



Roseville College Sport and Wellbeing Centre Modification 1

State Significant Development Modification Assessment
(SSD 9912 MOD 1)

May 2022

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Glossary

Abbreviation	Definition
Applicant	The Anglican Schools Corporation
CIV	Capital Investment Value
Commission	Independent Planning Commission NSW
Council	Ku-ring-gai Council
Department	Department of Planning and Environment
EESG	Environment, Energy and Science Group, DPE
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
HCA	Heritage Conservation Area
HIS	Heritage Impact Statement
KLEP 2015	Ku-ring-gai Local Environmental Plan 2015
KLEP (LC) 2012	Ku-ring-gai Local Environmental Plan (Local Centres) 2012
Planning Secretary	Secretary of the Department of Planning and Environment
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
SSD	State Significant Development
TfNSW	Transport for NSW

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1 Introduction

This report provides the NSW Department of Planning and Environment's (the Department's) assessment of an application to modify the State significant development (SSD) consent for the Roseville College Sport and Wellbeing Centre in Roseville (SSD-9912).

The modification application (SSD-9912-Mod-1) seeks to amend the approved development for the construction and operation of a new Sport and Wellbeing Centre and expansion of the existing school campus.

The modification application has been lodged by DFP Planning Pty Ltd on behalf of The Anglican Schools Corporation (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.1 Background

The site is located at 27-29 and 37 Bancroft Avenue, Roseville in the Ku-ring-gai local government area (LGA) and is legally described as Lot 2003 in DP 1084428 and Lot 18 in DP 5035.

The site is located approximately 9 kilometres (km) north of the Sydney central business district (CBD) and 1.2km north of Chatswood. The site in its regional context is shown in **Figure 1**.

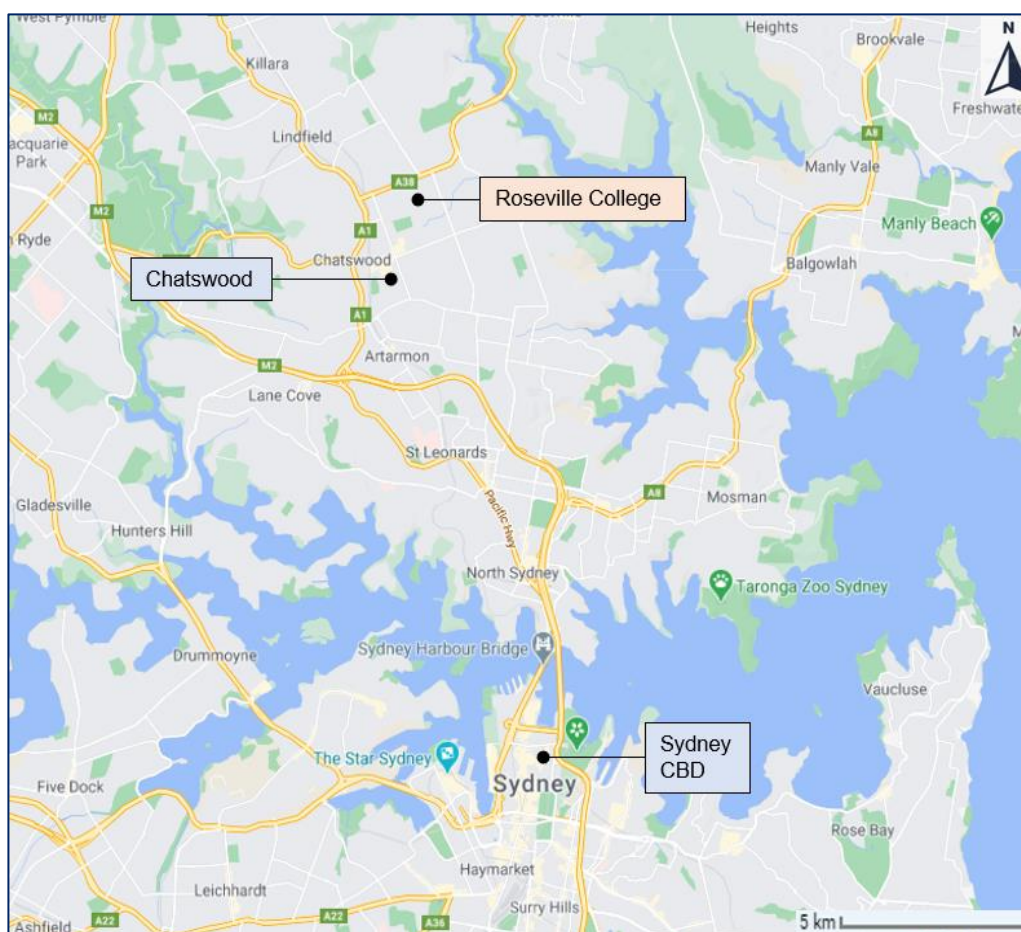


Figure 1 | Site location – regional context (Source: Google Maps 2022)

The site comprises an area of approximately 20,621 square metres (sqm) and includes the existing Roseville College campus (19,300sqm) and an adjacent residential property purchased by the school in 2016 (1321sqm).

The site is bound by Bancroft Avenue to the north, Recreation Avenue and Roseville Lawn Tennis Club to the east. Low density residential development comprising one to two-storey dwellings is located to the east and west. Medium density residential development comprising four to five-storey residential flat buildings is located to the south along Victoria Street. The site in its local context is shown in **Figure 2**.



Figure 2 | Site location – local context (Source: Department's Assessment report SSD-9912)

Existing development

27-29 Bancroft Avenue, Roseville

The Roseville College school campus is located at 27-29 Bancroft Avenue. The existing campus buildings are primarily concentrated toward the central and southern parts of the site and are sited around a main central courtyard. The northern part of the site includes three former dwellings fronting Bancroft Avenue, comprising the school's main reception, administration and student services. The campus layout is shown in **Figure 3**.

The school has two existing multi-purpose outdoor sports courts located at the north-eastern part of the site and an outdoor swimming pool located beneath the Isobel Davies Building. On-site car parking is provided in the basement level of the Joy Yeo Centre and is accessed from Recreation Avenue, via Victoria Street.

