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Consultation Report

Proposed Sport and Wellbeing Centre - Roseville College
1 November 2019



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1. Introduction

This report has been prepared to document stakeholder and community consultation undertaken to inform the State Significant Development Application (SSDA) for the proposed Sport and Wellbeing Centre at Roseville College.

Consultation outcomes have been used in the preparation of an environment assessment that responds to the Secretary's Environmental Assessment Requirements (SEARs), issued by the NSW Department of Planning, Industry and Environment (DPIE).

The proposed Sport and Wellbeing Centre would include:

- An indoor swimming pool to replace the current pool.
- An outdoor court area to replace existing courts.
- A strength and conditioning gymnasium.
- A nutrition and food technology space.
- Agile learning spaces.
- Underground car parking spaces for staff and students.
- Demolition of a College-owned residence at 37 Bancroft Avenue.
-

This report summarises the engagement undertaken for this stage of the proposal by outlining:

- the planning requirements for stakeholder consultation
- the consultation process undertaken, including key meetings with stakeholders
- a summary of feedback received, and issues raised, by specific stakeholders, and
- how feedback has been considered in the development of the SSDA.

2. Background

Project description

The proposed Sports and Wellbeing Centre can be described as a part three and four storey building which responds to topography as well as surrounding built form, integrating access with existing parking and campus facilities.

The building achieves a one-two storey height to Bancroft Avenue, generally within the residential envelope, and does not propose any vehicular access to the site from Bancroft Avenue (existing vehicular access from Recreation Avenue would be retained).

The design, whilst contemporary, has been designed to be sympathetic to the locality through its use of straight, clean lines and a high degree of articulation using a variety of materials, fenestration and a skillfully designed internal layout allowing the building to follow the natural fall of the land, reducing its perception of bulk and scale from the public domain.

The eastern façade (adjacent to 39 Bancroft Avenue) is set back consistent with Council's Development Control Plan side setback control and incorporates privacy and design treatments behind the boundary fence, as well as landscaping within the setback.

The proposal includes works to be undertaken in two parts/stages in the northern portion of the site fronting Bancroft Avenue.

Secretary's Environmental Assessment Requirements

An application will be lodged via the State Significant Development process, adhering to the NSW DPIE's SEARs. The consultation requirements listed in the SEARs are provided below.

"Consultation requirements

During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups, special interest groups including local Aboriginal land councils and registered Aboriginal stakeholders and affected landowners.

In particular, you must consult with:

- Ku-ring-gai Council
- Government Architect NSW
- Transport for NSW and
- Roads and Maritime Services.

Consultation should commence as soon as practicable to agree the scope of investigation. 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."

3. Consultation Approach

Consultation objectives

The consultation objectives are listed below.

- Identify, target and inform stakeholders of the project to provide useful, relevant and timely information and create general community awareness and understanding of the project.
- Create opportunities for stakeholder engagement through multiple channels and at appropriate decision points of the project to obtain inputs and satisfy all statutory and regulatory community consultation requirements.
- Obtain stakeholder and community feedback for the use of the project team during planning, design and construction.
- Build positive relationships with stakeholders to obtain timely and meaningful inputs into the project and leave a legacy of goodwill.

Snapshot of consultation activities

Consultation has been undertaken to meet the objectives outlined above and to satisfy the SEARs. Activities included stakeholder meetings, invitations to stakeholders to provide feedback (details provided in **Table 1**), and community drop-in sessions for interested local residents and community members.

Stakeholder meetings and correspondence

Roseville College issued letters by email to a range of key stakeholders to invite their feedback on the proposal, which resulted in a number of meetings. A summary of this correspondence and feedback is detailed in **Table 1** below.

In addition to the formal meetings listed below, the College continues to meet regularly with its internal stakeholders, including The Anglican Schools Corporation, the College Council and Executive, teachers, parents and students to discuss the proposal and seek feedback.

Table 1 - Stakeholder meetings and correspondence

Meeting dates	Stakeholder	Issues raised
17 April 2019 (Meeting)	Government Architect NSW	Shadowing of tennis courts; strong landscape strategy required; consider the proposed building's response to local character; consider seating; local character study required; greater detail of vista impacts to 39 Bancroft Avenue;
20 May 2019 (Correspondence)	Ausgrid	The existing 200A supply from Bancroft Avenue does not have the capacity to connect the proposed development and a new substation will be required.
5 June 2019 (Correspondence)	Aboriginal Community – Government organisation contacts	N/A – purpose is to: identify, notify and register Aboriginal people who hold cultural knowledge relevant to determining the cultural significance of Aboriginal objects and/or places in the subject area; and identify Aboriginal people who may be interested in registering as Aboriginal parties for the project.
11 June 2019 (Meeting)	Neighbours – adjoining property owner	Building height and set back to boundary. Overshadowing and solar access. Noise and privacy. Placement of pavilion. Vegetation screening.
12 June 2019 (Meeting)	Neighbours – nearby property owners	Existing operational matters. Building design and visual amenity. Vegetation screening. Traffic and parking. Operational hours and use type. Construction management.

