



planning consultants

Response to Submissions Report

State Significant Development – SSD 9912

Roseville College – New Sport and Wellbeing Centre Development

27-29 and 37 Bancroft Avenue, Roseville

Prepared for: The Anglican Schools Corporation
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1 Introduction

This report has been prepared by DFP Planning to address the Department of Planning Industry and Environment (DPIE) 'Key Issues' letter dated 17 January 2020 and the submissions received by DPIE as a result of the public exhibition of State Significant Development Application (SSDA) SSD-9912.

A total of seventy-five (75) submissions were received as follows

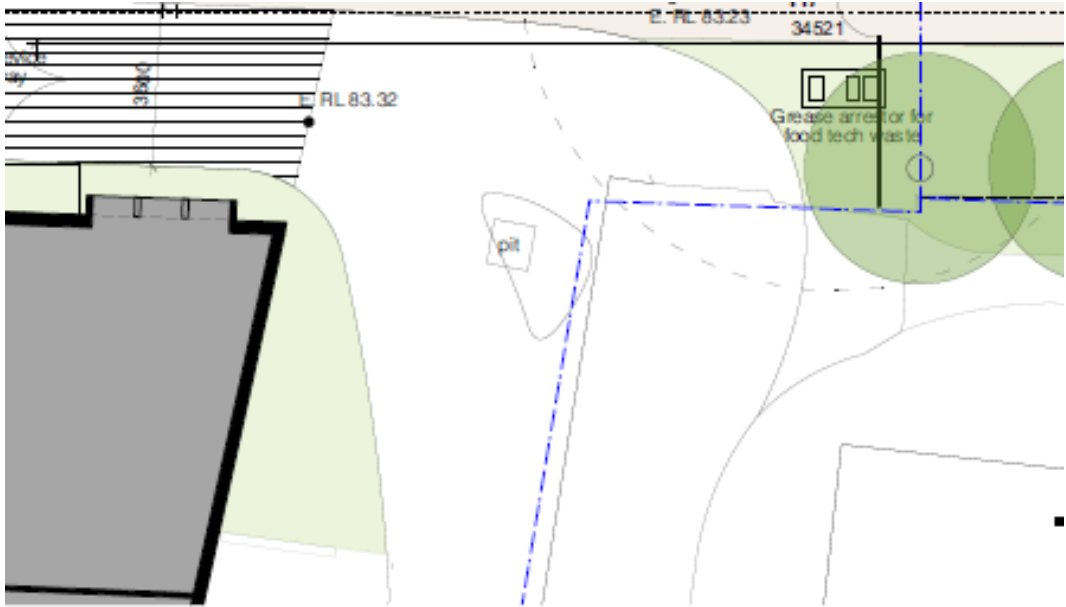
- Seven (7) from public authorities;
- One (1) from an Organisation; and
- Sixty-seven (67) public submissions.

Two (2) late public submissions were also received:

- One (1) was by way of support for the proposed development; and
- One (1) raised objections.

The project team has developed a revised design in consideration of the submissions received and DPIE's 'Key Issues' letter. The revised design has also been undertaken in consultation with Ku-ring-gai Municipal Council (Council) and the owners of 39 Bancroft Avenue, Roseville with a view to address their concerns to the fullest extent possible.

Issue	Response	Reference
General Confirm any proposed staging of the development having regard to the detail provided in Section 5 of the Preliminary Site Investigation included in the Environmental Impact Statement. Where required, provide updated/supplementary technical reports.	<p>The development is not proposed to be staged. The Preliminary Site Investigation (PSI) Report has been amended to reflect the proposed development.</p>	Appendix 1 (Revised PSI)
<p>Confirm the scope of the works included in the application having regard to the proposed upgrade works to Recreation Drive and the proposed surrender of local development consents DA0261/16 and DA0262/16. Where required, provide updated/supplementary technical reports.</p>	<p>Section 2.2 of DFP's Environmental Impact Statement (EIS) detailed the development application (DA) history for the site. Current development consents which relate to 27-29 Bancroft Avenue, Roseville are:</p> <ul style="list-style-type: none">DA0261/16 – Progressive Increase of member of Students from 830 to a maximum of 1,250 from the year 2016 to 2030. Development consent issued by Ku-ring-gai Municipal Council on 12 April 2017; andDA0262/16 – Demolish existing multi-purpose hardcourts, construct a building with one level of basement parking one level of semi-basement parking, roof level multi-purpose hardcourts, access and driveways and associated landscaping. Development consent issued by Ku-ring-gai Municipal Council (Council) on 3 February 2017. <p>The above development consents can be found in DFP's EIS at Appendix 2.</p> <p>It is the general intention of the State Significant Development Application (SSDA) current under assessment by DPIE is to maintain the outcomes of the above two (2) development consents. The current SSDA incorporates the car parking facilities approved under DA0262/16, however also includes required amendments to reflect the inclusion of a swimming pool, integrated circulation areas and other amendments such that it would not be "<i>substantially the same development</i>" that was approved by Council. In this regard, the pool could not have been considered as a separate project in complete isolation of the approved car park – i.e. the two projects had to be combined. The provision of parking in the SSDA proposal is generally consistent with the project approved under DA0262/16.</p> <p>To remove the complexity of another separate DA for the swimming pool component of the proposal and modifying existing development consents, the current SSDA supersedes DA0261/16 and DA0262/16 issued by Council, incorporating the student population increase and carpark development as part of the SSD. It is assumed that any subsequent SSD consent for the proposed development would therefore incorporate conditions of consent which would require the surrender of DA0261/16 & DA0262/16 in accordance with the Section 4.17(1)(b) of the Environmental Planning and Assessment Act 1979 (EP&A Act) prior to commencement of works. This approach is supported by the applicant, however it is the school's preference to only surrender these consents once any subsequent SSD consent is issued. Therefore, timing of this requirement 'prior to the commencement of works' is considered to be a suitable milestone for DPIE to condition against.</p> <p>The proposed development entails the construction of a new access way to the new car park via Recreation Avenue, on the southern side of the site (see Figure 1 and Figure 2 below):</p>  <p>Figure 1 Area of proposed works. Source: Near Maps – Image date 26 September 2020</p>	N/A

Issue	Response	Reference
	<div></div> <p>Figure 2 Proposed new access and works within Recreation Avenue</p> <p>By virtue of this new access, there will inevitably be a degree of works required within the Recreation Avenue road reserve (albeit minor) to create the new access point/connect to Recreation Avenue. As such, conditions of any subsequent SSDA can require the applicant to obtain the necessary approvals under the Roads Act 1993 from Council (as the road authority).</p> <p>As a separate matter, an approval for upgrading works in Recreation Avenue (issued by Council pursuant to Section 139 of the <i>Roads Act 1993</i>) has previously been granted (copy of the approval with plans was previously provided in Appendix 32 of the EIS). The approval relates to development consents DA0261/16 and DA0262/16. The works approved largely are for resurfacing of a portion of Recreation Avenue and stormwater infrastructure upgrades. Roseville College is considering undertaking these Recreation Avenue upgrade works pursuant to the approved terms of the relevant DAs and the Roads Act Approval. The school is in discussions with Council as the road authority regarding implementation of this existing approval.</p> <p>As the upgrading works are located within the road reserve (i.e. no effect on works within the site), they will not impact the proposed development in any manner and do not form part of the SSDA desired out. Should the school which to act upon their Roads Act approval, this would not preclude the future surrender of development consents DA0261/16 and DA0262/16 and any additional Roads Act approvals as may be required for the proposed development, can still be enforced via conditions of any SSD consent.</p>	
Confirm proposed out of hours activities, including on weekends. Provide updated / supplementary technical reports (i.e. acoustic report) where these have not explicitly considered out of hours activities, including on weekends.	<p>An Operational Management Plan (OMP) prepared by Roseville College was provided as part of the EIS (at Appendix 31). Below is an extract from the OMP regarding existing and proposed use:</p> <p><i>'The College currently hosts an after school Learn-to-Swim program (from its outdoor pool) in the Spring and Summer school terms and the Christmas holiday break. It is proposed that this be extended to cover the full school year as the new facility will house an indoor pool. This Learn-to-Swim program has young children from the neighbourhood and other schools attend. Apart from this offering, there is currently no proposal to offer the amenities for general public use.</i></p> <p><i>The College intends to extend its internal swim squad offerings throughout the whole year, rather than just the Spring and Summer terms.</i></p> <p><i>Usual, and curriculum based, school Sport and PE activities (weekdays and Saturday mornings) will be carried out on the new, three multi-purpose sports court, as they currently are with the existing two courts.</i></p> <p><i>It is acknowledged, however, that there will be access and use of the facility outside of standard teaching hours with extra-curricular sport training (as there is on the site now), and occasional use by community groups within the College - the Parents' Association, Alumni Association and other support groups and associations.'</i></p> <p>In summary, the OMP provides that:</p> <ul style="list-style-type: none">• There are no additional/new external uses proposed as part of the SSDA;• There are no additional/new weekend, or out of hours activities proposed; and• Existing seasonal swim program will operate year-round but at the same times and to the existing school community groups. The year-round operation will be now available as a result of the proposed swimming pool being indoors. <p>Out of hours activities are therefore as per existing arrangements on the site, they are:</p> <ul style="list-style-type: none">• After school Learn-to-Swim program;• School/curriculum based sport and physical education;• Extra-curricular sport training; and• Occasional use by community groups within the College - the Parents' Association, Alumni Association and other support groups and associations <p>Aside from extending seasonal activities to year-round (i.e. swimming), the College will retain its existing hours of use (typical school use) as follows:</p> <ul style="list-style-type: none">• Weekdays (Mon-Fri): 7am – 6pm• Weekends (Saturday only): 7am – 2pm <p>The above hours are consistent with current teacher and student use of the site (core school hours are 8.30am to 3.15pm). Of course, like any school it is difficult to specifically confirm these will be the precise hours of use of the site due to the fluid nature of the activities.</p>	<p>Appendix 11 (Traffic Impact Statement)</p> <p>Appendix 14 (Community use letter)</p> <p>Appendix 15 (Acoustic Assessment)</p>

