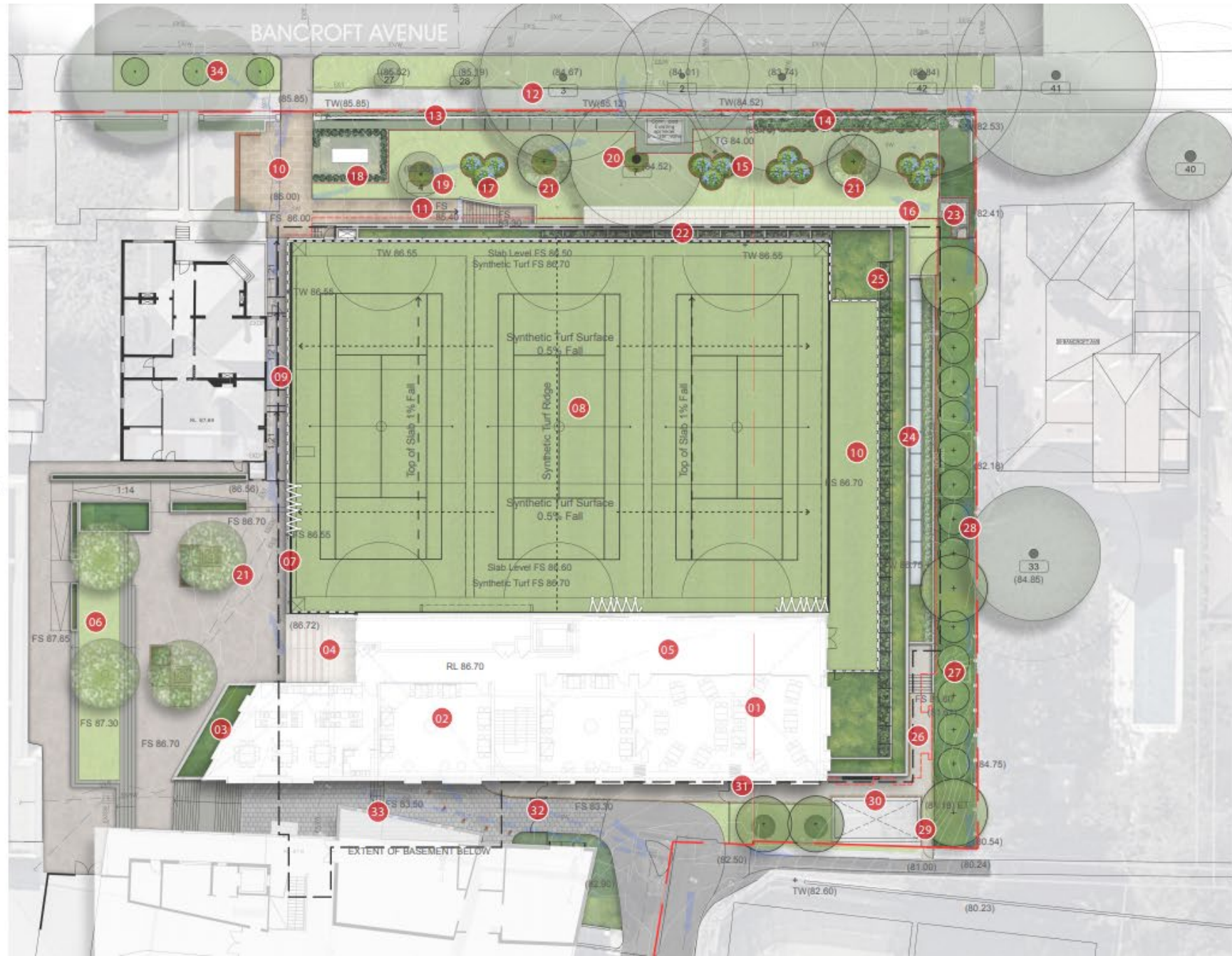
Deep soil plantings

1.8m high timber fence (retained)