Meeting dates	Stakeholder	Issues raised
4 July 2019 (Correspondence)	Aboriginal Community – 48 Aboriginal groups or individuals	Six parties registered an interest in the project, per the purpose of the correspondence.
19 July 2019 (Correspondence)	Ku-ring-gai Council Stormwater Division	Provided feedback with respect to rainwater reuse, on site detention and stormwater discharge.
22 July 2019 (Correspondence)	Aboriginal Community – 6 registered parties	Information pack issued. One response received with a request to be involved in the field survey, archaeological test excavations, topsoil removal and/or all other forms of works to be carried out on the site.
6 August 2019 (Correspondence)	Sydney Water	No issues raised as Sydney water requirements do not apply because discharge is to a Council system.
7 August 2019 (Meeting)	Government Architect NSW	Landscaping: retention of trees supported. Design: carpark plan is rational; internal/external relationships of the Centre are efficient; scale, massing, articulation and materiality of the street façade carefully relates to neighbouring residential properties. Sustainability: Commit to the highest level of sustainability strategies for the project and provide details of how these have been incorporated.
15 August 2019 (Meeting)	Ku-ring-gai Municipal Council	Landscaping: removal of Himalayan Cedar not supported; greater tree planting instead of green walls; provide large areas of fill to support tree canopy coverage; compatible draining structures; exotic plantings for consistency; landscaping to provide filtering views for 39 Bancroft Avenue. Heritage: demolition of 37 Bancroft Avenue not supported; consider greater setback from 39 Bancroft Avenue; consider reorienting the pool to create greater separation from 39 Bancroft. Traffic: clearly describe out of hours uses; clearly describe car park operation. Stormwater: Preferred captured stormwater to be used on site; realign fire service pipes; confirm ownership of stormwater assets.
21 August 2019 (Correspondence)	Roads and Maritime Services (RMS)	A meeting was requested with RMS to discuss the proposal, however, RMS advised via email that a meeting was not necessary at this point, as long as the issues raised in the DPIE letter seeking SEARs input are addressed in the SSDA.
21 August 2019 (Correspondence)	Transport for NSW (TfNSW)	A meeting was requested with TfNSW to discuss the proposal, however, TfNSW advised a meeting shouldn't be required prior to EIS submission based on the proposal as detailed in the SEARs and that comment would be provided upon review of EIS.
2 September 2019 (Correspondence)	Aboriginal Community – 6 registered parties	Provided Draft Aboriginal Cultural Heritage Assessment Report for review. No comments received.

Community drop-in sessions

Roseville College hosted two community drop-in sessions:

- Tuesday 18 June 2019 from 6pm – 8pm.
- Saturday 22 June 2019 from 11am – 1pm.

Local residents and interested stakeholders were invited to drop-in to the College's Joy Yeo Centre at 27 Bancroft Avenue.

The drop-in sessions were advertised to the local community and key stakeholders as follows:

- Flyer letterbox-dropped to properties along Bancroft Avenue, Glencroft Avenue and Victoria Street on 4 June 2019 (**Appendix A**).
- Flyer handed directly to residents via door knock of neighbours along Bancroft Avenue, Glencroft Avenue and Victoria Street on 4 June and 8 June 2019 (refer Appendix A).
- Flyer delivered to Roseville Lawn Tennis Club and Ku-ring-gai Arts Centre via door knock of neighbours on 4 June 2019 (refer Appendix A).
- Project page created on Roseville College's website on 4 June 2019 (**Appendix B**)
- Notification phone and email to community engagement representative at Ku-ring-gai Council on 4 June 2019 (**Appendix C**).
- Phone calls made to stakeholders including the Mayor's Office at Ku-ring-gai Council, the Bradfield Federal Electorate Office and the Davidson NSW Electorate Office on 4 June 2019.
- Advertisement placed in the North Shore Times on 13 June 2019 (**Appendix D**).

Information about the proposal and the planning pathway was presented on display boards (**Appendix E**). Representatives of the College's project team were available to describe and discuss the proposal, answer questions and explain key aspects of the SSDA process. A total of 28 people attended the sessions, providing feedback directly to the project team and via feedback forms. The key issues raised during the sessions and via the feedback forms are outlined in **Section 4** of this report.

Image 1: Community Drop-In Session, Tuesday 18 June 2019





Communication channels

Communication channels were made available to complement face-to-face consultation activities. Information about the proposal was available through:

- Roseville College's [news webpage](#) and [project webpage](#) (refer Appendix B)
- Roseville College's telephone number 9884 1100 and email address enquiries@roseville.nsw.edu.au.

These communication channels provided stakeholders with access to project staff who could provide information about the proposal and record feedback.

4. Community Feedback

Feedback was received directly from neighbours during the door-knocks, telephone and email enquiries, one-on-one meetings, in person at the community drop-ins, via feedback forms (electronically and printed), and through direct email feedback to the project team. Consultation identified key issues of community interest for consideration during the preparation of the Environmental Impact Statement.