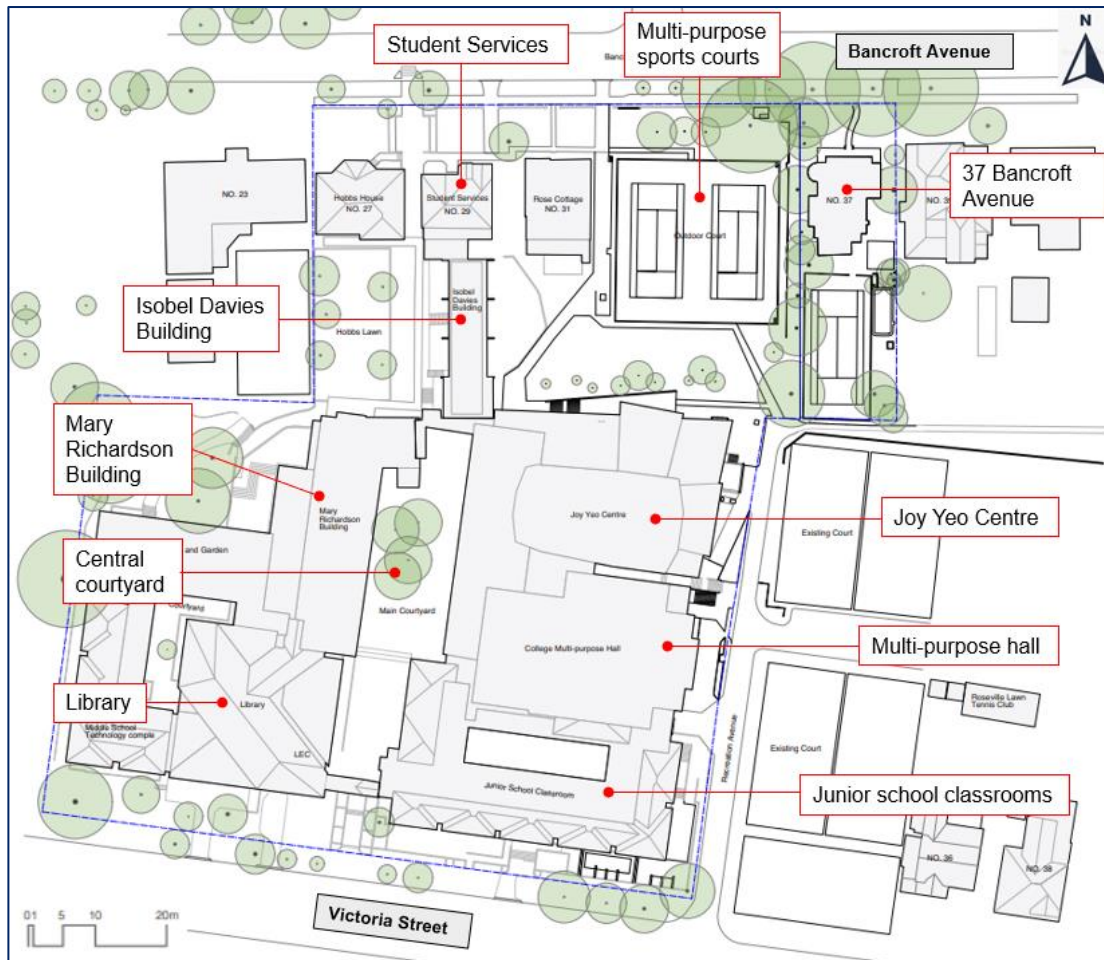


Figure 3 | Existing Roseville College campus layout (Source: Department's Assessment report SSD-9912)

37 Bancroft Avenue

37 Bancroft Avenue comprises the north-eastern part of the site and contains a single-storey dwelling with a detached garage, swimming pool and tennis court. The property was purchased by the school in 2016 with the intention to expand the school campus. The location of 37 Bancroft Avenue is shown in **Figure 3** and the existing dwelling on the site is shown in **Figure 4**.



Figure 4 | Dwelling at 37 Bancroft Avenue, Roseville (Source: Department's Assessment Report SSD-9912)

Access and parking

Pedestrian access to the campus is provided from both Bancroft Avenue and Victoria Street. The school's main pedestrian access is from Bancroft Avenue.

The primary vehicle access point to the site is from Bancroft Avenue and Victoria Street. On-site car parking is provided in the basement levels of the Joy Yeo Centre and multi-purpose school hall which are accessed from Recreation Avenue (via Victoria Street). Recreation Avenue also provides access to the school's loading dock. Waste collection and emergency services access is provided from Bancroft Avenue.

There are 129 on-site car parking spaces allocated to staff and Year 12 students. A dedicated school drop-off and pick-up (DOPU) area is located along the northern side of Victoria Street with capacity for approximately 13 vehicles.

Heritage

The existing school campus is not located within a Heritage Conservation Area (HCA).

The north-eastern part of the site, which is proposed to form part of the new school boundary (37 Bancroft Avenue) is located in the Clanville HCA (C32), which is listed under Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015).

The site is located adjacent to the Lord Street/Bancroft Avenue HCA (C36) to the north and west of the existing school campus, which is listed under Schedule 5 of the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 (KLEP (LC) 2012).

The single-storey dwelling at 37 Bancroft Avenue (**Figure 4**), which forms part of the proposed new school boundary, is identified as a contributory item to the Clanville HCA.

The site location in context of the boundaries to Clanville HCA and the Lord Street/Bancroft Avenue HCA is shown in **Figure 5**.

Figure 5 | Site location in context to the surrounding HCAs (Source: Department's Assessment Report SSD-9912)

Public transport

The nearest bus stop is located approximately 120m to the south of the site, at the corner of Boundary Street and Spearman Street, and is serviced by public bus services connecting to Chatswood and Macquarie Park.

1.2 Surrounding development

The site is in an established residential area characterised by one and two storey residential dwellings to the north, east and west. Medium density residential development comprising four to five-storey residential flat buildings is located to the south along Victoria Street and Boundary Street. The Roseville Lawn Tennis Club and Ku-ring-gai Art Centre are located east of the site and are accessed from Recreation Avenue.

Higher density residential development, including residential flat buildings of up to five storeys in height, is located to the south along Victoria Street and Boundary Street.

The Roseville local centre is located approximately 400m west of the site, close to Roseville train station. The surrounding developments are shown in **Figure 6**.



Figure 6 | Surrounding development (Source: Nearmap 2021)

1.3 Approval history

The original application (SSD-9912) was a development application that sought consent for the construction and operation of a new Sports and Wellbeing Centre and expansion of the existing school campus.