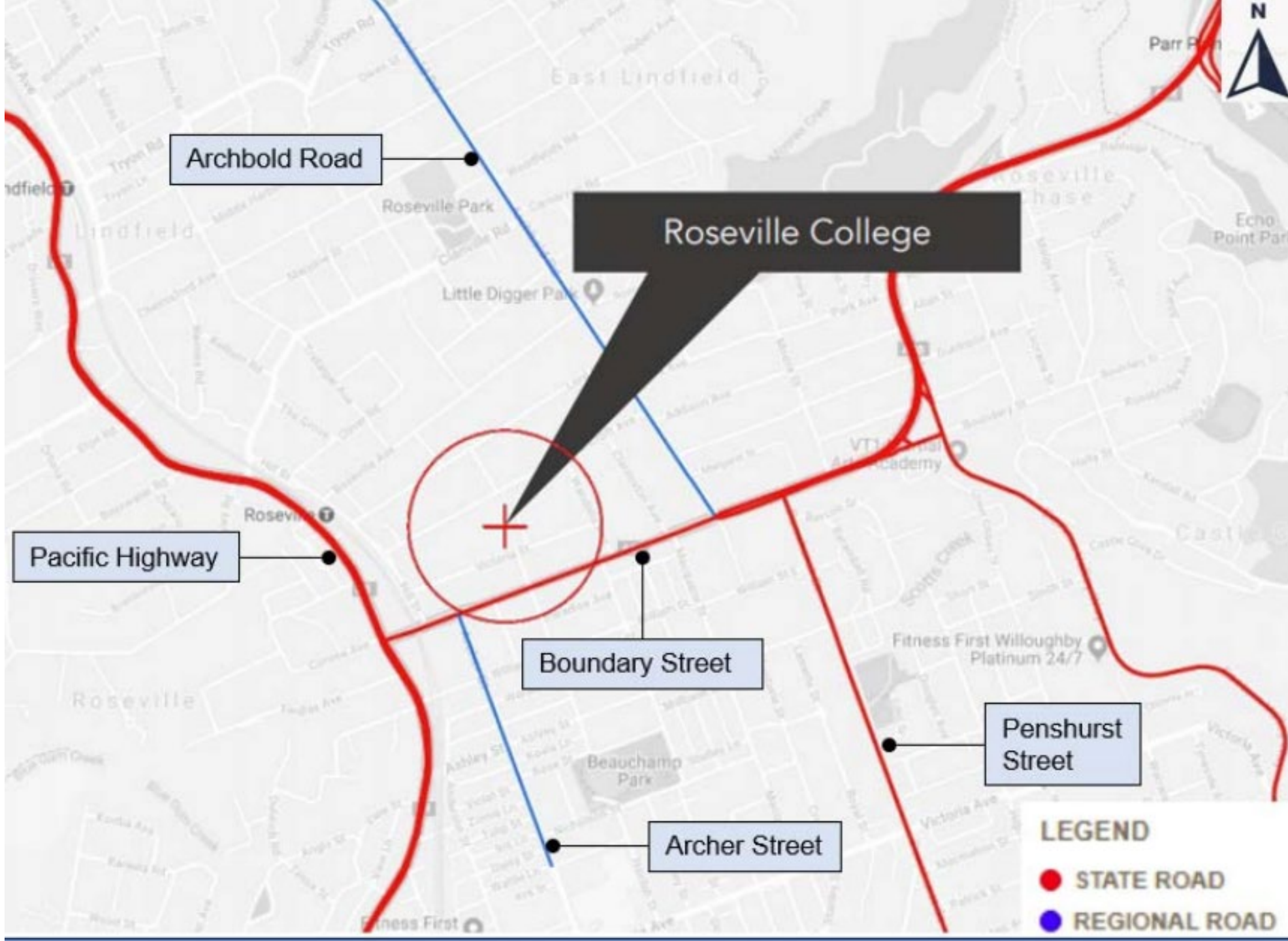
39 Bancroft Avenue

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 (Old. 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



- LEGEND**
- STATE ROAD
 - REGIONAL ROAD



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