Key issues included:

- Demolition of house at 37 Bancroft Avenue
- Height, bulk and scale of building
- Proximity to and overshadowing of 39 Bancroft Avenue
- Noise impacts from the use of the Centre and courts
- Detail of uses, hours of operation, and public accessibility of the Centre
- Vegetation screening along Bancroft Avenue
- Traffic and parking impacts on local streets
- Pedestrian safety on local streets
- Construction impacts, including noise and traffic
- Existing traffic congestion, noise and general disturbances from school drop off and pick up

Five key themes have emerged from the feedback and are described below.

1. Building placement and design

A common matter raised was the size of the building and its visual design elements when viewed from Bancroft Avenue. Specifically, it was felt the concept designs showed inadequate vegetation screening and that mature-aged trees could be an effective way to obscure the glass, steel and concrete elements from Bancroft Avenue.

A number of local residents raised concerns about the proximity of the Centre to 39 Bancroft Avenue and the demolition of the residence at 37 Bancroft Avenue. There was general concern about the removal of a home from the Heritage Conservation Area.

It was suggested the Centre's building height be lowered and further set back from the boundary fence with 39 Bancroft to reduce the impacts of overshadowing, noise and privacy. It was further suggested the court pavilion on the Centre's roof be repositioned away from 39 Bancroft Avenue and aligned with the existing school buildings.

The following matters were identified as areas of concern:

- Building height when compared to the height of nearby residences.
- Ku-ring-gai Council residential building height restrictions for 37 Bancroft Avenue.
- Screening of the building to hide the structure and soften the look.
- Potential light spill from night-time use of the courts.
- Potential amplification of noise from the raised courts.
- Tree removal and vegetation replacement.
- Stormwater run off and impact on local drainage system.

2. Centre's operation and use

Local residents also raised the potential operational impact of the Centre, including its hours and types of use. There were concerns the potential commercial and/or community use of the Centre could increase the impact of noise, traffic and parking on local streets. It was also felt the hours of operation of the pool and courts should remain as they are or be limited to school hours. However, some local residents suggested that allowing community use of the Centre would be a positive concession to the neighbourhood.

Concerns were also raised about the potential for fumes emanating from the pool and underground car parking areas. Local residents suggested the use of the Centre itself, including activities in the pool, courts and weights room could result in noise impacts for neighbours.

Some local residents felt the noise from the school had been increasing over the past years, due to players and spectators on the tennis courts and from early morning, afternoon and evening access to the school. It was suggested that noise was experienced by local residents due to people walking to their vehicles and closing car doors later in the evening and that the headlights of vehicles disturbs residents as drivers used private driveways to turn around, particularly on Glencroft Avenue.

3. Traffic and parking

The most common matter raised was around existing traffic congestion, on-street parking, and pedestrian safety. Specifically, driver behavior was raised as a concern during school pick-up and drop-off due to the blockage of neighbours' driveways, stopping on intersections, stopping that conceals the pedestrian crossing, and vehicle speeds.

Local residents raised concerns about the number of College staff, students and visitors parking along Bancroft and Glencroft avenues and the traffic congestion created on nearby streets such as Hill, Lord and Victoria streets. It was also suggested the upcoming right-turn restriction from Bancroft Avenue into Hill Street and the continued use of local streets as a designated cycling route and commuter "rat run" will increase traffic congestion, particularly on Glencroft Avenue.

A local resident suggested the introduction of measures to improve pedestrian safety along Bancroft Avenue, especially when crossing Wandella Avenue to access Archbold Road bus stops. Another resident suggested widening the footpaths to improve pedestrian flow.

Local residents felt that community use and any increased school use of the facilities offered at the Centre would increase traffic and on-street parking issues. There were also concerns about the potential increase in buses and commercial vehicles that would require access to the Centre.

Some residents raised concerns about the integrity of a traffic study carried out for a previous Development Application for a College car parking facility, which impacts their perception of the integrity of the traffic study for this proposal.

4. Construction

A number of concerns were raised about the overall impacts of construction, including the impact of construction noise, traffic and vehicles, and spoil removal. There were also concerns around traffic and on-street parking impacts, with many local residents requesting detailed information about the construction program. It was felt construction traffic would worsen the existing traffic and on-street parking concerns for residents.

There was interest in the geotechnical and other studies to provide clarity around the potential structural, noise and vibration impacts to nearby houses from any rock-breaking activities.

Overall, residents felt that a detailed construction management plan should be prepared at this stage of consultation.

5. Detailed information about proposal

Residents raised concerns about the level and timing of information made available to them as part of the consultation process. It was felt that more detailed information was required over a longer period of time in order for them to better understand the potential impacts and provide informed feedback.

There were concerns the concept designs did not include information such as material descriptions and exact measurements for setbacks, building heights, vegetation screens, fences, windows and pathways. It was felt the concept design did not accurately depict the Centre from viewpoints along Bancroft Avenue. It was further felt that data and information used to prepare the concept design should be made available to the community during this consultation period.

One resident provided a critique of the State Significant Development process.

5. Project Response

The feedback received during consultation has been considered in the preparation of the Environmental Assessment. **Table 2** provides a detailed summary of all feedback received and the corresponding project response.