Issue	Response	Reference
	<p>Notwithstanding the above, the school has prepared a letter which accompanies this report regarding <i>'potential'</i> future community use of the proposed facilities. The letter provides the following:</p> <p><i>'Roseville College (the School) is, and has always been, a community minded School who understands their role in the social and community fabric of the Roseville area and, more broadly, across the north shore of Sydney. With our proposed new Sport and Wellbeing Centre (the Centre), the School wishes to continue our role in fostering, and facilitating, social and community betterment by offering community groups access to the modern, state of the art facilities that the Centre will provide.'</i></p> <p>Potential community use options the School are exploring to further create community betterment include:</p> <ul style="list-style-type: none">• <i>Providing community use of the proposed tennis courts (possibly in partnership with the adjoining Roseville Lawn Tennis Club),</i>• <i>Providing access to GLAs outside of school hours for children's dance lessons; and</i>• <i>'Aquarobics'/fitness classes for local residents</i>• <i>Access to swimming lessons and swimming pool use for local residents</i>• <i>Access to facilities (pool, and strength and conditioning space) by alumni'</i> <p>The school has not been able to make commitments to the above mentioned potential community user groups as the SSDA is yet to be determined. With regard to relevant technical reports and their consideration of 'out-of-hours' uses of the site, please see below.</p> <p><u>Noise/Acoustics:</u> The projects Acoustic consultants advise that their analysis has considered use of the site across a broad assessment timeframe which would 'capture' out-of-hours activities. The acoustic assessment accompanying this report states the following:</p> <p><i>'Acoustic Dynamics understands that the proposal is not seeking to increase the hours of operation from the existing site usage. Seasonal swim programmes (currently offered on site) are proposed to operate year round however they will be conducted at the same time and to the existing school community groups.</i></p> <p><i>The proposal intends to retain the current hours of use:</i></p> <ul style="list-style-type: none">• <i>Monday to Friday 7:00am to 6:00pm;</i>• <i>Saturday 7:00am to 2:00pm;</i>• <i>After hours: 5:00pm to 10:00pm, Monday to Friday. This will include infrequent access to the gym, swimming pool and rooftop multi-purpose sports area; and</i>• <i>Staff arriving from 7:00am and staff and student/parents departing within half an hour of the cessation of activities.'</i> <p>Pages 28-31 of the Acoustic Assessment provides the following information about the noise sources considered in their assessment (see also Figure 3 and Figure 4):</p> <p><i>.....Acoustic Dynamics has undertaken calculations and modelling to assess the maximum external noise emission levels associated with the following noise sources and equipment proposed to be installed for the development:</i></p>	

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	<div><p>Table 5.1 Assumed Noise Levels of Various Noise Sources</p><table><thead><tr><th>Noise Source</th><th>Noise Level</th><th>Operating Period</th></tr></thead><tbody><tr><td>Carpark Supply Fan (ducted to rooftop)</td><td>SWL = 75 dB</td><td>24 hours</td></tr><tr><td>Carpark Exhaust Fan (ducted to rooftop)</td><td>SWL = 75 dB</td><td>24 hours</td></tr><tr><td>Pool Hall Supply Fan (ducted to rooftop)</td><td>SWL = 75 dB</td><td>24 hours</td></tr><tr><td>Pool Hall Exhaust Fan (ducted to rooftop)</td><td>SWL = 75 dB</td><td>24 hours</td></tr><tr><td>Plant Room Supply Fan (ducted to rooftop)</td><td>SWL = 75 dB</td><td>24 hours</td></tr><tr><td>Plant Room Exhaust Fan (ducted to rooftop)</td><td>SWL = 75 dB</td><td>24 hours</td></tr><tr><td>Change Rooms Supply Fan (ducted to rooftop)</td><td>SWL = 75 dB</td><td>24 hours</td></tr><tr><td>Change Rooms Exhaust Fan (ducted to rooftop)</td><td>SWL = 75 dB</td><td>24 hours</td></tr><tr><td>2 x Pool Pumps Located Within an External Enclosure</td><td>SWL = 90 dB (per pump)</td><td>24 hours</td></tr><tr><td>Staff/Student/Parent Ingress Egress¹</td><td>L_{Aeq15minute} = 60 dB</td><td rowspan="2">Monday to Friday, 7:30am to 10:15pm and Saturday 7:00am to 2:00pm</td></tr><tr><td>Vehicle Movements / Passby (60 per 15 minutes)²</td><td>L_{Aeq15minute} = 77 dB</td></tr></tbody></table><p>Note. 1) Acoustic Dynamics understands that access to the development will primarily be through the existing doors located on the southern side of the development (from Recreation Avenue). 2) Acoustic Dynamics understands that there is no expectation for vehicles to park on the surrounding streets and vehicles will be accessing the onsite car parks via Recreation Avenue.</p></div> <div><p>In addition, Acoustic Dynamics has previously carried out short-term operator-attended noise measurements representative of the noise emitted from the sporting activities proposed on the subject site. Such noises include raised speech, laughter, crowd noise, ball impacts, blown whistles and players during a competition.</p><p>The following table presents a summary of the various measured noise levels of representative activities associated with the use of similar sporting facilities and courts.</p><p>Table 5.2 Measured Noise Levels of Various Sporting Activities</p><table><thead><tr><th>Description of Noise Sources</th><th>Distance from Noise Source [m]</th><th>Measured L_{Aeq(15min)} [dB]</th><th>Measured L_{A10} [dB]</th></tr></thead><tbody><tr><td>Training session on 3 adjacent courts – coaches' raised voices dominant, occasional ball bounce (no blowing of whistles)</td><td>10</td><td>61</td><td>64</td></tr><tr><td>Netball competition games on 3 adjacent courts – frequent whistle blowing along perimeter of courts</td><td>10</td><td>72</td><td>72</td></tr></tbody></table></div>	Noise Source	Noise Level	Operating Period	Carpark Supply Fan (ducted to rooftop)	SWL = 75 dB	24 hours	Carpark Exhaust Fan (ducted to rooftop)	SWL = 75 dB	24 hours	Pool Hall Supply Fan (ducted to rooftop)	SWL = 75 dB	24 hours	Pool Hall Exhaust Fan (ducted to rooftop)	SWL = 75 dB	24 hours	Plant Room Supply Fan (ducted to rooftop)	SWL = 75 dB	24 hours	Plant Room Exhaust Fan (ducted to rooftop)	SWL = 75 dB	24 hours	Change Rooms Supply Fan (ducted to rooftop)	SWL = 75 dB	24 hours	Change Rooms Exhaust Fan (ducted to rooftop)	SWL = 75 dB	24 hours	2 x Pool Pumps Located Within an External Enclosure	SWL = 90 dB (per pump)	24 hours	Staff/Student/Parent Ingress Egress ¹	L _{Aeq15minute} = 60 dB	Monday to Friday, 7:30am to 10:15pm and Saturday 7:00am to 2:00pm	Vehicle Movements / Passby (60 per 15 minutes) ²	L _{Aeq15minute} = 77 dB	Description of Noise Sources	Distance from Noise Source [m]	Measured L _{Aeq(15min)} [dB]	Measured L _{A10} [dB]	Training session on 3 adjacent courts – coaches' raised voices dominant, occasional ball bounce (no blowing of whistles)	10	61	64	Netball competition games on 3 adjacent courts – frequent whistle blowing along perimeter of courts	10	72	72								
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	<div><p>Figure 3 Extract from Development Application Acoustic Assessment – assumed noise levels of various noise sources</p></div> <div><p>Table 5.4 Calculated Maximum External L_{Aeq(15minute)} Noise Emission & Objectives (Day/Evening Period)</p><table><thead><tr><th>Receiver Location</th><th>Activity / Noise Source</th><th>Relevant Assessment Period</th><th>Calculated Maximum L_{Aeq} Noise Level¹ [dB]</th><th>L_{Aeq} Noise Emission Objective [dB]</th><th>Complies?</th></tr></thead><tbody><tr><td rowspan="4">Residential Receivers at 26 to 32 Bancroft Ave (North)</td><td>Mechanical Plant</td><td rowspan="4">Evening² (6pm to 10pm)</td><td>25</td><td rowspan="4">41</td><td rowspan="4">Yes</td></tr><tr><td>Ingress & Egress</td><td>17</td></tr><tr><td>Rooftop Sport Activities (60 Participants)³</td><td>40</td></tr><tr><td>Cumulative Total</td><td>40</td></tr><tr><td rowspan="4">Residential Receivers at 39 Bancroft Ave (East)</td><td>Mechanical Plant</td><td rowspan="4">Evening² (6pm to 10pm)</td><td>31</td><td rowspan="4">41</td><td rowspan="4">Yes</td></tr><tr><td>Ingress & Egress</td><td>21</td></tr><tr><td>Rooftop Sport Activities (60 Participants)³</td><td>41</td></tr><tr><td>Cumulative Total</td><td>41</td></tr></tbody></table></div> <div><table><thead><tr><th rowspan="4">Residential Receivers at 23 Bancroft Ave (West)</th><th>Mechanical Plant</th><th rowspan="4">Evening² (6pm to 10pm)</th><th>11</th><th rowspan="4">41</th><th rowspan="4">Yes</th></tr><tr><th>Ingress & Egress</th><th>2</th></tr><tr><th>Rooftop Sport Activities (60 Participants)³</th><th>31</th></tr><tr><th>Cumulative Total</th><th>31</th></tr><tr><td rowspan="4">Residential Receivers at 33 to 41 Victoria St (South)</td><td>Mechanical Plant</td><td rowspan="4">Evening² (6pm to 10pm)</td><th>27</th><th rowspan="4">41</th><th rowspan="4">Yes</th></tr><tr><td>Ingress & Egress</td><th>13</th></tr><tr><td>Rooftop Sport Activities (60 Participants)³</td><th>27</th></tr><tr><td>Cumulative Total</td><th>30</th></tr></thead></table><p>Notes: 1) External noise emission levels calculated at the most affected boundary location to the relevant source 2) Compliance during evening time assessment periods will also result in compliance during day and evening. 3) Activities modelled as groups of five participants (point sources) located on the rooftop at an average height of 1.5 metres above the court ground level. Each group of five participants has an assumed sound power level = 85 dB(A). Calculation is based on noise associated with half of all participants (i.e. 30) simultaneously emitting/generating maximum noise levels which is deemed to be highly conservative.</p></div>	Receiver Location	Activity / Noise Source	Relevant Assessment Period	Calculated Maximum L _{Aeq} Noise Level ¹ [dB]	L _{Aeq} Noise Emission Objective [dB]	Complies?	Residential Receivers at 26 to 32 Bancroft Ave (North)	Mechanical Plant	Evening ² (6pm to 10pm)	25	41	Yes	Ingress & Egress	17	Rooftop Sport Activities (60 Participants) ³	40	Cumulative Total	40	Residential Receivers at 39 Bancroft Ave (East)	Mechanical Plant	Evening ² (6pm to 10pm)	31	41	Yes	Ingress & Egress	21	Rooftop Sport Activities (60 Participants) ³	41	Cumulative Total	41	Residential Receivers at 23 Bancroft Ave (West)	Mechanical Plant	Evening ² (6pm to 10pm)	11	41	Yes	Ingress & Egress	2	Rooftop Sport Activities (60 Participants) ³	31	Cumulative Total	31	Residential Receivers at 33 to 41 Victoria St (South)	Mechanical Plant	Evening ² (6pm to 10pm)	27	41	Yes	Ingress & Egress	13	Rooftop Sport Activities (60 Participants) ³	27	Cumulative Total	30	
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	<p>With regard to Figure 4, we note the use of 60 participants up to 10pm in the analysis. These parameters provide a conservative analysis for the development. In reality, there are no external lights proposed on the sports courts as such they will not be used up until 10pm.</p> <p>The Development Application Acoustic Assessment concludes:</p> <p>‘Acoustic Dynamics has conducted an assessment of road traffic noise intrusion, external noise emission and assessment and advice relating to internal acoustic privacy for the proposed education facility development at 29-37 Bancroft Avenue, Roseville, NSW. A review of applicable noise standards and local authority noise criteria was conducted. Noise intrusion, noise emission levels and internal privacy were assessed in accordance with the requirements of:</p> <p>(a) Ku-ring-gai Council;</p>																																																							