On 18 June 2021, the Independent Planning Commission (Commission) granted the development application for the following:

- demolition of the outdoor sports courts and dwelling, ancillary structures at 37 Bancroft Avenue.
- removal of 25 trees and excavation works.
- construction of three level building including basement car park, eight-lane indoor swimming pool, change facilities and amenities, gymnasium, nutrition and food technology space, and rooftop multi-purpose sports courts.

The Department's Assessment Report recommended a condition requiring the provision of a minimum of 16 new mid-storey screen trees along the eastern boundary to provide privacy to the adjacent residential property, 39 Bancroft Avenue.

The Commission undertook further public consultation prior to the determination of the application (by placing a notice on the Commissions portal inviting comments) and also arranged a public meeting. The adjoining owner at 39 Bancroft Avenue wrote to the Commission during the consultation period and raised further concerns with heritage, bulk and scale of the development, loss of privacy and amenity, noise, hours of operation and excavation vibration. The adjoining owner also requested the Applicant to consult with them regarding the number and type of screening trees to be planted along the common boundary, to avoid substantial loss of solar access due to additional screening.

Based on this discussion, the Commission recommended that additional landscaping and screen planting was required along the common boundary between the site and 39 Bancroft Avenue; however, this should be provided in consultation with the neighbour. The Commission included the following condition of consent:

"Landscape

B26. Prior to the commencement of construction, the Applicant must consult with the owners of the residential property at 39 Bancroft Avenue regarding tree planting at the eastern boundary of the site, including species selection."

The Commission noted the Applicant made efforts to minimise the impact of the project on 39 Bancroft Avenue. The Commission considered landscaping an important measure to mitigate visual impacts and privacy impacts while maintaining solar access to the property. The Commission required consultation with the owners at 39 Bancroft Avenue to select the tree species. The Commission's view was that a row of trees is not appropriate. They recommended a mix of native and deciduous trees set out in a way that provides the most solar access.

2 Proposed modification

On 16 February 2022, the Applicant lodged a modification application (SSD-9912-MOD-1) seeking approval for revisions to the landscape, external modifications, internal modifications, and compliance with food code.

2.1 Landscaping

The proposed modification seeks to amend the approved landscape plan (see **Figure 7**) including:

- a reduction of seven medium growth trees along the shared boundary with 39 Bancroft Avenue. This is proposed in consultation with the adjoining landowners as required by Condition B26.
- minor reconfiguration of the landscape layout along the northern boundary.
- changes to the stairs, landscaping, and planting of an additional deciduous pear tree of the forecourt adjacent to the Isobel Davies Centre.
- modification to the pergola structure located near the southwestern corner of the sports courts and adjacent to the enclosed/verandah breakout space.

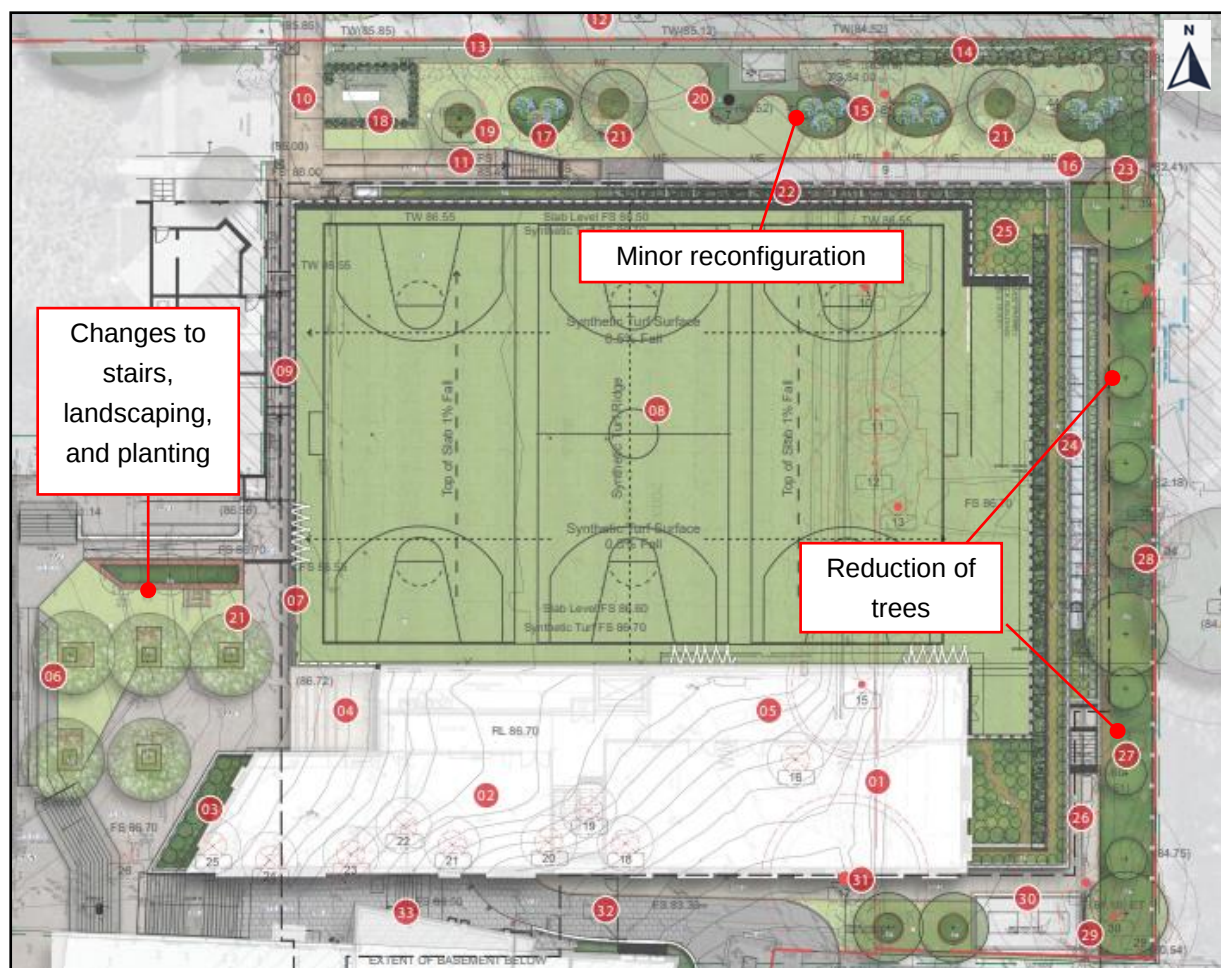


Figure 7 | Proposed modifications to the landscape plan (Source: Applicant's additional information 2022)

2.2 External modifications

The application seeks approval for amended southern, eastern, northern and western elevations due to modification of the location and size of the approved windows. The modifications to the elevations reflect the amendments to the internal layout and the changes to the size of the windows.