Table 2 - Community and Stakeholder Feedback

Key issues	Project response	Relevant reports
Building placement and design		
Building height	In developing the design, the topography of the site led to the height and bulk of the proposed facilities being minimised. The tennis courts have been positioned to link with adjacent external courtyards and allow the pool to sit below. The general learning spaces have been located to the southern edge of the site to minimise impacts on Bancroft street and the heritage conservation area and orientated so that their narrow facade faces the adjacent property east of the proposed development.	Architectural Report
Demolition of 37 Bancroft Avenue	An analysis of the impact of the proposed demolition of 37 Bancroft Avenue has been included in the Heritage Impact Assessment.	Heritage Impact Assessment
Impacts to Heritage Conservation Area	An analysis of the impact of the Centre to the Heritage Conservation Area has been included in the Heritage Impact Assessment.	Heritage Impact Assessment
Building setbacks	Building setbacks are based on the precedent established by the existing school buildings. The side boundary adjacent to 39 Bancroft Avenue has been stepped to create a transition to the scale of the neighbouring residential dwelling.	Architectural Report
Vegetation screening on Bancroft Ave	The design features along the Bancroft Avenue frontage have been enhanced to include: <ul style="list-style-type: none"> - decreased extent of area to be turfed - increased number and size of trees along the boundary - use of mature trees as part of the works to ensure screens are maximised at completion of works - inclusion of screen planting under trees to create a foreground in front of the facade to swimming pool - part tennis court fencing to include double mesh frame to allow climbing plants that would create a dense vertical landscape screen behind the trees. 	Architectural Report
Fence heights	The boundary fence would be kept to same height of the existing neighbouring fence. Other school property boundary fencing would be kept as metal palisade fencing.	Architectural Report
Pavilion location	The location of the pavilion would be on the eastern side of the site, with stepped building facade assist to minimise impacts to neighbouring residence at 39 Bancroft Avenue.	Architectural Report
Solar access to 39 Bancroft Ave	The following design considerations would minimise the impacts of shadowing on 39 Bancroft Avenue: <ul style="list-style-type: none"> - Stepped the building form to reduce the overall bulk of the development. - The pool hall skylight approximately at the height of fence between properties. - The building steps back to be 3540 mm away from the boundary, which is a setback that is consistent with Council's side setback for multi residential developments. - Shadow diagrams have been included in the drawings, which show that the proposed development has minimal overshadowing in Summer up to 3pm. However, by 4pm, part of the property would be in shadow, which is similar to the shadowing impact of the existing trees on the property. There is a similar extent of shadowing in Winter. 	Architectural Report

Key issues	Project response	Relevant reports
Noise impacts from elevated courts	There are two existing tennis courts along this boundary alignment, which would be increased by one court. Landscape screening as noted above would create noise buffers.	Development Application Acoustic Assessment
Stormwater management	Stormwater management includes an onsite stormwater detention tank, rainwater tank and water quality filter.	Stormwater Management Plan
Compliance with Ku-ring-gai Council residential height restrictions	The majority of the site does not have a 'height of building' control applicable to it, notwithstanding this the proposed building has been developed in consideration of neighbouring properties and the topography of the site to ensure the overall height of the development is generally consistent with the residential character of the area. The building proposed is lower in scale than the existing 'Joy Yeo Centre' building located on the site and it presents to Bancroft Avenue as two storey development.	Environmental Impact Statement
Centre's operation and use		
Hours of operation	The College does not propose to increase the hours of operation of school facilities as part of this proposal.	Operational Management Plan
Community and commercial uses	The College does not propose to increase the community and commercial uses of school facilities as part of this proposal.	Operational Management Plan
School uses	The College activities and uses for the centre are outlined in detail in the Operational Management Plan.	Operational Management Plan
Pedestrian access to Centre	The Centre would be accessed via the main school entrances at Victoria Street and Bancroft Avenue. Emergency access only would be provided at the centre itself, connecting it directly with Bancroft Avenue during emergencies.	Architectural Design Report
Parking impacts of Centre	The parking provided is in accordance with the Council DCP and the requirements of development consent DA0261/16 for an increase in student population to 1250 by the year 2030. Parking will be available to staff and students during school hours and patrons of the development outside of School hours.	Operation Management Plan and Traffic Impact Statement
Vehicular access to Centre	Vehicular access to the Centre would be via the existing entrance to the underground parking facility from Recreation Avenue.	Traffic Impact Statement and Architectural Design Report
Car park emissions	The carpark would be mechanically ventilated and discharged above the roof of Level 3 of the building, in accordance with the relevant Australian Standards and National Construction Code.	Architectural Design Report and NCC Capability Statement
Pool chemical emissions	Both the pool ventilation and carpark exhaust systems are planned to run from lower levels up through building and discharge at the western end of the roof level of new general learning space wing of the proposed building. The distance of this discharge point is well beyond Australian Standards for such system and their proximity to boundaries.	Architectural Design Report
Noise impacts from inside and outside Centre	As noted above, landscape screening would be used to create noise buffers from courts. The pool hall is sealed and mechanically ventilated (as opposed to being naturally ventilated) with double glazed façade facing Bancroft Avenue which will minimise noise breakout from the Pool Hall.	Acoustic Impact Assessment
Traffic and parking		
Existing traffic and parking issues	The proposal does not include an increase in student numbers above already approved levels and therefore it is not expected to increase in traffic levels. The College has prepared a Green Travel Plan that seeks to encourage sustainable travel habits by its students and staff.	Traffic Impact Statement and Green Travel Plan
Pedestrian safety on Bancroft Avenue	The College shares the community's concern for pedestrian safety on Bancroft Avenue and would welcome the opportunity to work with Council to improve safety as a part of this project.	Traffic Impact Statement and Green Travel Plan
Driver behaviour during drop-off and pick-up	The College will continue to actively encourage the use of the allocated drop-off and pick-up area.	Traffic Impact Statement and Green Travel Plan
School-related on-street parking	The proposal includes the addition of 56 parking spaces that will be available to students and staff. The College has also prepared a Green Travel Plan that seeks to encourage sustainable travel habits by its students and staff.	Traffic Impact Statement and Green Travel Plan
Bus and commercial vehicle access to Centre	There are no plans to introduce additional buses and commercial vehicles above those already accessing the College.	Traffic Impact Statement and Green Travel Plan



