

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Independent Planning Commission under delegation issued on 19 November 2021, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Karen Harragon
Director
Social Infrastructure Assessments

Sydney

26 May 2022

SCHEDULE 1

Development consent:	SSD-9912 granted by the Independent Planning Commission on 18 June 2021.
For the following:	Construction and operation of a Sport and Wellbeing Centre on the Roseville College school campus, including: <ul style="list-style-type: none">• demolition of outdoor sports courts at 27-29 Bancroft Avenue;• demolition of a dwelling, ancillary structures and hardstand areas at 37 Bancroft Avenue;• tree removal and excavation works;• construction of a three-storey building, comprising:<ul style="list-style-type: none">○ 48 basement car parking spaces;○ eight-lane swimming pool, associated concourse and grandstand;○ gymnasium;○ food technology space;○ general learning areas;○ change facilities, amenities and storage;○ mechanical plant, on-site detention, filtration plant and chemical store; and○ rooftop multi-purpose sports courts.• landscaping; and• signage.
Applicant:	The Anglican Schools Corporation
Consent Authority:	Independent Planning Commission
The Land:	27-29 and 37 Bancroft Avenue, Roseville (Lot 2003 in DP 1084428 and Lot 18 in DP 5035)
Modification:	SSD-9912-MOD-1 including: <ul style="list-style-type: none">• amendments to landscaping including minor reconfiguration, plantings, and reduction of trees on the eastern boundary;• internal and external modifications to the Sport and Wellbeing Centre building; and• deletion of condition D14.

SCHEDULE 2

The above consent is modified as follows:

- (a) Schedule 2 Part A – Condition A2 is amended by the insertion of **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

Terms of Consent

A2. The development may only be carried out:

- (a) in compliance with the conditions of this consent;
 (b) in accordance with all written directions of the Planning Secretary;
 (c) generally in accordance with the EIS, ~~and~~ Response to Submissions and **SSD-9912-Mod-1; and**
 (d) in accordance with the approved plans in the table below:

Architectural Plans prepared by Brewster Hjorth Architects			
Dwg No.	Rev	Name of Plan	Date
01	H I	Site Plan	19/10/20 14/02/22
02	I J	Level 1 – Plan	19/10/20 14/02/22
03	J K	Level 2 – Plan	28/10/20 14/02/22
04	J K	Level 3 – Plan	28/10/20 14/02/22
05	F G	Roof Plan	28/10/20 14/02/22
06	J K	Elevation North & South	02/02/21 14/02/22
07	J K	Elevation East & West	02/02/21 14/02/22
08	J K	Section 01 & 02	02/02/21 14/02/22
09	J K	Section 03 & 04	02/02/21 14/02/22
10	D	Demolished Plan	19/10/20
12	D E	Detail Section 1:20	19/10/20 14/02/22
13	D E	Signage	19/10/20 14/02/22
Landscape Plans prepared by Sym Studio			
Dwg No.	Rev	Name of Plan	Date
EMP05-DA-101	D F	Concept Landscape Masterplan	29/10/20 22/04/22
EMP05-DA-102	D F	Detail Plan – Bancroft Avenue	29/10/20 22/04/22
EMP05-DA-103	D H	Concept Landscape Planting Plan	29/10/20 22/04/22
EMP05-DA-104	D E	Living Landscape	29/10/20 07/02/22
EMP05-DA-105	D	Existing Tree Impact Study	29/10/20
EMP05-DA-106	D	Bancroft Avenue Street Frontage Visual Tree Study	29/10/20

(b) Schedule 2 Part D – Condition D14 is deleted by the ~~struck-out~~ words/numbers as follows:

~~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.~~

**End of modification
(SSD-9912-MOD-1)**