The design of the roof in part is proposed to be modified to incorporate a minor south to north fall rather than a pitched roof fall.

Figures 8 - 11 provide a comparison of the approved and the proposed elevations.



Figure 8 | Approved (above) and proposed (below) south elevation (Source: SSD-9912 and Applicant's Modification Report 2022)



Figure 9 | Approved (above) and proposed (below) east elevation (Source: SSD-9912 and Applicant's Modification Report 2022)

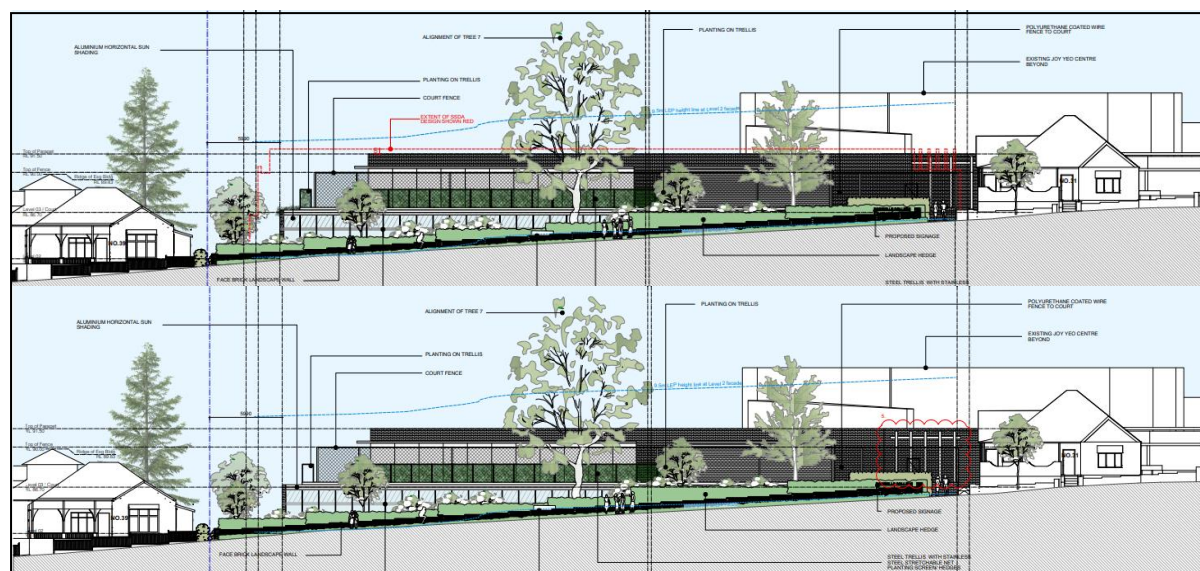


Figure 10 | Approved (above) and proposed (below) north elevation (Source: SSD-9912 and Applicant's Modification Report 2022)

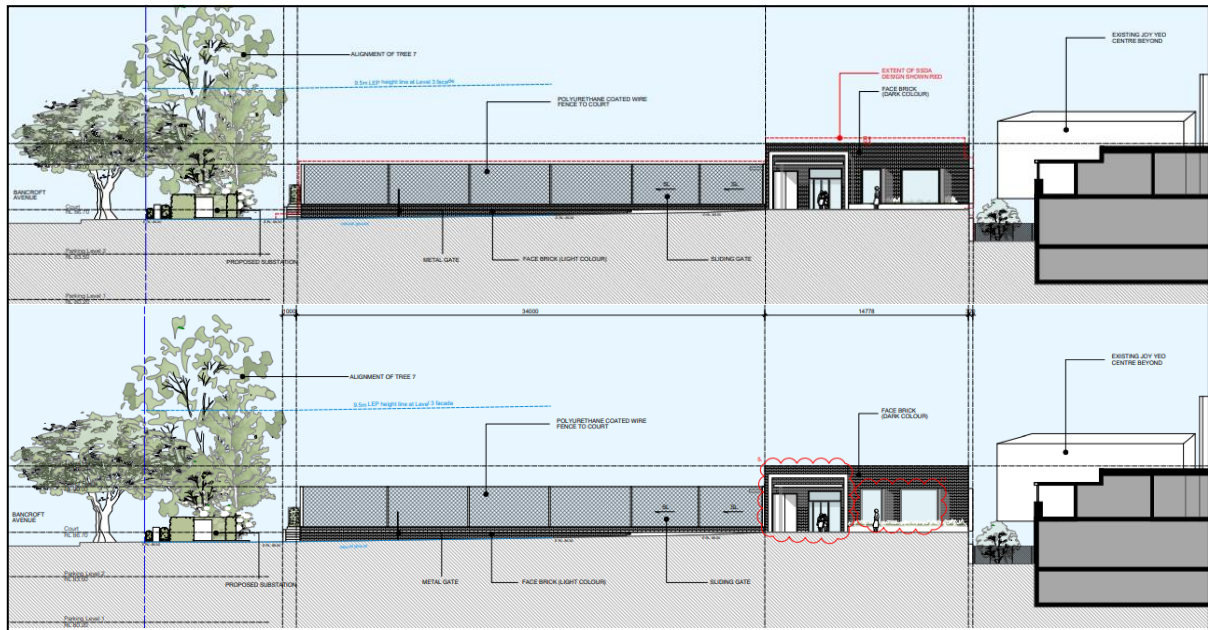


Figure 11 | Approved (above) and proposed (below) west elevation (Source: SSD-9912 and Applicant's Modification Report 2022)

2.3 Internal modifications

Internal modifications to the Sports and Wellbeing Centre

Level 1

The application seeks to modify the level 1 internal floor configuration of the Sports and Wellbeing Centre (**Figure 12**). The proposed changes include reconfiguration of the bathroom and change room facilities. The proposed internal changes to the bathroom and change room facilities on level 1 are to satisfy the relevant Building Code of Australia (BCA) provisions. The depth of the swimming pool shallow area is proposed to be changed from 1.1m to 1.2m.