Key issues	Project response	Relevant reports
Construction		
Overall impacts	A Construction Management Plan has been prepared as a part of the application, which outlines the management of construction impacts such as dust, noise and vibration.	Construction Management Plan
Traffic and parking impacts	A Construction Traffic Management Plan has been prepared to consider such impacts.	Construction Traffic Management Plan
Spoil removal	The Construction Management Plan considers impacts around soil removal.	Construction Management Plan
Noise, vibration and structural impacts for nearby buildings	The Construction Management Plan considers impacts around noise, vibration and structural impacts for nearby buildings.	Construction Management Plan
Level of detail provided	The Construction Management Plan provides detailed information about the management of construction impacts.	Construction Management Plan
Detailed information about proposal		
Level of detail provided	Early consultation has been carried out in parallel with the preparation of technical studies for the Environmental Impact Statement (EIS), as prescribed by the SEARs	Refer SEARs and DPIE SSD process
Level of consultation required	Consultation has been carried out in accordance with the SEARs for this SSDA	Refer SEARs and DPIE SSD process
Length of feedback timeframe	The objective of early consultation is to understand general community feedback about the concept. Detailed planning occurs after the early consultation and further community consultation is undertaken on the detailed planning during the public exhibition of the SSDA documentation. Feedback was received about the general concept over a three-week period.	Refer DPIE SSD process
Use of State Significant Development process	The planning pathway for this proposal was determined by the NSW Government's criteria for SSD.	Refer DPIE SSD process
Data and information available to residents	The level of data and information made available during early consultation aligned with the concept stage of the proposal. Detailed planning occurred after the early consultation. Data and information will be made available during the public exhibition of the SSDA documentation.	Refer DPIE SSD process and SSDA documentation, including technical studies for the EIS

Next Steps

In preparing the SSDA for the Sport and Wellbeing Centre, Roseville College has informed all stakeholders, including the local community, adjoining landowners, Aboriginal Community leaders and government authorities of the proposal.

Roseville College has demonstrated in this report how it has engaged with the range of stakeholders and how feedback has been incorporated into the designs and studies lodged with the SSDA. The College will continue to engage with stakeholders and the community during the statutory exhibition of the SSDA, as well as during future stages of the planning and development process.


Specifically, the College will continue to work closely with DPIE and Ku-ring-gai Council to plan and coordinate potential future construction of the Centre, should consent be granted.

Roseville College will continue to update its website and produce updates at key project stages for stakeholders and local residents, particularly to those who have registered an interest.


Appendices

Appendix A: Flyer and letterbox drop of invitation to community drop-in

You're invited to view plans



Artist impression of proposed Sport and Wellbeing Centre



Sport and Wellbeing Centre

Front of flyer


Drop-in to view plans and have your say

Roseville College has plans for a Sport and Wellbeing Centre to align the school's facilities with its focus on the wellbeing of girls.

You are invited to view the plans as we believe the new Centre will benefit with the knowledge and input of our local community.

It is well known that healthy students learn better. Our proposed Sport and Wellbeing Centre will put physical and emotional wellbeing at the heart of learning for girls from Kindergarten to Year 12.

It will include an outdoor court area to replace existing courts, a strength and conditioning gymnasium, an indoor swimming pool (to replace the current pool which opened in 1973), a nutrition and food technology space and agile learning spaces. It will also feature underground car parking spaces for staff and students to ease the demand on neighbouring streets.