Issue	Response	Reference
	<p>(b) NSW Department of Planning & Infrastructure;</p> <p>(c) NSW Department of Education;</p> <p>(d) Environment Protection Authority (EPA); and</p> <p>(e) Australian Standards.</p> <p>Acoustic Dynamics advises that the incorporation of the recommendations of this report into the design and construction of the proposed development will achieve compliance with the relevant acoustic design requirements of Ku-ring-gai Council, the NSW Department of Planning & Infrastructure and the NSW Department of Education.'</p> <p>As seen, the acoustic assessment has utilised out-of-hours parameters in their assessment of the potential acoustic impacts arising from the proposed development whilst also considering the schools hours of operation.</p> <p><u>Traffic:</u></p> <p>A revised Traffic Impact Assessment (TIA) accompanies this report. Section 5.5 of the report discusses 'out of peak and weekend operations' as per below:</p> <p><i>'With reference to section 2.3.1, the hours of operation of the school will remain unchanged—current core school hours: 8.30am to 3.15pm; other school facilities: 7am to 6pm Monday to Friday and 7am to 2pm on Saturdays.</i></p> <p><i>The school AM peak hour aligns with the network peak, based on data from TfNSW permanent counter on Pacific Highway, Roseville (Station Id: 33013). The SIDRA results from section 5.4 demonstrate that the net traffic impact is minor with spare capacity. Therefore, it can be assumed that the impact outside of this time is even less, considering that the peak generation occurs inside the peak.</i></p> <p><i>The school PM peak hour does not generally align with the road network peak hour. Therefore, the minimal impact of the school on the surrounding road network demonstrated by the modelling results in section 5.4 is expected to be far less outside the network peaks.</i></p> <p><i>It should be noted that there are currently no scheduled weekend swim classes. However, if this changes in the future, trip generation by the school on weekends would only be by the pool and tennis courts and would not include the normal class drop-off/pick up by parents or college staff included in the analysis in section 5.4, which demonstrated a LoS A with significant spare capacity to accommodate additional traffic activity. Further, if there were any future generation by the pool swim classes on Saturdays this would be distributed over the 7 hour operational time (7am-2pm).'</i></p> <p>As shown above, the TIA has considered out-of-hours (out of peak) activities, including potential weekend use of the swimming pool and tennis courts. The TIA considers there to be minimal impact on the local road network.</p>	
<p>Built form, urban design and environmental amenity</p> <p>Provide information in relation to the options analysis considered in the design of the proposed development, including any consideration given to options that would locate the proposed new built form further to the east within the centre of the existing school site which allow retention of the existing dwelling on 37 Bancroft Avenue.</p>	<p>A Design Options Analysis (DOAR) report has been prepared by BHA and DFP. The report provides analysis and discussion on multiple design options which have been considered for the site, which allow retention of the existing dwelling on 37 Bancroft Avenue.</p> <p>The DOAR is accompanied by the following documents prepared by BHA:</p> <ul style="list-style-type: none">Existing Buildings Evaluation Plan;Building massing options report; andResponse to Submissions Comparison Perspectives Report. <p>The revised architectural design has also been reviewed by GBA Heritage, with a Statement of Heritage Impact (SoHI) subsequently prepared which accompanies this report. The SoHI analyses the revised architectural design package and addresses the recommendations contained within the 'Heritage Peer Review' report prepared by NBRS Heritage dated 26 August 2020, as procured by the DPIE to peer review the original Urbis Heritage Impact Statement which formed part of the EIS package. GBA's SoHI concludes as follows:</p> <ul style="list-style-type: none">Roseville College, 27-29 Bancroft Avenue, is not listed as an item of heritage significance in any statutory instrument, nor is it located in an HCA.It is however, bordered by the Clanville HCA to the east and the Lord Street/ Bancroft Avenue HCA to the north and west.It is also located in the vicinity of the listed heritage items at 19, 24, 26 and 28 Bancroft Avenue.37 Bancroft Avenue is located on the edge and western extremity of the Clanville HCA, in which it is a contributory itemOther listed heritage items in the wider locality are separated from the subject site by distance, roadways and buildings, and have no direct visual connection to the site.The demolition of 37 will impact the HCA, but is considered acceptable given that it is located on the western extremity, will allow the retention of Rose Cottage (31), and will reduce impact on heritage items in the vicinityThe impact of the demolition is mitigated through the retention of street trees and the front garden setting to conceal the development and the setbacks, modulation, and design of the proposed SWELL CentreThe proposed development is consistent with the existing form of recent development adjacent to the Clanville HCA and Lord Street/ Bancroft Avenue HCAThe College's buildings, 31, 29 and 27, and their ability to contribute to the heritage character of the streetscape will be retained.The proposed SWELL Centre will have no adverse impact on the heritage significance of the adjacent Lord/ Street Bancroft Avenue HCAThe proposed development will have no physical impact on the heritage items in the vicinity of the site.There are no visual connections between the subject site and the heritage items in the vicinity that have been identified as contributing factors to the cultural heritage significance of any of these places.The proposed SWELL Centre does not generate any unacceptable adverse impacts, as existing views and the setting of the heritage items in the vicinity are retained.The design of the proposed SWELL Centre has been amended to address the Department and Council's concerns, to mitigate any associated impacts and to better respond to the conditions of the site and its immediate contextThe proposed development is acceptable within the heritage requirements and guidelines of the Ku-ring-gai LEP 2015 and the Ku-ring-gai DCP.Should any unexpected relics be disturbed during excavation of the site, they must be managed under the Archaeological provisions of the NSW Heritage Act.	<p>Appendix 2 (Architectural Plans)</p> <p>Appendix 5 (DOAR)</p> <p>Appendix 10 (SoHI)</p>

Issue	Response	Reference
Address the concerns raised by Council in relation to the appropriateness of the scale, setbacks and articulation of the proposed new built form in consideration of the character of the area and environmental impacts on 39 Bancroft Avenue.	<p>The project team has undertaken extensive consultation with Council and the adjoining landowners (39 Bancroft Avenue, Roseville). As can be found in the revised architectural design package, the proposed development amendments include:</p> <ul style="list-style-type: none">• The side boundary setback to No. 39 Bancroft Avenue has been significantly increased. This provides for an increased landscape buffer to No. 39 Bancroft and in turn increased soil depths for soft landscape elements;• The perception of bulk and scale is greatly reduced through the above mentioned side setback increase and a redesign of level 3 which substantially “pulls back” the south eastern corner of the building from the eastern boundary, providing built form more centrally on the site. This also reduces the height of the development in the south-eastern corner with only a small portion of level 3 now being within the 37 Bancroft Avenue allotment;• The general height across the proposal has slightly decreased; and• The skillion roof awning/covered area which was previously proposed on the eastern side of the sports courts is no longer proposed. This further reduces the perception of bulk and scale and potential shadowing impacts. <p>Section 7 of this report provides a detailed response to Council’s submission.</p> <p>The project team has also consulted with the owners of 39 Bancroft Avenue in the design development of the revised architectural package. Please refer to Section 9 of this report for information on this consultation.</p>	<p>Section 7</p> <p>Section 9</p> <p>Appendix 2 (Architectural Plans)</p> <p>Appendix 9 (File Note)</p>
Provide additional site layout plan and detailed sections at a larger scale (including sections with and without landscaping) that clearly depict the proposed interface along the boundary between 39 Bancroft Avenue and the proposed development. These should clearly detail the proposed levels, fencing and landscaping, including soil depths.	<p>These details have been provided in the revised Architectural design package prepared by BHA, Architectural Comparisons prepared by BHA and revised Landscape designs prepared by Sym Studios. Please also refer to Section 7 below for additional information on the eastern boundary interface with 39 Bancroft Avenue</p>	<p>Appendix 2 (Architectural Plans)</p> <p>Appendix 4 (Architectural Comparisons)</p> <p>Appendix 6 (Landscape plans)</p>
<p>Trees and Landscaping</p> <p>Address the concerns raised by Council in relation to the removal of Tree No. 7, the proposed landscape design and lack of deep soil planting along the eastern boundary.</p>	<p>As a result of on-going consultation with Council, Tree 7 is now retained. Please refer to the revised Landscape design package and Arboricultural Impact Appraisal and Method Statement accompanying this report.</p>	<p>Appendix 6 (Landscape plans)</p> <p>Appendix 7 (Arborist Statement)</p>
<p>Transport</p> <p>Provide an updated Traffic Impact Assessment that considers impacts of out of hours activities, including weekend sporting or other activities, as requested by Transport for NSW.</p>	<p>Please refer to the discussion on this matter above previously within this table.</p>	<p>Appendix 11 (Traffic Impact Statement)</p> <p>Section 2 of this report</p>
Provide details of bicycle parking and end-of-trip facilities currently provided on the school site for students, staff and visitors and proposed to be provided in the proposed development.	<p>Roseville College has a ‘no bicycle’ policy for students for safety reasons, therefore not providing any on-site bicycle parking facilities for students. The TIA accompanying this report makes the following comments regarding bicycle parking and end of trip facilities:</p> <p><i>‘The subject site is located within a well-connected bicycle network with the planned upgrade works. Figure 3.4 presents a screenshot of the cycle map published by Council. This will encourage and promote cycling as an alternative mode of transport for its occupants which is a healthy, low cost and environmentally-friendly method of travel.</i></p> <p><i>The existing on-road bicycle route runs along Bancroft Avenue, providing access to Roseville Train Station. Hence, staff living within 5km from the College should be encouraged to choose cycling as the preferred mode of share, taking advantage of the good cycling infrastructure surrounding the College.</i></p> <p><i>The school does not currently provide bicycle parking for students for safety reasons. However, there is a commitment through the provision of the Green Travel Plan (GTP), prepared to address part of Requirement 7 set out in the SEARs:</i></p> <p><i>“Details of travel demand management measures to minimise the impact on general traffic and bus operations, including details of a location-specific sustainable travel Plan (Green Travel Plan and specific Workplace travel plan) and the provision of facilities to increase the non-car mode share for travel to and from the site.”</i></p> <p><i>Part of the GTP is the provision of end of trip facilities and bicycle parking. To increase the bicycle usage to the campus, the following measures are being considered:</i></p> <ul style="list-style-type: none">• <i>A working partnership could be established with Ku-ring-gai Council, RMS and TfNSW to build the additional cycling infrastructure within the vicinity of the campus;</i>• <i>A fully featured Cycling Map of the area could be printed and placed at prime locations on campus;</i>• <i>Information regarding appropriate cycling routes to the College campus could be provided to the staff members to better inform about the many dedicated cycling facilities in the precinct;</i>• <i>A bicycle buddy scheme could be considered to assist new cyclists taking up cycling to and from the College campus; and</i>• <i>The existing way finding signage for the cyclists could be reviewed and discussed with Ku-ring-gai Council.</i>• <i>Create cycling education / training programs to provide safe cycling technique and tips.</i>• <i>Promote and/or support cycling events, such as Ride2School Day Event, MS Gong Ride, Spring Cycle and etc,’</i>	<p>Appendix 11 (Traffic Impact Statement)</p>

