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Contact: Selwyn Segall

Reference: S12619 / 20676A.24PS_s4.55(1A)

4 April 2022



ATN: Ms Jasmine Tranquille
Social and Infrastructure Assessments
Department of Planning and Environment
4 Parramatta Sq
12 Darcy Street
PARRAMATTA NSW 2150

Section 4.55(1A) Application to Modify development Consent SSD 9912

Roseville College

27-29 and 37 Bancroft Avenue Roseville

Council's objection in reply to the S 4.55 (1A) application

Dear Jasmine,

I refer to your e-mail to Ku-ring-gai Council dated 23 March 2022, with links to above Section 4.55 91A) for minor architectural and landscape changes to the State Significant approved Sport and Wellbeing Centre, Roseville College (SSD9912).

The proposed architectural changes including increasing the depth of the swimming pool at the shallow end, internal changes of the bathroom and change room facilities, a minor change to the form of the roof remaining behind the parapet wall and changing the height and location of windows along the southern and eastern elevations are all acceptable from Council's planning, engineering, and heritage officers. The major concern is the proposed changes to the Landscape Plan.

Landscape Plan

Eastern boundary

- The plans indicate an option between an evergreen shrub Port Wine Magnolia/*Michelia figo* capable of attaining a height up to approximately 3.0m high (although usually maintained at approx. 2.0m or less) and a small deciduous tree that grows between 5.0-8.0m high. Council's preference would be for to be planted along the length of the eastern boundary. The shrub planting would provide amenity and screening at eye level, while the small tree planting would provide partial and seasonal screening of the upper levels of the building. The architectural sections and elevations submitted with the application would indicate the planting of small trees. With intensification of a site's usage, it is the objective of Council's DCP to ensure that new buildings sit within a dominant soft landscape setting with the provision of trees in all setback areas. The

Translated Extract

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Simplified Chinese

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Japanese

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Korean

도움이 필요하십니까?

이 문서에는 중요한 정보가 담겨 있습니다. 여러분이 이해할 수 없다면, TIS (번역 및 통역 서비스)의 131 450 번으로 전화하십시오. 9424 0000 번으로 여러분을 대신하여 전화해서 쿠링가이 카운슬을 연락해 달라고 요청하십시오. 영업 시간: 월요일-금요일, 오전 8시30분-오후 5시..



planting of both small trees and shrubs within the 'side' setback would satisfy this objective and the broader aims of the DCP.

- The planting of only 7 shrub plantings within the eastern setback (as depicted on plan) is insufficient to sufficiently screen and soften the built form, and is therefore inconsistent with the DCP Aims, Objectives and Controls for screen and amenity planting, particularly within an HCA.
- The proposed species selection is appropriate for the HCA.

Bancroft Ave site frontage

- The inclusion of 'island' garden beds within a lawn area is uncharacteristic of the established landscape setting within the HCA. It is Council's preference for the island planting to be incorporated as part of a curved mixed shrub border across the site frontage with specimen/feature trees within the lawn expanse. This design outcome would be consistent with the established landscape character within Bancroft Ave.
- The inclusion of a mixed shrub border reduces ongoing maintenance, through easier management of the lawn area.
- The species selection is appropriate for the HCA.

The remaining landscape changes are acceptable to Council's Landscape Assessment Officer.

Architectural changes

- The minor architectural changes are supported from Council's planning, heritage, engineering, and landscape officers as they do not result in adverse impacts.

If you have any further enquiries, please call the above officer on 9424-000 during business hours.

Yours sincerely,



Selwyn Segall
Team Leader
Development Assessment (Team South)

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