Sport and Wellbeing Centre

Reverse of flyer

When

- Tuesday 18 June, 6pm – 8pm
- Saturday 22 June, 11am – 1pm

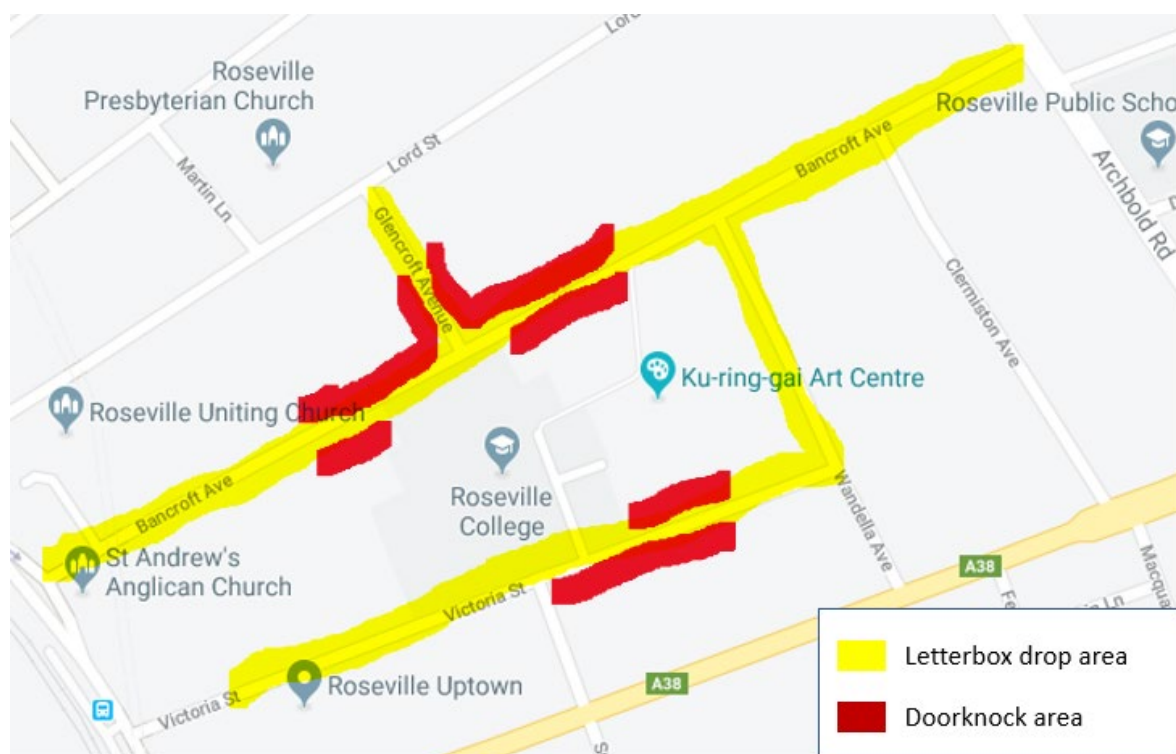
There is no need to RSVP and there is no formal meeting. Please drop-in at any time during the above sessions to speak with a member of the project team.

Where

Roseville College, 27 Bancroft Avenue, Roseville. Please make your way through the College to the Joy Yeo Centre.

Can't make it?

Find out about plans and have your say. Visit www.roseville.nsw.edu.au – Go to News and Events
Phone 9884 1100
Email enquiries@roseville.nsw.edu.au



Appendix B: Screenshot of Roseville College project webpage

https://www.roseville.nsw.edu.au/what-sets-us-apart/sport-and-wellbeing-centre#

About What sets us apart Enrolments News & Events Giving

Sport and Wellbeing Centre

Home > What sets us apart > What is a building for the future? > Sport and Wellbeing Centre

Roseville College is planning a new Sport and Wellbeing Centre to align the school's facilities with its focus on the wellbeing of girls.

Being well physically and emotionally is essential for girls from Kindergarten to Year 12 to learn well. It is well established that healthy students learn better – they are better able to concentrate and have higher levels of engagement in their education.

Plans for the new Centre include an outdoor court area to replace existing courts, a spacious strength and conditioning gymnasium, and an indoor swimming pool to allow year-round all-weather learn to swim activities and elite squad training. The College's existing outdoor pool, which opened in 1975, has reached the end of its life: it cannot be used during winter and is now costing a considerable amount to maintain. The Centre will also feature a leading-edge nutrition and food technology space, flexible learning spaces, and underground car parking spaces for staff and students to ease the demand on neighbouring streets.

The College is inviting alumni, students, teachers, families and neighbours to be involved in the planning process. We think of our whole campus as a classroom and strongly believe the new Centre will benefit from the knowledge and input of our community as we work to make the best use of our site for our girls. The design builds into the natural slope of the land; the building line is in keeping with homes in the street, and landscaping will reflect the local character of our suburbs to which we are very proud to belong. The College has always been proud of its good relationship with our local community, and their involvement in this next chapter of our 111-year history is important to us.

Additional information relating to our plans is available on the [NSW Department of Planning and Environment website](#). At this stage of the process and until 26 June 2019, feedback on our proposal can be submitted to us. This will allow us to use it to inform our application to the Department, and there will also be future opportunities for you to have your say. We look forward to your involvement and support.

Roseville College Sport and Wellbeing Centre

Watch video Share

[READ MORE IN NEWS AND EVENTS](#)

How to Get Involved

Our community is invited to join us at upcoming drop-in sessions to review our plans and provide input.