Issue	Response	Reference
	We note that there are not any specific controls within the Ku-ring-gai Council Development Control Plans relating to bicycle parking and/or end-of-trip facilities for schools (educational establishments). Notwithstanding, the Roseville College campus has sufficient space to provide a nominal amount of bicycle parking facilities across the broader campus and an end-of-trip area for potential future staff use (noting new amenities are proposed as part of the development). Conditions of any subsequent consent could enforce this requirement. It must also be noted that in the vast majority, staff utilise private vehicles or public transport to get to Roseville College (see staff travel survey in section 4.2.1 of the TIA).	
Contamination Clarify if site soils in the vicinity of bore hole BH405 (as discussed in the Preliminary Site Assessment included in the Environmental Impact Statement) are to be used in landscaping of the site. If soils are to be used, further assessment of these soils should be undertaken as recommended in the Preliminary Site Assessment.	<p>A revised PSI Report has been prepared which accompanies this report. Section 13 of the report provides the following options in relation to soils in or in the vicinity of BH405:</p> <ul style="list-style-type: none">Option 1: <i>Given that the bulk of fill / soil material will be removed as part of the proposed development, the copper EIL exceedances found in BH405 will therefore be removed as part of the bulk excavation; or</i>Option 2: <i>If fill / soil material in BH405 is to be retained on site, we recommend 'capping' the material with validated clean material/topsoil in the proposed landscaped area or cap the material under a hardstand.</i> <p>The above options will be employed during works (one (1) and or both options). We consider it appropriate that these options could be enforced via conditions of any subsequent development consent issued.</p>	Appendix 1 (Revised PSI)

3

NSW Environmental Protection Authority

Issue	Response	Reference
<p>I refer to the invitation to comment on the Exhibition of EIS – New Student Wellness (SWELL) Centre, located at 27-29 and 37 Bancroft Avenue, Roseville (SSD 9912), received by the Environment Protection Authority on 13 November 2019.</p> <p>On the basis of the information provided, the proposal does not constitute a Scheduled Activity under Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i> (POEO Act). The EPA does not consider that the proposal will require an Environment Protection Licence (EPL) under the POEO Act.</p> <p>Accordingly, the EPA has no comments regarding the proposal and has no further interest in this proposal.</p>	<p>No actions required.</p>	<p>N/A</p>

4 NSW Office of Environment, Energy and Science Group (EES)

Issue	Response	Reference
Aboriginal Cultural Heritage If the Department determines to grant approval, EES recommends that any conditions recommended by the Aboriginal Cultural Heritage Assessment Report prepared by Urbis dated October 2019 be included as conditions of consent.	Noted. The applicant raises no objection.	N/A
Biodiversity A Biodiversity Development Assessment Report (BDAR) waiver was approved on 28 October 2019.	Noted. No response required.	N/A
EES recommends that if the Department determines to grant approval, the following conditions be included: <ul style="list-style-type: none">• The applicant shall liaise with Ku-ring-gai Council regarding the flood study currently underway to determine flood related controls arising from this study.• A flood risk management plan shall be prepared in consultation with Ku-ring-gai Council.• An emergency management plan shall be prepared and submitted to Ku-ring-gai Council.	Noted. The applicant raises no objection.	N/A

5 Transport for NSW

Issue	Response	Reference
<p>Public Transport – Bus Considerations</p> <p><u>Comment</u> The Traffic Impact Assessment (TIA), assessed the impact of the development on weekday traffic.</p> <p>Private schools generally have weekend sporting activities and there has been no assessment of the weekend traffic and transport operations.</p> <p>TfNSW operates buses along Victoria Street. There is potential for impacts on bus servicing on weekends with development traffic entering, leaving and parking on Victoria St.</p> <p><u>Recommendation</u> Clarification is sought on whether there will be weekend sporting activities. If the new facility proposes weekend sporting activities, the response to submissions should include an assessment of the potential impacts at this time.</p> <p>Potential mitigation measures may be required. Measures such as changing parking restrictions should be reviewed in consultation with the local council.</p>	<p>PTC has provided an updated TIA (Appendix 11). Please refer to discussion of weekend (out-of-peak) use in Section 2 of this report.</p>	<p>Section 2 Appendix 11 (TIA)</p>
<p>Active Transport Considerations</p> <p><u>Comment</u> Current NSW policies state the importance of walking and cycling to increase access to local centres and integrating transport with land use as part of the whole customer journey. Neither the TIA nor the Green Travel Plan (GTP) give any consideration to bicycle parking or end of trip facilities for staff, students and visitors at the new facility.</p> <p><u>Recommendation</u> It is requested that the applicant be conditioned to provide bicycle parking and end of trip facilities for staff, students and visitors in accordance with Ku-ring-gai Council Development Control Plans, standards and guideline documents including:</p> <ul style="list-style-type: none"> Locate bicycle facilities in secure, convenient, accessible areas close to the main entries incorporating adequate lighting and passive surveillance and in accordance with Austroads guidelines. 	<p>Please refer to comments previously in Section 2 of this report.</p>	<p>Section 2 Appendix 11 (TIA)</p>
<p>Green Travel Plan</p> <p><u>Comment</u> Collectively, the recommendations below are provided to encourage the use of sustainable transport to the site and discourage the use of single vehicle trips to the site, in order to manage demand on the transport network more effectively.</p> <p><u>Recommendation</u> Transport for NSW recommends that prior to occupation, the GTP is amended to include:</p> <p><u>Endorsement</u></p> <ul style="list-style-type: none"> A statement of endorsement of the Travel Plan on behalf of the College and preferably issued by the Principal, to increase the likelihood that the Travel Plan is adopted and implemented. This statement could also be used to encourage staff to mode shift. This statement could be 'in principle' until a final travel plan is developed by the College. <p><u>Implementation</u></p> <ul style="list-style-type: none"> Include an indicative timeline for implementation of the actions identified in the GTP. <p><u>Student involvement</u></p> <ul style="list-style-type: none"> Consider opportunities to involve the student body in planning and implementation of the GTP to give ownership and thereby encourage adoption of desired behaviours. <p><u>Figure 3.1 – Sydney Trains Network Map</u></p> <ul style="list-style-type: none"> Update Figure 3 with current version available online (should show completed Metro instead of StationLink). <p><u>Section 3.3 Car Parking</u></p> <ul style="list-style-type: none"> Give consideration to charging a modest levy for staff parking and using funds raised through the levy to fund initiatives that encourage and reward adoption of sustainable travel behaviours. This would help to disincentive driving, while incentivising sustainable travel choices. <p><u>Section 4.4 Target Mode Share</u></p> <ul style="list-style-type: none"> As there is currently no GTP in place and the proposed GTP would introduce a range of new initiatives designed to change travel behaviour, greater shifts in mode share should be expected and more ambitious targets adopted. It should be noted that as there is a very high proportion of staff currently driving to the site, but also a relatively high proportion of students currently using public transport, the transport environment is likely to be very conducive to mode shift amongst the staff cohort, if appropriate measures are adopted. <p><u>Section 4.5.1 Walking and 4.5.2 Cycling</u></p> <ul style="list-style-type: none"> Include promoting the health and wellbeing benefits of active travel. <p><u>Section 4.5.3 – Public transport</u></p> <ul style="list-style-type: none"> Consider College provision of Opal cards for work-related travel for any staff travelling to other sites during the day, so that a car is not required for those purposes. 	<p>PTC has provided an updated TIA (Appendix 11). Please refer to discussion also in Section 2 of this report. The applicant raises no concerns with the recommended amendments which can be made prior to occupation and be enforced via conditions of any subsequent development consent issued.</p>	<p>Section 2 Appendix 11 (TIA)</p>

5 Transport for NSW

Issue	Response	Reference
<p>Construction Traffic Management</p> <p><u>Comment</u></p> <p>A preliminary Construction Traffic Management Plan (CTMP) has been prepared in support of SSD 9912 Environmental Impact Statement (EIS). It is not clear reading the preliminary CTMP if Ku-ring-gai Council was consulted during the preparation of the CTMP. Several construction projects are likely to occur at the same time as this development. The cumulative increase in construction vehicle movements from these projects could have the potential to impact on general traffic and bus operations, as well as the safety of pedestrians and cyclists particularly during commuter peak periods.</p> <p><u>Recommendation</u></p> <p>It is requested that the applicant be conditioned to prepare a final CTMP in consultation with Ku-ring-gai Council and submit a copy of the final CTMP to Ku-ring-gai Council for endorsement, prior to the issue of any construction certificate or any preparatory, demolition or excavation works, whichever is the earlier.</p>	<p>The applicant raises no concerns with the recommendations. A final CTMP will be prepared and submitted to Council for endorsement prior to the issue of a Construction Certificate. This requirement can be enforced via conditions of any subsequent development consent issued</p>	<p>N/A</p>

6 Ausgrid

Issue	Response	Reference
Ausgrid has reviewed the EIS and in particular Appendix 19 – Infrastructure Management Plan – Electrical, and has no further submission at this stage.	Noted. No response required.	N/A

