



21 April 2021  
Our Ref: 20676A.20SE

planning consultants

Mr Brent Devine  
Acting Team Leader, School Infrastructure Assessments  
Department of Planning, Industry and Environment

**By Email:**      **brent.devine@planning.nsw.gov.au**

Dear Mr Devine,

**SUBJECT:      REQUEST FOR ADDITIONAL INFORMATION RFI-17442667**  
**SSDA NO.:    SSD-9912 ROSEVILLE COLLEGE – NEW SPORT AND WELLBEING**  
**CENTRE DEVELOPMENT**  
**PROPERTY:   27-29 AND 37 BANCROFT AVENUE, ROSEVILLE**

This letter has been prepared in response to the above Request for Information (RFI) issued by the Department of Planning, Industry and Environment (DPIE) on 12 April 2021.

The following responses are provided to the queries raised by DPIE in the above RFI:

***a) Provide a consolidated list of amendments that have been made to the proposal following the exhibition of the Environmental Impact Statement. This includes (but is not limited to) amendments to the built form and design of the proposed building, amendments to car parking arrangements, tree removal and retention and landscaping.***

Response: A consolidated list of amendments has been prepared which clarifies these matters (**Attachment 1**). Design verification documents which accompany the list of amendments have also been provided (**Attachment 2**).

***b) The Traffic Impact Statement prepared by ptc. and submitted with the RtS (dated 16 October 2020) states that there are 127 on-site car parking spaces provided for staff and Year 12 students, which are located across multiple basement car parks and includes at-grade car parking areas. Please confirm:***

***i. the total number of on-site car parking spaces that are currently provided on the grounds of Roseville College.***

Response: Brewster Hjorth Architects has prepared Parking Verification Plans (**Attachment 3**) to assist with this query. The total number of on-site car parking spaces that are currently provided on the grounds of Roseville College is 129 spaces.

The number of existing car parking spaces lost to create the driveway connection between the existing buildings and the proposed Level 1 basement car park of the SWELL Centre is one (1) space. The number of revised parking spaces on Level 1 of the SWELL Centre is 25 spaces, while the number of revised parking spaces on Level 2 is 23 spaces. The total car parking provision on the campus (resulting from the revised RTS design) is (128+25+23 =) 176 spaces.

***ii. the location of all basement car parks across the school campus (i.e. identify which of the school's existing buildings currently provide basement car parking) and the specific access points for each.***

Response: The Parking Verification Plans (**Attachment 3**) clarify the location of all basement car parks across the school campus, and the access points for each.

***iii. the location of at-grade car parking spaces and access points to these spaces.***

Response: The Parking Verification Plans (**Attachment 3**) clarify the location of all at-grade car parking spaces and access points to these spaces.

***c) Confirm whether conditions (2) and (3) of DA0261/16 (approved by Ku-ring-gai Council on 6 April 2017) have been addressed by Roseville College, to Council's satisfaction.***

Response: This submission confirms for DPIE that Condition 2 of DA0261/16 has been addressed by Roseville College to the satisfaction of Ku Ring Gai Council through confirming that 129 car parking spaces are available (refer to Parking Verification Plans (**Attachment 3**)). Accordingly, the student cap of 1,000 students permitted under Condition 2 is under effect.

In regard to Condition 3, as the car parking facilities approved under DA0262/16 have not been developed or occupied, the terms of approval under Condition 3 have not been met. Accordingly, the increase to the student cap of 1,250 students permitted under Condition 3 is not under effect.

It is anticipated that the above/attached documentation has addressed all matters raised by DPIE in the RFI letter dated 12 April 2021. Should any further information be required, please contact the undersigned on 9980 6933.

Yours faithfully  
**DFP PLANNING PTY LTD**



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Reviewed: \_\_\_\_\_