Two community sessions are being held:

- Tuesday 18 June, 6pm – 8pm
- Saturday 22 June, 11am – 1pm

There is no need to RSVP and there is no formal meeting. Simply drop in at any time during the above sessions to speak with a member of the project team.

For current parents and students, other dedicated consultation activities are being held.

Information panels

These **information panels** are on display at the drop-in sessions and present additional detail. As we are in the early stages of planning, images show concept designs only and our proposal will be refined based on community feedback and technical studies.

Can't make it?

At this stage of the process, you can also provide feedback to us using the feedback form below until 26 June 2019. Once completed, please return the form to enquiries@roseville.nsw.edu.au.

Enquiries

If you have any questions about the Sport and Wellbeing Centre or would like to discuss it further, please email enquiries@roseville.nsw.edu.au.

Feedback Form – eForm
(374 KB)

Enquiries concerning the Sport and Wellbeing Centre can be made by contacting:



Appendix C: Stakeholder notification: Ku-ring-gai Council Community Engagement

From: Jody Connor
To: wadames@kmc.nsw.gov.au
Subject: Roseville College: Proposed Sport and Wellbeing Centre
Date: Tuesday, 4 June 2019 3:15:00 PM
Attachments: [image003.png](#)

Hi Will,

Thanks again for your time on the phone. As discussed, please find further information about the College's proposal here: <https://www.roseville.nsw.edu.au/what-sets-us-apart/sport-and-wellbeing-centre>

As mentioned, we have doorknocked neighbours and letterbox dropped to the local neighbourhood with an invitation to Community Drop-ins, which are being held on Tuesday (6-8pm) 18 June and Saturday (11am-1pm) 22 June.

It would be really helpful if you could let me know of any local community groups, in addition to the tennis club and arts centre on Recreation Avenue, who you think may be interested in the proposal.

Please don't hesitate to contact me on 0418600374 if you have any enquiries.

Kind regards,
Jody

Jody Connor
Senior Consultant



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Appendix D: Advertisement in North Shore Times

Drop-in to view plans and have your say

Roseville College has plans for a Sport and Wellbeing Centre to align the school's facilities with its focus on the wellbeing of girls.

You are invited to view the plans as we believe the new Centre will benefit with the knowledge and input of our local community.

It is well known that healthy students learn better. Our proposed Sport and Wellbeing Centre will put physical and emotional wellbeing at the heart of learning for girls from Kindergarten to Year 12.

Through our 111-year history we have always been proud of our good relationship with our local community, and we encourage you to visit our College and review our plans.

You can submit feedback on our proposal to us until 26 June 2019. This will allow us to use it to inform our application to the NSW Department of Planning and Environment. There will also be future opportunities for you to have your say. We look forward to your involvement.

It will include an outdoor court area to replace existing courts, a strength and conditioning gymnasium, an indoor swimming pool (to replace the current pool which opened in 1973), a nutrition and food technology space and agile learning spaces. It will also feature underground car parking spaces for staff and students to ease the demand on neighbouring streets.

When

- Tuesday 18 June, 4pm – 8pm
- Saturday 22 June, 11am – 3pm

There is no need to RSVP and there is no formal meeting. Please drop-in at any time during the above sessions to speak with a member of the project team.

Where

Roseville College, 27 Barendse Avenue, Roseville.
Please make your way through the College to the Jay Vee Centre.

Can't make it?
Find out about plans and have your say.
Visit www.roseville.nsw.edu.au
Go to News and Events
Phone 9884 1100
Email enquiries@roseville.nsw.edu.au

Artistic impression of proposed Sport and Wellbeing Centre viewed from Barendse Avenue near Garbutt Avenue, Roseville.

Sport and Wellbeing Centre

12 NORTH SHORE TIMES, Thursday, June 13, 2019

MOOSE/OLIPHANT

Appendix E: Community Drop-In display boards

Welcome 1

Thank you for your interest in Roseville College's proposed Sport and Wellbeing Centre, which is being planned to align the school's facilities with its focus on the wellbeing of girls. We warmly welcome you to Roseville College.

Being well physically and emotionally is essential for girls from Kindergarten to Year 12 to learn well. It is why we have developed these plans for a new Sport and Wellbeing Centre. We hope you enjoy learning about the Centre and we invite your feedback.

Sport and Wellbeing Centre

The next chapter in our 111-year story 2

Since our School opened in 1908, our campus has grown through progressive programs of redevelopment and refurbishment.

In 1991, we constructed the College's Multi-Purpose Hall. In 2008, we officially opened the Joy's Performing Arts Centre to mark our 100 Year Anniversary. This was our last major development.

A decade later, it is now time for the next chapter with the new Sport and Wellbeing Centre.

We think of our whole campus as a classroom and have always tried to make the best use of our site for our girls for teaching, learning and community.

The new Centre will lay the foundation for this to continue long into the future.

Sport and Wellbeing Centre

Why this project and why now? 3

At Roseville College, we want our girls to be well as a whole person, and this includes self-care and physical activity, whether for fun or as elite sportswomen.