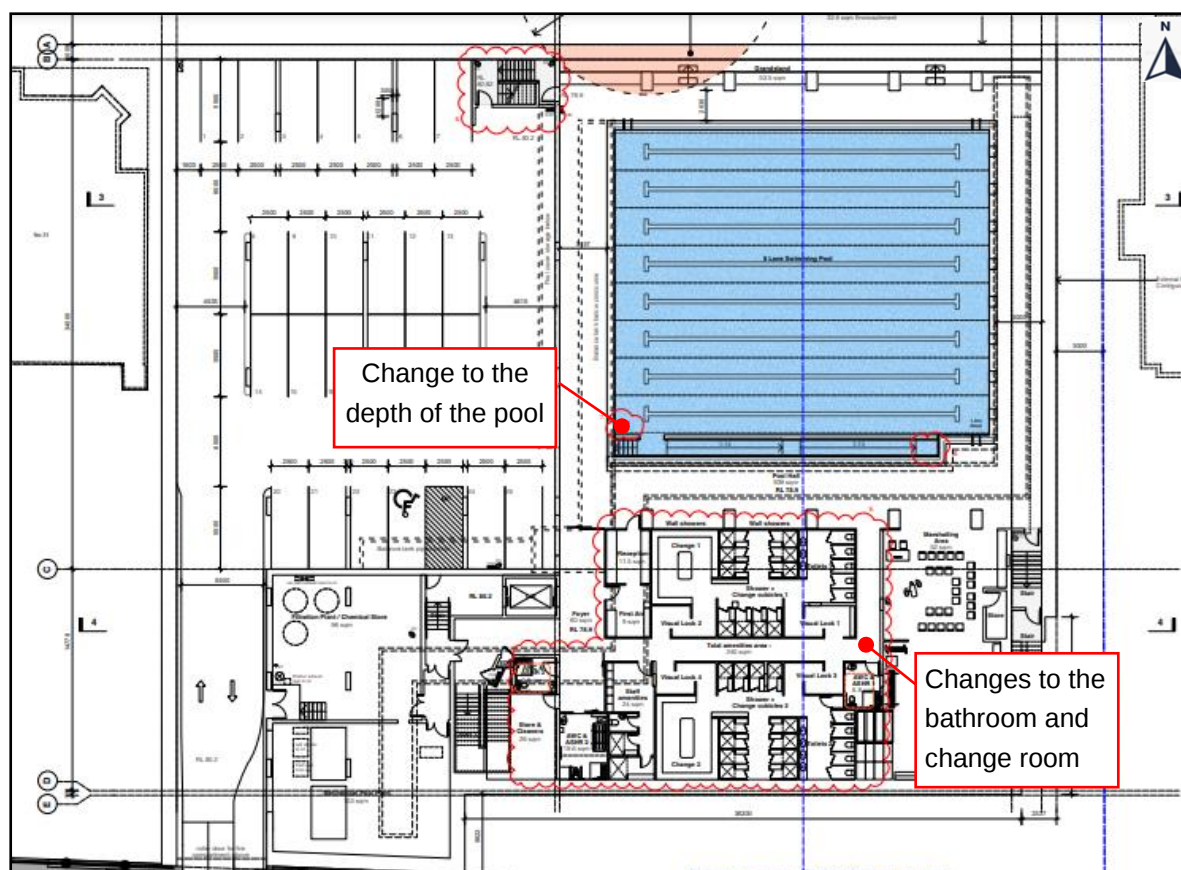


Figure 12 | Proposed level 1 modifications (Source: Applicant's Modification Report 2022)

Level 2

The modifications to Level 2 (**Figure 13**) include:

- changes to the mechanical plant and on-site stormwater detention (OSD) room resulting in a gross floor area of 15 (sqm).
- deletion of the balcony located over the pool with associated adjustments to the circulation areas.
- a sliding door added to the sports equipment store-room.
- a new comms room adjacent to the strengthening and conditioning room.
- relocation of a bathroom.