Issue	Response	Reference
<p>Summary of Planning issues raised</p> <ul style="list-style-type: none">• Out of character, form and scale with locality. Also problematic given site is opposite and surrounding two HCAs and several heritage items.• The proposed not consistent with the context of established, mainly single and two storey homes, in an established garden setting.• It will dominate this part of Bancroft Avenue and is not in keeping with the surrounding dwelling houses which comprise HCA Numbers C32 and C36.• Eastern boundary setback inadequate;• Eastern wall unrelieved;• This is excessive bulk and scale presenting to a single storey dwelling in a HCA;• Visual and acoustic privacy impacts;• inconsistent with aims, objectives and controls of Council's DCP which are to provide suitable amenity between properties;• The proposed eastern setback does not provide sufficient viable deep soil volume for the establishment of suitable and appropriate screen planting (including small trees) for the scale of the development proposed.• Noise from the proposed three rooftop courts will adversely affect the surrounding residents;• Height and FSR breaches on 37 Bancroft site;• The demolition of No 37 Bancroft Avenue, which is identified as a contributory item in HCA No. C32, is not supported;• Location of substation along Bancroft Avenue conflicts with the established streetscape character, reduces available deep soil area within the Bancroft Avenue site frontage for the provision of replenishment tree planting. Preferable for the substation to be relocated to the Recreation Avenue site frontage.	<p>The Roseville project team has been worked to refine the design of the proposed development to address comments raised by KMC in their submission to DPIE in relation to SSD-9912, dated 10 December 2019. A revised design package was forwarded by DFP to KMC via email for consideration and comments on 19.06.2020. Documents provided were:</p> <ul style="list-style-type: none">• Architectural drawings prepared by BHA; and• Landscape architecture information prepared by Sym Studio which provides written responses/discussion to landscape concerns raised by Council and neighbours along with an alternate landscape master plan scheme for the development <p>They key changes to the design (in comparison the SSDA submitted design) were summarised as follows</p> <ul style="list-style-type: none">• The side boundary setback to No. 39 Bancroft Avenue has been significantly increased. This provides for an increased landscape buffer to No. 39 Bancroft and in turn increased soil depths for soft landscape elements;• The perception of bulk and scale is greatly reduced through the above mentioned side setback increase and a redesign of level 3 which substantially "pulls back" the south eastern corner of the building from the eastern boundary, providing built form more centrally on the site. This also reduces the height of the development in the south-eastern corner with only a small portion of level 3 now being within the 37 Bancroft Avenue allotment;• The general height across the proposal has slightly decreased; and• The skillion roof awning/covered area which was previously proposed on the eastern side of the sports courts is no longer proposed. This further reduces the perception of bulk and scale and potential shadowing impacts' <p>KMC subsequently invited DFP to attend the KMC administration building to meet and discuss the proposed changes on 16 July 2020. A record of the meeting can be found in Appendix 8. Following the meeting, Council provided the following comments via email (as seen in the minutes in Appendix 8):</p> <p><i>'Thank-you for your recent presentation to Council staff on 16 July 2020 highlighting the following changes;</i></p> <ul style="list-style-type: none">• <i>The side boundary setback to No 39 Bancroft Avenue has been increased. This now provides for screen landscaping to No 39 Bancroft Avenue by increasing soil depth for deep planting.</i>• <i>The increased setback and redesign of level 3 reduced the perception of bulk and scale providing built form more centrally on the site. This also reduced the height of the development in the south-eastern corner with only a small portion of level 3 being within 37 Bancroft Avenue</i>• <i>The height across the proposal has been slightly decreased.</i>• <i>The skillion roof awning/covered area which was previously proposed on the eastern side of the sports courts is now no longer proposed. This further reduces the perception of bulk and scale and potential shadowing impacts.</i> <p><i>Following is a brief review and comments focusing on the planning, heritage and landscaping issues as requested.</i></p> <p>1.0 Planning</p> <p><i>While the proposal is still be out of character with the area, some amendments will reduce the impact on the streetscape, the surrounding two HCA's and several heritage items . The school site does not have height or floor space ratio development standards under KLCLEP. Improvements to the design will reduce the breaches in the height and floor space ratio development standards of KLEP and will have less impact on No 39 Bancroft Avenue. The height at No 37 Bancroft Avenue is now within the 9.5m height development and the floor space ratio has been reduced over this portion of the property. Being a school that has been established in the area for as long as the residential houses it must be expected that some sort of improvements to the school facilities will be undertaken over time. Similar recent examples have recently been achieved at Knox Grammar, Abbotsleigh, Brigidine College, PLC and Ravenswood in the Ku-ring-gai Council LGA and similarly in the St Catherine's in the Waverly Council LGA which has even greater densities as well as HCAs in the immediate vicinity.</i></p> <p><i>Council is still of the opinion that It is very unfortunate that it is proposed to demolish No 37 Bancroft Avenue, which is identified as a contributory item in a HCA No.C32. The unsatisfactory location of the substation will be discussed in greater detail in the heritage and landscaping sections below .</i></p> <p>2.0 Heritage</p> <p>1.1 Proposed Built Form</p> <p><i>The reduction in bulk and scale of the proposed development's overall presentation to Bancroft Ave will have a reduced impact on the HCA.</i></p> <p><i>The eastern side setback adjacent to No. 39 Bancroft Avenue, has been increased to 3.6m from the ground floor level and 6.1m from the first floor level (wall of the pool area) and is more acceptable than the original plans.</i></p> <p><i>The proposed stepping back and reduction in height of the blank wall of the pool area will have a less impact on the neighbouring property at No.39 Bancroft Road.</i></p> <p>1.2 Landscape</p> <p><i>The proposal must retain Tree 7, a mature Cerdrus deodar (Himalayan Cedar) located within the HCA in the Bancroft Avenue frontage.</i></p> <p><i>The tree has high heritage significance and makes a positive contribution to the established streetscape character and landscape setting of the HCA as a mature original specimen. The existing ground levels around the tree are to be retained. (See Landscape Officer's comments about measures to be taken for the viability of the tree).</i></p>	<p>Section 2</p> <p>Appendix 2 (Architectural Plans)</p> <p>Appendix 6 (Landscape plans)</p> <p>Appendix 7 (Arborist Statement)</p> <p>Appendix 10 (SoH)</p>
<p>Summary of Heritage issues raised:</p> <ul style="list-style-type: none">• Nos 27-29 Bancroft Avenue not individually listed as a local heritage item but is adjacent to the Lord Street/Bancroft Heritage Conservation Area and is in the vicinity of several herniate items. No 37 Bancroft Avenue is located within the boundaries of the Glanville Conservation Area in KLEP2015.• Heritage Impact Statement (HIS) has not fully justified the demolition of No 37 Bancroft Avenue against the KDCP controls Part 19B. No 37 Bancroft Avenue is identified as a contributory item in the HCA as it retains its original Federation form and detailing.• Although it (No 37 Bancroft Avenue) has painted brickwork this can be reversed. No 37 Bancroft Avenue is part of the HCA which has a high aesthetic significance as a cohesive early twentieth century and interwar development. The proposed demolition of the house and garden will have an adverse impact on the HCA;• The proposal includes the removal of a mature Cerdrus deodar (Himalayan Cedar) located within the HCA in the Bancroft Avenue frontage. The tree has high heritage significance and makes a positive contribution to the established streetscape character and landscape setting of the HCA as a mature original specimen and therefore it should be retained.• The proposed formal landscaping would be incongruent within the established landscape character of the area. It is recommended that the prosed planting be less formally structured. Further, the vertical planting design is inconsistent with the existing landscaping character of the HCA;• Eastern side setback is insufficient to provide any suitable screen planting and is inconsistent with the landscape character within the HCA;• The two storey blank wall of the proposed pool area adjacent to No 39 Bancroft Avenue is quite a dominant element and is not in accordance with Controls Part 19 F.2 of KDCP;• Unrelieved wall facing 39 Bancroft is dominant and not in accordance with the KDCP. Separation should be increased;• Trellis for the wall is iunlikely to grow in a shallow planter box. More deep soil is needed along the side boundary to provide a sufficient buffer in accordance with the controls in part 19 F.3 of KDCP		
<p>Summary of Landscaping issues raised:</p> <p><u>Trees</u></p>		