It is about embracing healthy lifestyle habits as a foundation for well-balanced, happy lives.

Roseville College has long had a reputation for punching above its weight, and the new Sport and Wellbeing Centre is greatly needed so we will have the facilities to match.

The College's existing outdoor pool, which opened in 1972, has reached the end of its life. It cannot be used during winter and is now costing a considerable amount to maintain.

The goal is to offer our girls a contemporary learning environment for health and wellbeing, where they can develop their personal, team and leadership skills in all aspects of living well.

Sport and Wellbeing Centre

Sport and Wellbeing Centre 4

The Sport and Wellbeing Centre will include:

- An indoor swimming pool to allow year-round, all-weather learn to swim activities and elite aqua training.
- An outdoor court area to replace existing courts.
- A spacious strength and conditioning gymnasium.
- A leading-edge nutrition and food technology space.
- Agile learning spaces.

It will also deliver underground car parking spaces for staff and students to ease the demand on neighbouring streets.

Pending approval, it is hoped that construction of the Sport and Wellbeing Centre will begin in mid to late 2020 for completion by the end of 2021.

Sport and Wellbeing Centre

Level 3 5

Sport and Wellbeing Centre

Level 2 6

Sport and Wellbeing Centre

Level 1 7

Sport and Wellbeing Centre

What would change at Roseville College? 8

Architecturally, the Sport and Wellbeing Centre will replace the house at 37 Bancroft Avenue which has been part of the College campus since 2016, and the existing courts at 33-35 Bancroft Avenue.

The design builds into the natural slope of the land, with two floors underground to make the best use of the site.

The building line is in keeping with homes in the street to ensure the Centre blends effectively into its surrounds.

Materials and landscaping will reflect the local character of our suburbs, to which we are very proud to belong.

Sport and Wellbeing Centre

Studies for the environmental assessment 9

We are currently preparing an Environmental Impact Statement, which requires a number of studies to be carried out. These studies have been requested by the Department of Planning and Environment through the Secretary's Environmental Assessment Requirements, known as the SEARs.

When these studies are finalised, they will form part of Roseville College's State Significant Development Application to the Department. The studies are supported by plans, drawings and other documents, including feedback gathered at community consultation activities.

Traffic, transport and accessibility

We are very mindful of our impact on local traffic, improved traffic control, improved pedestrian crossings, improved bus access, and improved wheelchair access. We have engaged with local residents and businesses to ensure that any proposed changes and use benefits on-site as part of any project and are not a burden on the community.

As part of our State Significant Development Application, we will also:

- Traffic Impact Assessment with Road and Network Studies for improved traffic control, improved pedestrian crossings, improved bus access, and improved wheelchair access.
- Construction Traffic and Pedestrian Management Plan to ensure that any proposed changes and use benefits on-site as part of any project and are not a burden on the community.

The reports will be made available by the Department of Planning and Environment during the public exhibition of the application. The SEARs list the studies that are currently being undertaken by Roseville College, which include:

1. Statutory and strategic context
2. Policies
3. Operation
4. Built form and urban design
5. Environmental amenity
6. Staging
7. Transport and accessibility
8. Ecologically Sustainable Development
9. Heritage
10. Social impacts
11. Aboriginal heritage
12. Noise and vibration
13. Contamination
14. Utilities
15. Contributions
16. Drainage
17. Water and soils
18. Water-related infrastructure requirements
19. Integrated water cycle management
20. Flooding
21. Biodiversity assessment
22. Sediment, erosion and dust control
23. Waste
24. Construction hours

Sport and Wellbeing Centre

Planning and project timeline 10

Planning Process

1. Develop designs to concept stage and request Secretary's Environmental Assessment Requirements (SEARs).
2. The SEARs are used to inform the design process.
3. Finalise the plans and lodge the consultation outcome as part of the State Significant Development Application.
4. The NSW Department of Planning and Environment will place the application on public exhibition and call for submissions.
5. The NSW Department of Planning and Environment will analyse submissions and may require more information from the applicant.
6. The NSW Department of Planning and Environment will make a recommendation to the Minister for Planning, who will determine the outcome.

Sport and Wellbeing Centre

Next steps 11

Thank you for taking the time to visit our College and review our plans.

Early consultation with our community is important as it helps us understand what matters most to our neighbours. Simultaneously, we have begun technical studies into the potential impacts of the Centre.

We will use both community feedback and the outcomes of technical studies to refine our proposal.

For now, please let us know your feedback by:

- Talking to our staff.
- Completing a feedback form and either placing it in the feedback box or emailing it to us by 26 June 2019.

We look forward to your feedback as we strongly believe the new Centre will benefit from the knowledge and input of students, families, alumni, staff, teachers and neighbours.

After we submit our Environmental Impact Statement, the Department will place it on public exhibition and call for public submissions. This is when and where you will find more detailed information about the Centre – and proposed mitigation measures for impacts. You will be able to review the community consultation report and technical studies and you will have the opportunity to provide feedback directly to the Department.

Sport and Wellbeing Centre



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