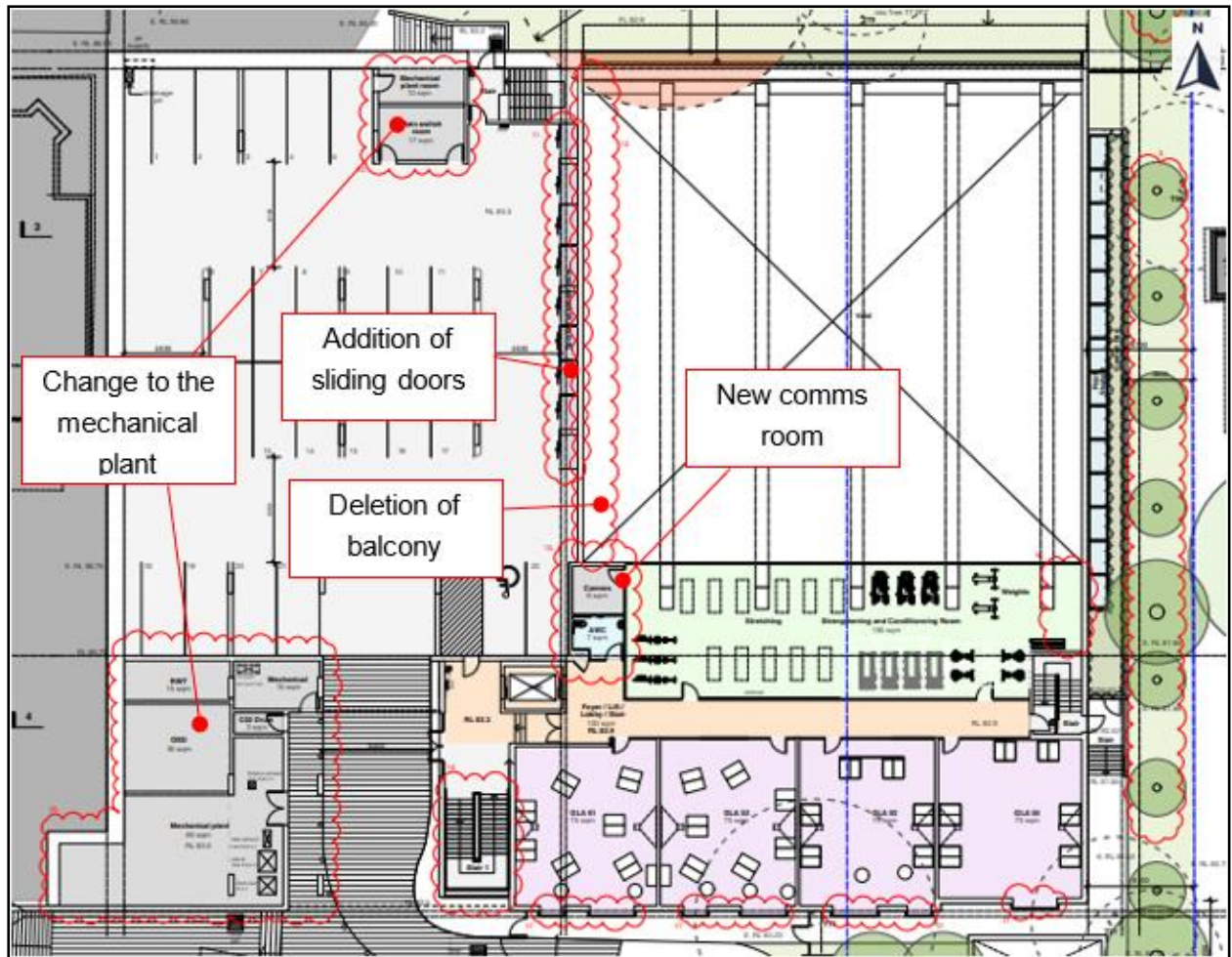


Figure 13 | Proposed level 2 modifications (Source: Applicant's Modification Report 2022)

Level 3

The application also proposes internal modification to the stairs to align with the modifications to level 2. Amendments to the window sizes are also proposed at this level, as reflected in the amended elevations above at **Figures 8 to 11**, and also identified in **Figure 14**.

Two windows on the eastern elevation (facing 39 Bancroft Avenue) at level 3 are proposed to be reduced in size.

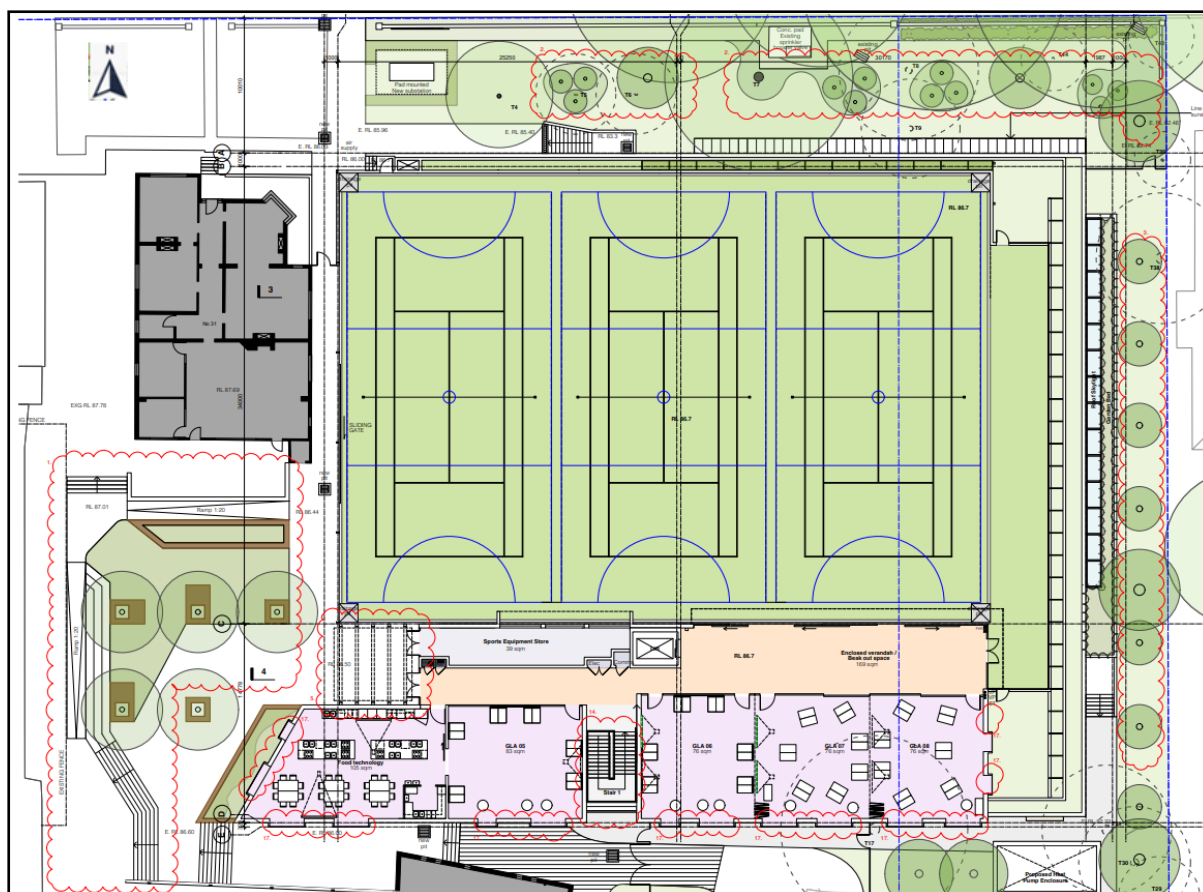


Figure 14 | Proposed level 3 modifications (Source: Applicant's Modification Report 2022)

2.4 Compliance with the food code

The application seeks to remove Condition D14 which requires compliance with the food code and states:

“Compliance with Food Code

D14. Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.”

The condition is proposed to be removed as the approval is for food technology classrooms and not a food preparation space. Therefore, this condition is not relevant.

3 Strategic context

The Department considers that the proposed modification would not change the original proposal's consistency with the following:

- NSW Premier's Priorities, as it would provide new and improved teaching and education facilities.
- Greater Sydney Region Plan, A Metropolis of Three Cities, as it proposes the development of new educational infrastructure and provides for the shared use of facilities with the community to meet the growing needs of Sydney.
- North District Plan, as it would provide additional and contemporary school infrastructure with opportunities to co-share the new facilities with the local community.
- NSW Future Transport Strategy 2056, as it supports the ongoing provision of an existing education facility in a highly accessible location that is close to public transport.
- State Infrastructure Strategy 2018 – 2038, as it would provide new facilities to support the demand for increased student enrolments in the non-government school's sector.