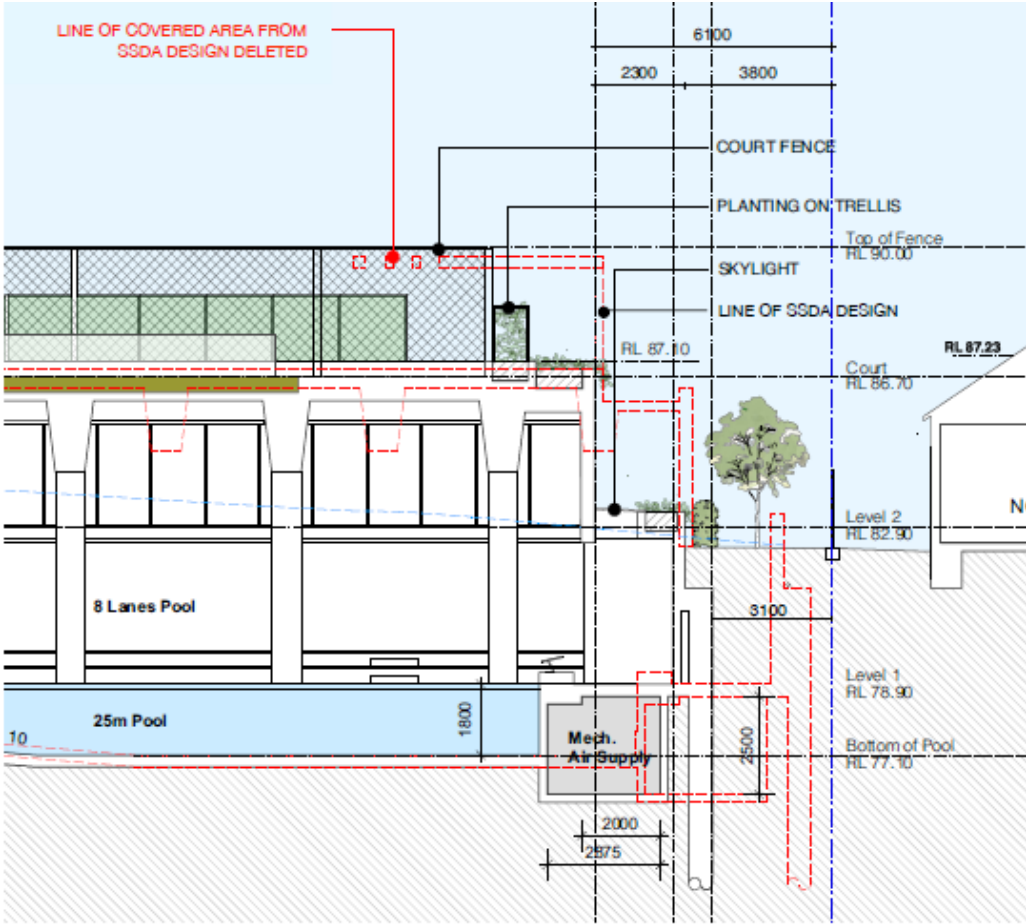
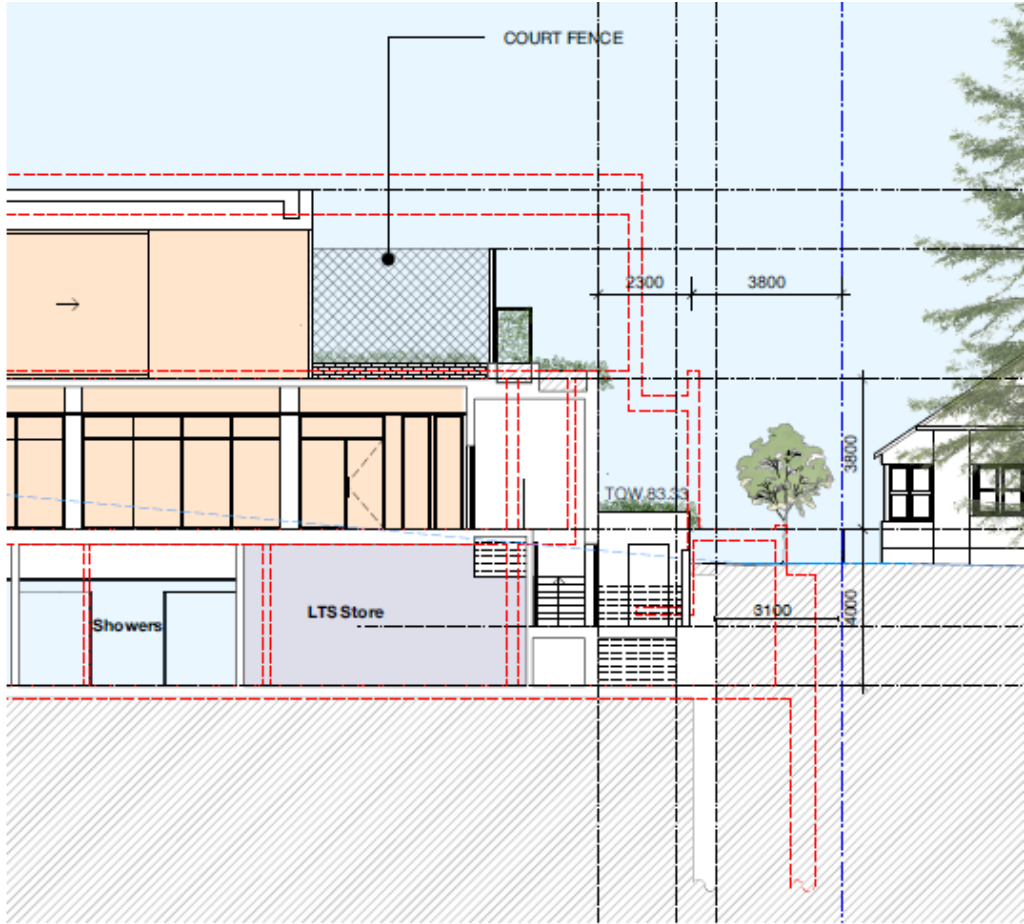
Issue	Response	Reference
<ul style="list-style-type: none">The proposal includes the removal of Tree 7. Tree 7 has high significance and contributes positively to the established streetscape character, landscape setting and the HCA;The value and visual importance of Tree 7 was identified to the applicant in the previous approved Development Application (Tree 7 was retained) and at the preliminary discussions in respect of the current application;The HIS neither mentions nor assesses the removal of Tree 7;Council's Senior Landscape Assessment Officer concurs with the applicant's arborist which reaffirms Council's position that Tree 7 is worthy of being a material site constraint and should be retained with suitable development setbacks. There is no arboricultural justification for its removal. <p><u>Eastern Setback</u></p> <ul style="list-style-type: none">The proposed eastern boundary setback is inadequate for the provision of suitable screen planting.The proposed eastern setback is inconsistent with the established landscape character within the HCA and does not provide for the enhancement of the landscape setting;It is recommended that the eastern side setback be significantly increased to allow sufficient area, including unconstrained deep soil volume/area, for the provision of screen planting in scale with the development proposal;It is recommended the screen planting consist of small to medium sized trees and a shrub layer to enhance resident amenity and privacy and to reduce visual bulk by filtering views while maintaining solar amenity. <p><u>Landscape Design Outcomes</u></p> <ul style="list-style-type: none">No eastern boundary amenity planting is proposed. The proposal includes 'row' planting of Buxus/JapaneseBox, a small evergreen hedging shrub that will not grow above fence height which does not provide screening of the development and therefore does not provide visual amenity to the neighbouring single residential property;There is insufficient soil depth and volume for elevated planters to sustain the proposed plantings;The landscape design proposes replacement planting of 1000 Litres Cedrus deodar (Himalayan Cedar) to compensate for the removal of Tree 7. While the species is appropriate, the Bancroft Avenue site frontage depth and the proximity of the proposed planting to the building and retaining structures has not considered the species mature dimensions (as evidenced by Tree 7) and therefore the trees would not be viable in the long term;The proposed row planting of 6 x Pyrus calleryana (Callery Pear) is inconsistent with the existing desired landscape character. The proposed structured landscape design outcome is inconsistent with the established landscape character. It is recommended the proposed planting be reconfigured to increase tree species variety and to be less formally structured; andThe landscape design and architectural design outcomes rely on vertical plantings. Vertical planting design outcomes are inconsistent with the existing or desired landscape character, particularly within the HCA. <p>Water Management No specific issues raised.</p> <p>Vehicular Access and Parking No specific issues raised.</p> <p>Waste Collection No specific issues raised.</p> <p>Construction Management No specific issues raised.</p> <p>Impacts on Council Infrastructure No specific Issues raised.</p> <p>Geotechnical Investigation No specific Issues raised.</p> <p>Conclusion and Recommendation</p> <ul style="list-style-type: none">The bulk and scale of the proposed large SWELL development within a Heritage Conservation Area is excessive and totally out of scale with the existing streetscape, clearly not conforming to the existing character of the area;The demolition of 37 Bancroft Avenue, identified as contributory in the boundaries of Glanville Conservation Area (C32) in KLEP 2015, is not supported on heritage grounds;	<p><i>The proposed amended planting is now less formally structured but will need further amendments. See Landscape Officer's comments for specific responses in relation to the proposed plantings and landscaping in general.</i></p> <p><i>The eastern side setback from the adjacent property (No 39 Bancroft Avenue) has been substantially increased and will provide suitable screen planting that is consistent with the landscape character within the HCA.</i></p> <p><u>1.3 Streetscape</u></p> <p><i>The location of the proposed substation within the Bancroft Ave streetscape is an uncharacteristic element and reduces the landscape area.</i></p> <p><i>The Landscape Officer recommends, "the substation be relocated to the Recreation Ave site frontage which has a more commercial character where there is a dominance of the built form and away from residential properties. If there is no other viable option for the location of the substation, the following shall be considered:</i></p> <ul style="list-style-type: none"><i>Locating the substation within the basement</i><i>If above ground locating it perpendicular to the site frontage with a maximum setback from Bancroft Ave to include screen shrubs and trees."</i> <p>3.0 Landscaping</p> <p><i>While the amended plans are an improvement for landscape outcomes, they have not adequately addressed the viable retention of Tree 7. It is noted that no arboricultural impact assessment has been provided with the amended plans and that the TPZ and development encroachment is underestimated.</i></p> <p><u>3.1 Trees</u></p> <ul style="list-style-type: none"><i>Tree 7 – two options have been put forward:</i> <p><i>Option 1 – Retaining Tree 7</i></p> <p><i>Option 2 – Removing Tree 7</i></p> <p><i>Council's position regarding the landscape significance and the retention value of Tree 7 has not changed.</i></p> <p><i>The retention of Tree 7 with suitable development setback to enable its viable retention is the preferred landscape outcome.</i></p> <p><i>Amended plans 02 Level 1–Plan Rev G dated 15/06/20 and 03 Level 2-Plan Rev G dated15/06/20 indicate a development setback of 5.6m to the outer northern wall of Level 1. The applicant has calculated this as an encroachment of 14.3%. The development encroachment has been incorrectly calculated and is greater than that shown for the following reasons:</i></p> <ol style="list-style-type: none"><i>The TPZ (Tree Protection Zone) has been incorrectly calculated. The trunk diameter is 800mm which has a TPZ of 9.6m when assessed against AS4970-2009 Protection of Trees on Construction Sites. The applicant has incorrectly identified a TPZ of 8.4m. Therefore the TPZ is greater than that shown, and therefore the development encroachment and potential impact is greater than that depicted at 14.3%.</i><i>The shown development encroachment has not considered a proposed retaining wall that runs parallel to the northern façade, The retaining wall is setback 3.0m from Tree 7 and at the outer edge of it's SRZ (structural root zone) further reducing the development setback within the trees root plate and increasing potential tree impact through root severance. The tree's RL is identified as 84.54, with the proposed ground level/entry shown as 82.9, resulting in an excavation greater than 1.6m. It is likely the excavation will result in the severance of structural and a significant number of feeder roots, and therefore adversely impacting the health and viability of Tree 7.</i> <p><i>The following is recommended:</i></p> <ul style="list-style-type: none"><i>In the first instance a detailed arboricultural impact assessment shall be undertaken as per AS4970-2009 Protection of Trees on Construction Sites. This may require detailed non-destructive root mapping and investigation to determine the impacts of the proposal to the root plate.</i><i>The proposed retaining wall and level changes north of the building should be deleted, and existing levels and grades retained to the greatest extent possible within the TPZ of 9.6m. As per AS4970-2009 (3.3.2) it is recommended the area of encroachment be compensated elsewhere and contiguous with the TPZ.</i><i>It is recommended the area of encroachment be minimised. This can be achieved with the reduction in width of the northern side pedestrian path, currently proposed at approximately 2.4m wide. This path can be significantly reduced in width.</i><i>Subject to arboricultural impact assessment there is opportunity to amend the location of the development as a whole towards the south where there is a streetscape character dominated by the built form (therefore reducing the development impacts to tree 7 and the Bancroft Ave residential streetscape).</i> <p><u>3.2 Eastern setback</u></p> <ul style="list-style-type: none"><i>The amended eastern setback to a minimum 3.0m has greatly improved the ability for the development to provide appropriate amenity planting inclusive of evergreen screening shrubs and a mix of small deciduous and evergreen trees.</i><i>No details have been provided regarding the location of services and additional development infrastructure, but it is recommended that no services (beyond surface drainage) be located within the 3.0m eastern side setback</i> <p><u>3.3 Landscape design outcomes</u></p> <ul style="list-style-type: none"><i>Planting within the eastern setback is predominantly limited to evergreen shrubs. While this in time will provide eye level screening, it does not visually filter views of the main structure. It is recommended additional small deciduous tree species e.g. Lagerstroemia indica/Crepe</i>	

