



ROSEVILLE COLLEGE'S \$29.5-MILLION SPORTS CENTRE GETS TICK OF APPROVAL

18 June 2021

A Sydney school's plans for a new multimillion-dollar sport and wellbeing centre have been approved by the state's Independent Planning Commission with some changes.

The Anglican Schools Corporation (the Applicant) sought development consent for the new three-storey building on the Bancroft Avenue campus of Roseville College, on Sydney's north shore.

The \$29.5-million facility will include a 25-metre, eight-lane indoor pool with grandstand, strength and conditioning gymnasium, rooftop sports courts, food and technology space, general learning areas and additional basement-level car parking.

The Commission is the consent authority for this state significant development application because the Department of Planning, Industry & Environment received an objection from Ku-ring-gai Council, as well as more than 50 'unique' public objections. The Department finalised its whole-of-government assessment in May this year before referring it to the Commission for determination.

Commissioners Peter Duncan (Panel chair) and Adrian Pilton were appointed to consider the proposal. They met with the Applicant, Department and Council and inspected the site and surrounding neighbourhood.

Concerns raised by community members at a public meeting and in written submissions to the Commission focussed on the need for the development; built form; residential amenity; heritage; traffic and parking; and construction impacts.

After careful consideration of all the evidence, the Commission has today (Friday 18 June 2021) determined to approve the SSD application, subject to conditions.

In its Statement of Reasons for Decision, the Commission concluded that the site includes an existing Kindergarten-to-Year 12 girls' school that is well placed to support the demand for increased student enrolments.

It also acknowledged that the development will replace ageing school infrastructure that is no longer fit-for-purpose with new infrastructure on land this is zoned for educational uses; environmental impacts have been avoided and mitigated where possible; and impacts on surrounding land uses have been minimised and are capable of being further mitigated through conditions of consent.

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The Commission noted part of the school campus is within a heritage conservation area (37 Bancroft Avenue).

In considering the development options, the Commission found that “the buildings at 27, 29 and 31 Bancroft Avenue are quality examples of their style and contribute to the character of Bancroft Avenue ... [and] that the protection and retention of these buildings is preferable to the retention of 37 Bancroft Avenue.”

In approving the new sport and wellbeing centre, the Commission has ordered a tree on Bancroft Avenue be given greater protection and has also imposed conditions on operational transport and access management, as well as landscape treatments to lesson impacts.

The Commission’s Statement of Reasons for Decision is available here:

<https://www.ipcn.nsw.gov.au/projects/2021/05/roseville-college-sport-and-wellbeing-centre-ssd-9912>

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