The modification would have no impact on the operational or construction jobs created by the original approval.

4 Statutory context

4.1 Scope of modifications

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a modification involving minimal environmental impacts as the proposal:

- would not significantly increase the environmental impacts of the project as approved.
- is substantially the same development as originally approved.
- would not involve any further disturbance outside the already approved disturbance areas for the project.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.

4.2 Consent authority

Commission's delegate as consent authority

The Department notes that the application was not formally exhibited. However, Ku-ring-gai Municipal Council objected to the modification application in response to the Department's notification of the modification. Given that the objection was not received by the Department within a formal exhibition period, the Council's comments is considered to be correspondence and would have no impact on the applicable delegations.

The Commission is the consent authority for the application under section 4.5(a) of the EP&A Act. However, under the Commission's delegation dated 19 November 2021, the Director, Social Infrastructure Assessments, may determine the application as:

- the relevant local Council has not made an objection.
- a political disclosure statement has not been made.
- there were no public submissions by way of objection.

5 Engagement

5.1 Department's engagement

Clause 117(3B) of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation), as applicable at the time of lodgement, specifies that the notification requirements of the EP&A Regulation do not apply to section 4.55(1A) modifications with minimal environmental impact applications. Accordingly, the application was not notified or advertised. However, it was made publicly available on the Department's website on 23 March 2022 and was referred to Ku-ring-gai Municipal Council (Council) for comment.

5.2 Summary of Comments

The modification application was referred to Council, whereby Council objected to the application.

The comments noted that Council has no concerns and accepts the increase of depth to the swimming pool, internal changes to the bathroom and change facilities, minor change to the roof form and changes to external elevations.

However, Council objected to the development, regarding the proposed amendments to the landscaping works.

Council's main concerns and comments are regarding the landscaping works, as follows:

- the Applicant has proposed two options for trees, which could be planted along the shared boundary with 39 Bancroft Avenue. Out of the two options, *Michlia figo* (Port Wine Mongolia) could grow to approximately 3m high (although proposed to be maintained at 2m or less). The other option is to plant a small deciduous tree that grows between 5m and 8m. Council would prefer for both the *Michlia figo* (Port Wine Mongolia) and the small deciduous trees to be planted along the length of the eastern boundary. Planting of small trees and shrubs would satisfy the Council's development control plan (DCP) requirements.
- the seven shrub plantings along the eastern setback are insufficient to screen and soften the built form from the neighbouring property. Therefore, the proposed modification to the boundary landscaping is inconsistent with the DCP aims, objectives and controls for screen and amenity planting.
- the island garden beds in the lawn area are uncharacteristic of the established landscapes within the adjoining heritage conservation area (HCA). The island planting should be incorporated into part of a curved mixed shrub border across the site frontage with the specimen/feature trees limited within the lawn expanse.
- mixed shrub border would reduce ongoing maintenance and enable easier management of the lawn area.

5.3 Additional information

The Department reviewed the Modification Report and requested the Applicant to provide the following additional information:

- a signed letter by 39 Bancroft Avenue confirming consultation regarding the screen planting and review of the final landscape plans.
- evidence that the Pyrus Calleryana along the boundary at the northern end has been relocated as adjoining owner had requested.
- confirmation of the final selection of boundary planting between the two options and justification for the increase in floor area of Level 2 Sports and Wellbeing Centre.

In response to the Department's request, the Applicant submitted additional information on 17 May 2022. The additional information included:

- a signed letter by the owner at 39 Bancroft Avenue confirming details of consultation, confirmation that a copy of the final landscape plans had been reviewed and a list of the changes the adjoining owner had requested.
- landscape plans confirming the boundary planting species to be Michlia figo (Port Wine Mongolia).
- justification for the proposed increase in floor area by 15sqm due to the reconfiguration of Level 2 of the Sports and Wellbeing Centre.
- a response to Council's submission.

The additional information was made available on the Department's website.

6 Assessment

The Department has considered the merits of the application in accordance with the relevant matters under section 4.55(1A) and the objectives of the EP&A Act.

The Department considers the key issues of the proposed modification to be landscaping, internal modifications, external modifications, and compliance with the food code.

6.1 Landscaping

Landscaping along common boundary 39 Bancroft Avenue (Eastern Boundary)

The modification proposes amended landscaping along the shared boundary of 39 Bancroft Avenue. The changes are in response to consultation with the owners under Condition B26, as specified by the Commission following representations to the Commission during its considerations.

As discussed in **Section 1.3**, at the time of assessment of SSD-9912, the Commission had recommended conditions of consent regarding additional screen planting along the common boundary to mitigate the visual and privacy impacts on 39 Bancroft Avenue, while ensuring that solar access is maintained to the neighbouring property.

The Commission also recommended that consultation be undertaken with the owners of 39 Bancroft Avenue in selecting the tree species along the shared eastern boundary.

The approved landscape plan initially included 13 medium growth trees to be planted along the boundary. This modification proposes a reduction to seven medium growth trees following consultation with the owners of the adjoining property at 39 Bancroft Avenue. The Applicant notes the reduction in planting would result in easier access to prune trees, reduced potential for overhang on the adjacent property and preferred spacing of trees. As such, according to Applicant, this was the preferred option for the adjoining owner.

Council reviewed the modification application and raised concerns regarding insufficient shrub plantings along the eastern setback of the site, as indicated in **Section 5.2**.

During the assessment of the application, the Department requested the Applicant to provide additional evidence of consultation and agreement with the owner at 39 Bancroft Avenue. The Department also requested the Applicant to provide evidence that the *Pyrus Calleryana* tree along the northern boundary has been relocated consistent with the adjoining owner's request, and to confirm whether the option of *Michelia figo* (Port Wine Magnolia) or *Lagerstroemia indica* 'Natchez' was proposed to be planted along the boundary.