Issue	Response	Reference
<ul style="list-style-type: none">The proposed SWELL development breaches the maximum height of building (HOB) development standard of KLEP by 700mm at the south-eastern corner of 37 Bancroft Avenue;The proposed SWELL development has a Floor Space Ratio (FSR) development standard of KLEP of 0.9:1 which is well in excess of the maximum FSR permitted of 0.3:1;The eastern side setback of 513mm is inadequate to provide sufficient separation, including deep soil, to permit planting of vegetative screen to the immediate neighbour at 39 Bancroft Avenue;The location of the proposed substation within the Bancroft Avenue frontage is uncharacteristic of the established streetscape character and reduces the available unrestricted deep soil landscape area within the Bancroft Avenue site frontage for the provision of replenishment tree planting; andThe mature Tree No. 7 (Himalayan cedar) on Bancroft Avenue is significant from a streetscape, landscape and heritage perspective and should not be removed.	<p><i>Myrtle; Pyrus calleryana ‘Capital’ / Ornamental pear (an upright form) be proposed to provide mid storey amenity and screening, while providing solar amenity (winter sun/summer shade).</i></p> <ul style="list-style-type: none"><i>The planting of Cassia javenica (Java Shower Tree) is not recommended as it is a tropical species and is unlikely to grow well in Roseville’s cooler winters. There are more appropriate species consistent with the established landscape character</i><i>The planting of Podocarpus elatus (Brown/Plum Pine) is not recommended as its mature dimensions (>18m) is inappropriate to the restricted setbacks. It is recommended a smaller tree species be proposed.</i><i>Planter volume depths appear to be minimal and insufficient to support the planting proposed (no dimensions have been provided). It is recommended the ADG (Apartment design Guide) Part 4P Table 5, be used as a minimum guideline.</i><i>The amended landscape plan is conceptual, however the planting of Hydrangea sp individually within an area of lawn is ill-advised. Hydrangeas are best suited to a mixed shrub border.</i><i>The planting of an additional Cedrus deodar/Himalayan Cedar within the Northern setback is supported and an appropriate species for the HCA and streetscape character. Its location however should be amended so that it does not conflict with the proposed sub-station to ensure its long term viability.</i> <p><u>3.3 Streetscape</u></p> <ul style="list-style-type: none"><i>The location of the proposed substation within the Bancroft Ave site frontage is uncharacteristic of the established residential streetscape character, and reduces the available unrestricted deep soil landscape area within the Bancroft Ave site frontage for the provision of replenishment tree planting. It is recommended the substation be relocated to the Recreation Ave site frontage which has a more commercial character where there is a dominance of the built form and away from residential properties.</i><i>If there is no other viable option for the location of the substation, the following shall be considered:</i><ul style="list-style-type: none"><i>Locating the substation within the basement</i><i>If above ground shall be located perpendicular to the site frontage with a maximum setback from Bancroft Ave to enable the viable planting of screening shrubs and trees. In this regard the substation can be located immediately adjacent to the proposed tennis court and sufficiently setback from the existing federation era building (former dwelling), therefore maximising the available deep soil landscape area within the Bancroft Ave site frontage and reducing its visual impacts from the public domain.</i> <p><i>Hope the above is helpful for you to advance your application but please feel free to call me on 9424-0988 if you require any further information or input.’</i></p> <p>As can be seen in Council’s comments above, the revised design was more favourably considered than the original SSDA proposal. The project team has taken into consideration the comments, recommendations and suggestions above, including:</p> <ul style="list-style-type: none">Retaining tree No. 7 in the proposal, supported by an Arboricultural Impact assessment;Providing more ‘screening landscaping’ around the substation (noting that due to existing infrastructure and servicing requirements, the substation was unable to be moved from its proposed location);Providing plantings in the eastern setback consistent with Council’s comments whilst also considering the comments from the neighbouring property owners (No. 39 Bancroft Avenue); andRevising the landscape scheme to be less formal and proposing species of plants generally consistent with Council’s comments. <p>Council comments regarding the demolition of No. 37 Bancroft Avenue are acknowledged, please refer to Section 2 of this report for information on the demolition of No. 37 Bancroft Avenue.</p>	

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Department of Primary Industries

Issue	Response	Reference
The Department of Primary Industries has reviewed this proposal and has no comment.	Noted.	N/A

Issue	Response	Reference
	<p>As discussed in Section 2 of this report, the project team has consulted with the owners of 39 Bancroft Avenue in the design development of the revised architectural package. Minutes (file note) of a meeting with the owners held via video conference on 28 May 2020 accompanies this report (the minutes/file note were confirmed via email from the owners of 39 Bancroft Avenue on 15.07.2020 as reflecting the discussions in the meeting of 28.05.2020).</p> <p>As can be seen in the file note, additional information was requested by the owners of 39 Bancroft Avenue, this was provided via email from Roseville College on 06.07.2020 in the form of 3D perspective drawings, suggested plantings and notations.</p> <p>A response was received from the owners of 39 Bancroft Avenue via email on 15.07.2017 which in summary:</p> <ul style="list-style-type: none">• Suggested plantings proposed were an improvement and were generally acceptable;• Made suggestions for the inclusion of lower growing vegetation for certain areas of the site and moving certain species to certain areas on site;• Gave preference for use of certain species over others; and• Sought confirmation of levels of the proposed development. <p>The information sought in the final dot point above was provided to the owners of 39 Bancroft Avenue 18/08/2020 in the way of marked up section showing original and revised levels.</p> <p>The revised design is considered to be responsive to the concerns raised by the DPIE, Council and the owners of 39 Bancroft Avenue. Appendix 4 contains 'Architectural Comparison' plans prepared by BHA.</p> <p>Figure 5 below provides details of the interface zone between 37 and 39 Bancroft, comparing the original proposal (in red) to the revised design. These section highlight the increased building separation and ground and first floor levels, increased deep soil planting and increased landscaping on the building elevation.</p>	
<p>Key issues raised by 39 Bancroft Avenue:</p> <ul style="list-style-type: none">• Demolition of a house in the Clanville Heritage Conservation Area• Bulk and scale of the development• Imprisonment effect• Loss of privacy and amenity• Noise and acoustic impact• Loss of solar access and overshadowing• Excavation vibration• Hours of Operation• Insufficient building setbacks• Hours of Work	<div><div><p>Section A through pool hall</p></div><div><p>Section B through classrooms</p></div></div> <p>Figure 5 Comparison sections showing original proposal (in red) compared to revised design in the interface zone</p> <p>Figure 6 and Figure 7 below shows the changes which have been made as viewed from the rear yard of 39 Bancroft Avenue.</p>	<p>Section 2</p> <p>Section 7</p> <p>Appendix 2 (Architectural Plans)</p> <p>Appendix 3 (Architectural analysis information)</p> <p>Appendix 4 (Architectural Comparisons)</p> <p>Appendix 10 (SoHI)</p>

Issue	Response	Reference
	<div data-bbox="629 205 1647 705" data-label="Image"> </div> <div data-bbox="629 709 1359 739" data-label="Caption"> <p>Figure 6 Original SSDA proposal – view from rear yard of 39 Bancroft Avenue</p> </div> <div data-bbox="1670 205 2564 705" data-label="Image"> </div> <div data-bbox="1670 709 2163 739" data-label="Caption"> <p>Figure 7 Revised design of proposed development</p> </div> <div data-bbox="617 772 1418 823" data-label="Text"> <p><u>Demolition of a house in the Clanville Heritage Conservation Area</u> Please refer to Section 2 and Section 7 of this report as well as the SoHI in Appendix 10.</p> </div> <div data-bbox="617 844 1418 894" data-label="Text"> <p><u>Bulk and scale of the development</u> Please refer to Section 2 and Section 7 of this report as well as the SoHI in Appendix 10.</p> </div> <div data-bbox="617 915 2585 987" data-label="Text"> <p><u>Imprisonment effect</u> The reduced bulk and scale of the development, removing the rooftop/sports court skillion roof and the increased setback from 39 Bancroft Avenue is considered to significantly improve any potential amenity impacts which were arising from the original SSDA proposal.</p> </div> <div data-bbox="617 1008 2585 1100" data-label="Text"> <p><u>Loss of privacy and amenity</u> The reduced bulk and scale of the development, removing the rooftop/sports court skillion roof and the increased setback from 39 Bancroft Avenue is considered to significantly reduce any potential amenity impacts which were arising from the original SSDA proposal. There are no windows along the eastern boundary wall proposal. The classroom level is significantly setback from the eastern boundary and is not considered to create any privacy impacts. Visual screening is also provided at the sports court level (see Figure 7).</p> </div> <div data-bbox="629 1138 1730 1738" data-label="Image"> </div> <div data-bbox="676 1743 1080 1772" data-label="Caption"> <p>Figure 8 Perspective of revised proposal</p> </div> <div data-bbox="617 1785 2065 1835" data-label="Text"> <p><u>Noise and acoustic impact</u> The development application acoustic assessment at Appendix 15 has concluded that the proposal will not create unacceptable acoustic impacts within the locality.</p> </div> <div data-bbox="617 1856 2585 1927" data-label="Text"> <p><u>Loss of solar access and overshadowing</u> Please refer to shadow diagrams in the revised architectural design package at Appendix 2. With the revised design by being set further back from the eastern boundary the shadow diagrams show that the shadow cast by the proposed development will be largely confined within the site.</p> </div>	

Issue	Response	Reference
	<p><u>Excavation vibration</u> Section 8 of the development application acoustic assessment at Appendix 15 addresses potential vibration impacts. A number of measures are recommended to minimise noise and vibration impacts during construction. The report then states:</p> <p><i>‘Acoustic Dynamics advises once detailed construction specifications and schedules have been determined, a quantitative assessment can be conducted of the predicted noise impact at the nearest potentially affected receivers resulting from the proposed demolition and construction works and associated activities. Following the assessment, advice can be provided to ensure noise and vibration emission from the subject works is appropriately conditioned and can comply with the requirements of the NSW EPAs Interim Construction Noise Guideline, the NSW EPAs Assessing Vibration: A Technical Guideline and relevant Australian Standards.’</i></p> <p>Conditions of any subsequent development consent can enforce the above requirements.</p> <p><u>Hours of Operation</u> Please refer to Section 2 of this report.</p> <p><u>Insufficient building setbacks</u> A setback of 6.1m from the eastern boundary to the main part of the building is now proposed. See Section 2 and Section 7 of this report along with the revised Architectural package which includes detailed sections along the eastern boundary (Appendix 2), the Architectural analysis information (Appendix 3), Architectural Comparisons Perspectives (Appendix 4) and the SoHI (Appendix 10).</p> <p><u>Hours of Work</u> Works will be undertaken in accordance with industry standards, guidelines, and legislative requirements.</p>	

10 Organisations – Friends of Ku-ring-gai Environment Inc. (FoKE)

One (1) submission was received from an organisation. FoKE objected to the proposed development, raising the following matters:

