



planning consultants

# Memo

To: Maddy Ryan, EPM Projects  
From: Stephen Earp, DFP Planning  
Date: 17 April 2019  
Ref: 20676A.5SE\_Memo  
Re: Minutes of Briefing Meeting with Government Architect NSW  
Roseville College, Roseville

---

## Briefing:

- School briefing – this is a key open space area for the site
- Improved connectivity to spine
- Setbacks taken from DCP for residential development
- Scheme submitted with SEARs now possibly amended to change layout to rearrange pool/parking for improved outcome for school and radical impacts on neighbours

## GANSW Queries / Comments:

- Shadow impacts on tennis court – investigate further
- Line of trees between 37 and 39 needs to be clarified
- Strong landscape strategy required for future meetings to show how building will be supported
- Current character is house/gap/house/gap – strongly recommend considering the response of building to character
- Consider using bleachers/seating as part of external rhythm
- Character study of area should be carried out and included in future supporting documentation
- Plans to have more light and shade to show layers/depth/articulation
- Understand staging/decanting of site – show how fits into future stages
- More detail of what 39 Boundary see – what can be offered to them in compensation for loss of view to cottage
- Local impacts means internal GANSW review likely
- Next meeting mid-late June