The Applicant responded to the Department's and Council's request and provided revised landscape plans and a signed letter from the adjoining owner. The signed letter from the adjoining owner agreed to the following:

- a reduction in the number of medium growth trees from 13 to 7 along the shared boundary.
- planting of *Michelia figo* tree at the boundary.
- replacement of the existing boundary fence with a 1.8m high lapped and capped timber paling boundary fence.

- relocation of the Pyrus Calleryana by 1.5m to the north (shown in the amended landscape plan).

In response to Council's concerns regarding the insufficient number of trees on the boundary, the Applicant advised that this is proposed because of the requirement to enter into consultation with the adjoining owners. As such, an increase in screen planting would result in unacceptable impacts to the solar access to 39 Bancroft Avenue.

The Department has reviewed Council's concerns and the Applicant's response. The Department considers the proposed changes respond to the adjacent owner's request and preference. It would also provide better solar access given the reduction in trees. The Department notes that the proposal to relocate the Pyrus Calleryana at the boundary would still be achieving the planting mix that the Commission referred to in the Statement of Reasons published at the time of determining the original application.

Consequently, the Department is satisfied that the minor reduction in the extent of landscaping along the common boundary would not have any adverse impact on the visual privacy of the adjoining owner. It would also not impact on the overall tree canopy or the streetscape setting of the locality. As such, boundary planting is a matter between the adjoining owners and in this case, agreement has been reached between the owners.

Landscaping at Bancroft Avenue (Northern Boundary)

The minor reconfiguration of the landscape layout along the northern boundary (Bancroft Avenue) includes changes to the island garden bed and relocation of trees and shrubs.

Council reviewed the application and raised issues with the island garden beds in the lawn area being uncharacteristic of the established landscapes within the HCA. Council recommended island planting be incorporated into part of a curved mixed shrub border across the site frontage. However, Council noted the proposed species selection is appropriate for the HCA.

The Applicant responded to Council's concerns that there is no material change to the approved planting in this location. Rather the garden beds have been slightly rounded out the approved underplanting's for ease of maintenance.

The Department considers the landscape changes along the northern boundary to be minor in nature and maintains an adequate landscaped street frontage to Bancroft Avenue. Consequently, the proposed modification is assessed as acceptable.

Other landscaping changes

The modification proposes changes to stairs, landscaping, and planting of an additional deciduous pear tree in the forecourt area. The pergola structure located near the southwestern corner of the sports courts is also proposed to be changed. The Department is satisfied that these changes are minor and that they improve the interface of the Isobel Davies Centre.

Based on this, the Department considers all of these changes to be acceptable.

6.2 Internal modifications

Internal modification to levels 1, 2 and 3

The proposal involves minor internal modifications to levels 1, 2 and 3 of the approved Sports and Wellbeing Centre.

Council raised no concerns regarding the internal modifications.

The Department considers the internal changes are minor and would not have any impact on the proposal as approved. Consequently, the Department is satisfied that these modifications are acceptable.

Modifications to the OSD room

The proposed changes to the mechanical plant and OSD room result in an increase of GFA by 15sqm. In this regard, the Department notes that most of the site is not subject to a maximum floor space ratio (FSR) control under KLEP 2015. The only part of the site that subject to an FSR is 37 Bancroft Avenue, Roseville. The proposed increase of the GFA is not located on this part and therefore would not impact on the FSR requirements of the KLEP 2015.

During the assessment of the application, the Department requested the Applicant provide justification of the proposed increase in GFA. The Applicant responded and advised that the modifications to the layout of the plant rooms were required to enable operation of the facilities. The definition of GFA in the Standard Instrument excludes plant rooms, therefore it would not result in an increase in the total GFA for site.

The Department agrees with the Applicant's argument and is satisfied that the increase in the GFA would have no material impact on the overall scale of the development. The modifications are therefore acceptable.

6.3 External modifications

The Applicant has advised that the proposed external changes (outlined in Section 2) are to provide better façade modulation and separation of the windows along the southern elevation. The amendments to the design of the windows would also provide light into areas of internal access.

The Department notes that the proposed amendments to the window size and/or locations would not directly impact on any neighboring property. The windows on the eastern façade are proposed to be reduced in size (on level 3), therefore resulting in no additional impact on 39 Bancroft Avenue.

Considering the extent of the external impacts, the Department has not notified the proposal to the adjoining properties.

The Department is satisfied that the amendments to the windows would not result in any additional environmental impacts such as loss of privacy for neighboring properties.

The application also proposes changes to the roof design that are within the approved parapet height. The Department is satisfied that the modifications would not result in any change to the building height.

6.4 Compliance with the food code

The Applicant has requested deletion of condition D14 due to the fact that the approved building contains a food technology classroom not a canteen. There is no food preparation space nor is it being used for the preparation of food for public/community consumption.

Council provided no comments on this matter.

The Department notes that that requirements of AS 4674 are for the construction and fit out of food premises. Therefore, is not relevant to the approved building works and could create a needless cost and treatment burden on the Applicant. Consequently, the Department considers that removing condition D14 to align with the intended use of the food technology classrooms, is acceptable.

7 Evaluation

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act. The Department considers the proposed modifications remains consistent with the original conditions of consent with minimal environmental impacts.

The Department's assessment concludes that the proposed modification is appropriate. Consequently, the Department considers the development is in the public interest and the modification application should be approved.

8 Recommendation

It is recommended that the Director, Social Infrastructure Assessments, as delegate of the Independent Planning Commission:

- **considers** the findings and recommendations of this report.
- **determines** that the application SSD-9912-MOD-1 falls within the scope of section 4.55(1A) of the EP&A Act.
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to approve the modification.
- **modify** the consent SSD-9912.
- **signs** the attached approval of the modification (**Appendix B**).

Prepared by:

Jasmine Tranquille, Planning Officer
School Infrastructure Assessments

Recommended by:



Aditi Coomar

Team Leader

School Infrastructure Assessments

9 Determination

The recommendation is **adopted** by:

A handwritten signature in black ink, appearing to be 'KH' followed by a long horizontal stroke.

26 May 2022

Karen Harragon

Director

Social Infrastructure Assessments

as delegate

Appendices

Appendix A – List of Documents

<https://www.planningportal.nsw.gov.au/major-projects/projects/sport-and-wellbeing-centre-roseville-college-modification-1>

Appendix B – Instrument of Modification

<https://www.planningportal.nsw.gov.au/major-projects/projects/sport-and-wellbeing-centre-roseville-college-modification-1>