Issue	Response	Reference
Roseville College is situated within a R2 residential area. The school has expanded quite significantly over a number of years altering and changing the streetscape and character of the area. Roseville College is surrounded by significant intact contributory Inter-War and Federation and heritage listed homes within the Clanville heritage conservation area, which we believe must be respected and not ignored.	Please refer to previous comments regarding heritage impact within Section 2 and Section 7 of this report, along with the SoHI also accompanying this report. It must also be noted that Roseville College is located within Zone SP2 Infrastructure under the <i>Ku-ring-gai (Local Centres) Local Environmental 2012</i> . A high density residential zone (R4 High Density Residential zone) adjoins the site to the south. Only 37 Bancroft Avenue is located within the R2 Low Density Residential Zone (the R2 zone).	Section 2 Section 7 Appendix 2 (Architectural Plans) Appendix 10 (SoHI)
The development proposal we believe to be bulky and out of scale with the surrounding residential homes and will further adversely affect the predominant heritage and landscape character of Roseville.	Issues of bulk and scale have been addressed within this report. Please refer to previous discussion in Section 2 and Section 3 . Heritage matters are addressed in Section 2 and Section 7 . See also the SoHI in Appendix 10 .	Section 2 Section 7 Appendix 2 (Architectural Plans) Appendix 10 (SoHI)
The school has been unfortunately allowed to detrimentally expand and overdevelop the area to a point where the local streets cannot cope with the amount of traffic and parking the school generates. With the school buying up surrounding local homes to keep adding buildings such as educational and sporting facilities, there must come a point when the expansion of a school must cease or move elsewhere particularly when the school is situated in a R2 single residential area and a heritage conservation area.	The Traffic Impact Assessment (TIA) prepared by PTC demonstrates the local road network will not be detrimentally impacted by the proposed development. The school purchasing land is not a relevant planning matter for consideration in the assessment of this SSDA. Roseville College has been part of the fabric of the locality since 1908 and as stated above, adjoins an R4 zone. The SoHI prepared by GBA Heritage accompanying this report addresses heritage related impacts of the proposed development.	Section 2 Section 5 Appendix 11 (TIA)
We object to the changing use of 37 Bancroft Avenue from residential R2 to a large-scale educational establishment and the construction of a 3 storey building to accommodate a car park, swimming pool, amenities gym, learning areas, food technology space, roof top courts and storage. The scale of the development is excessive for the space in which it is proposed. The use of large glass and aluminium framed glass panels will be out of keeping with the surrounding Roseville Inter -War and Federation heritage character. There will be significant noise increase to neighbouring properties due to the large numbers of students it is being built to cater for and the activities it will house, particularly the noise from students congregating and playing under the large expansive metal awning.	Educational establishments are a permissible use within the R2 zone. Issues of bulk and scale have been discussed within this report. Please refer to previous discussion in Section 2 and Section 7 . Heritage matters are addressed in Section 2 and Section 7 . See also the SoHI in Appendix 10 . The proposed development has been designed to accommodate the already approved 1,200 student population. Noise impacts have been considered in detail via an acoustic assessment prepared by Acoustic Dynamics (Appendix 15) which demonstrates that the proposal will not give rise to unacceptable noise, subject to the implementation of a number of recommendations which can be incorporated into future Construction Certificate documentation.	Section 2 Section 7 Appendix 2 (Architectural Plans) Appendix 10 (SoHI) Appendix 15 (Acoustic Assessment)
We understand the building will detrimentally impact the neighbouring home at 39 Bancroft Avenue due to the lack of sufficient set back, its height, sheer bulk and the large scale of the proposal. The development will also impact solar access to the property and cause overshadowing and will cause an unacceptable impact to the neighbouring home. The school has been encroaching more and more onto neighbouring properties with the resultant overbearing and oppressive impacts to neighbours and the heritage streetscape.	Issues of bulk and scale have been addressed within this report. Please refer to previous discussion in Section 2 and Section 7 . Heritage matters are addressed in Section 2 and Section 7 . See also the SoHI in Appendix 10 . Matters relating to 39 Bancroft Avenue are discussed throughout this report. The project team has significantly reduced the bulk and scale of the proposed development and significantly increased the setback to 39 Bancroft Avenue. The design of the proposed development has evolved in consultation with the owners of 39 Bancroft Avenue (and Council).	Section 2 Section 7 Appendix 2 (Architectural Plans) Appendix 10 (SoHI)
Ku-ring-gai and Roseville is renowned for its tall tree canopy, high landscape amenity and visual quality. This proposal will remove several trees which are part of this character. The proposal will allow concrete and bulky structures to replace trees and soft landscaping and will diminish the high landscape quality of the area.	Landscape plans provided at Appendix 6 have been developed in consultation with Council and the owners of 39 Bancroft Avenue. Tree 7 is being retained and overall, the proposal will contribute to the landscape quality and character of the area.	Appendix 2 (Architectural Plans) Appendix 6 (Landscape Plans)
Roseville's earliest subdivided areas such as Victoria Street, Bancroft Avenue, Lord Street and Roseville Avenue contain the majority of Queen Anne and Arts and Crafts style buildings and there is a great consistency of intact buildings. Every street including Bancroft Avenue possesses buildings of high significance and there is great consistency of intact buildings.	Heritage matters are addressed in Section 2 and Section 7 . See also the SoHI in Appendix 10 .	Section 2 Section 7 Appendix 2 (Architectural Plans) Appendix 10 (SoHI)
We understand that 37 Bancroft Avenue will be demolished with the approval of this proposal. We believe it is contrary to the principles of the Local Environmental Plan to demolish contributory buildings in a heritage conservation area. We therefore	Heritage matters are addressed in Section 2 and Section 7 . See also the SoHI in Appendix 10 .	Section 2 Section 7

Issue	Response	Reference
do not support the demolition of the contributory home at 37 Bancroft Avenue. It is our view that 37 Bancroft Avenue's dwelling and front curtilage should be retained and incorporated into the school's proposal.		Appendix 2 (Architectural Plans) Appendix 10 (SoHI)
We believe it is in the public interest that the application be rejected and that the school revise the plans to provide for a scaled down development to lessen the impact on 39 Bancroft Avenue and reduce the visual impact on the Clanville heritage conservation area.	Issues of bulk and scale have been addressed within this report. Please refer to previous discussion in Section 2 and Section 7 . Heritage matters are addressed in Section 2 and Section 7 . See also the SoHI in Appendix 10 .	Section 2 Section 7 Appendix 2 (Architectural Plans) Appendix 10 (SoHI)

11 Public Submissions

A total of sixty-seven (67) public submissions were received as a result of the SSDA’s notification and exhibition period.

- Nine (9) submissions were by way of support for the proposed development.
- Two (2) submissions provided comments only; and
- Fifty six (56) submissions raised objections.

Two (2) late public submissions were also received:

- One (1) was by way of support for the proposed development; and
- One (1) raised objections.

Key issues raised in the public submissions are summarised and addressed below:

Issue	Response	Reference
Impact on Streetscape and landscape setting. Excessive Bulk & Scale. Out of character in the area.	Issues of bulk and scale have been addressed within this report. Please refer to previous discussion in Section 2 and Section 7 . The revised landscape design is Appendix 6 has been prepared in consultation with Council and the owners of No. 39 Bancroft Avenue. Please also refer to the SoHI in Appendix 10 .	Section 2 Section 7 Appendix 6 (Landscape plans) Appendix 10 (SoHI)
Increase in traffic, including during construction.	The TIA accompanying this report has assessed the potential traffic impacts arising as a result of the proposed development and has been found to have acceptable impacts on the local road network. A Preliminary Construction Traffic Management Plan (CTMP) was provided with the original EIS at Appendix 25. The summary of the CTMP states: <i>‘This CTMP has been prepared to outline the construction traffic measures to improve site safety to the public and workers and the construction process. The construction activity is anticipated to have minimal disruption to the daily activities within the vicinity of the site. It is envisaged that this document will be continually reviewed and amended if required, due to changes in design, RMS, Councils or any other authority requirements.’</i> Accordingly, construction traffic is considered to be able to be appropriately managed	Appendix 11 (TIA)
Increased noise, including during construction.	Please refer to the Development Assessment Acoustic assessment in Appendix 15 and discussion on Acoustics in Section 2 and Section 9 of this report.	Section 2 Section 9 Appendix 15 (Acoustic Assessment)
The School should move.	This is not a planning consideration in the assessment of the application. As mentioned previously, the school has been within the area since 1908. Please also refer to the School’s history as detailed within the SoHI at Appendix 10 .	Appendix 10 (SoHI)
Demolition of dwelling in Heritage Conservation Area (HCA). General impacts on HCA.	Heritage matters are addressed in Section 2 and Section 7 . See also the SoHI in Appendix 10 .	Section 2 Section 7 Appendix 2 (Architectural Plans) Appendix 10 (SoHI)
Change in zoning to Education.	There is no proposed rezoning associated with the proposed development. Educational establishments are a permissible use within the R2 zone (the zoning of 37 Bancroft Avenue).	
General amenity matters, including: Shadowing. Windows overlooking adjacent houses/Privacy.	General amenity matters are discussed in Section 9 . It is considered that the revised design as proposed accompanying this report has	Section 2 Section 9 Appendix 2 (Architectural Plans) Appendix 3 (Architectural analysis information)

Issue	Response	Reference
		Appendix 4 (Architectural Comparisons)
Construction increases risk in riparian zone.	Advice has been received from Eco Logical Australia (which accompanies this report at Appendix 12) confirming the proposal is unlikely to create any impacts on the mapped Category 3a watercourse within the south eastern corner of property at 37 Bancroft Avenue or downstream areas.	Appendix 12 (Ecology Advice)
Schools encroachment further into Roseville.	This is not a planning consideration in the assessment of the application. As mentioned previously, the school has been within the area since 1908. Please also refer to the School's history as detailed within the SoHI and discussion on the impact of the College amalgamating with No. 37 Bancroft and thus expanding its presence along Bancroft Avenue at Appendix 10 .	Appendix 10 (SoHI)
Impact on wildlife. Impacts on trees.	An Ecological Constraints Assessment and Biodiversity Development Assessment Report Waiver was previously prepared by Eco Logical Australia (provided at Appendix 30 of the EIS). It was determined that the proposed development is not likely to have any significant impact on biodiversity values, as such, a BDAR would not be required. The dwelling at 37 Bancroft Avenue was initially considered to provide potential roosting habitat for microbats. Following additional survey for threatened microbat species, it was concluded that the detached house is unlikely to represent a significant roost site for any threatened species of microbat.	N/A
School using a Private Certifier	This is not a planning matter for consideration in the assessment of the SSDA. The use of a Register Certifier for any future certification of the development is at the discretion of the school.	N/A
Hours of operation/use	This has been previously discussed within this report.	Section 2 Section 9
Signage details not provided.	Signage details were provided in the original SSDA submission, however please also refer to the revised Architectural design package for signage details.	Appendix 2 (Architectural Plans)

12 Conclusion

This report has been prepared to address the DPIE 'Key Issues' letter dated 17 January 2020 and the submissions received by DPIE as a result of the public exhibition of State Significant Development Application (SSDA) SSD-9912.

A total of seventy-five (75) submissions were received as follows

- Seven (7) from public authorities;
- One (1) from an Organisation; and
- Sixty-seven (67) public submissions.

Two (2) late public submissions were also received:

- One (1) was by way of support for the proposed development; and
- One (1) raised objections.

As seen and articulated throughout this report, the project team has developed a revised design in consideration of the submissions received and that matters raised in DPIE's 'Key Issues' letter. The revised design has also been undertaken in consultation with Council and the owners of 39 Bancroft Avenue, Roseville with a view to address their concerns to the fullest extent possible.

The proposed development as amended is considered to generally address the matters raised in submissions received by the DPIE during the public exhibition process. The proposed development is considered to also generally address the 'key issues' raised by the DPIE.