



# RECORD OF SITE INSPECTION

SITE INSPECTION NOTES		
<b>Project:</b>	Roseville College, Sport and Wellbeing Centre (SSD-9912)	
<b>Meeting Location:</b>	Roseville College, Project Site and Surrounding Area	
<b>Date:</b>	Thursday, 13 May 2021	
<b>Time:</b>	8.30am – 10.15am	
ATTENDEES		
<b>Commissioners:</b>	Mr Peter Duncan AM Mr Adrian Pilton	Panel Chair
<b>Office of the IPC:</b>	Ms Jane Anderson	Senior Planning Officer
<b>Applicant:</b>	Ms Deb Magill Ms Michelle Scott Mr Stephen Earp Mr Andrew Hjorth Ms Demi Spencer	Principal, Roseville College Business Manager, Roseville College Partner, DFP Planning Director, Brewster Hjorth Architects Heritage Consultant, GBA Heritage
<b>Community Group Representatives:</b>	Mr Wayne Leamon Ms Kathy Cowley	Resident of 39 Bancroft Avenue, Roseville President, Friends of Ku-ring-gai Environment Inc (FOKE)
LOCATIONS AND KEY OBSERVATIONS		
<p><b>1) Roseville College Reception (27 Bancroft Avenue, Roseville)</b></p> <ul style="list-style-type: none"> <li>All attendees signed in at the school reception, in accordance with visitor requirements at Roseville College.</li> <li>Introduction and opening statement by Panel Chair, Peter Duncan, and Covid-19 briefing.</li> </ul> <p><b>2) Joy Yeo Performing Arts Centre</b></p> <ul style="list-style-type: none"> <li>Roseville College Principal, Deb Magill, discussed the general arrangement of the school.</li> <li>The Panel observed the Joy Yeo Performing Arts Centre.</li> </ul> <p><b>3) Multi-purpose Hall</b></p> <ul style="list-style-type: none"> <li>The Panel observed the school hall.</li> <li>Roseville College Principal, Deb Magill, described that the hall is used as a multi-purpose space.</li> </ul> <p><b>4) Junior School</b></p> <ul style="list-style-type: none"> <li>The Panel observed the Junior School courtyard.</li> <li>The Panel observed the southern pedestrian entrance to the school at Victoria Street.</li> <li>The group discussed traffic volumes along Victoria Street and Boundary Street beyond.</li> <li>The group discussed the development of the residential flat buildings located along Victoria Street and Boundary Street.</li> </ul> <p><b>5) Library</b></p> <ul style="list-style-type: none"> <li>The Panel observed the school library.</li> <li>Roseville College Principal, Deb Magill, noted that the library is a well-used space by students and teachers, and noted its recent refurbishment.</li> </ul>		



## 6) Senior School

- The Panel observed the Senior School hallways and courtyard ('Mary Richardson Building').
- Roseville College Principal, Deb Magill, noted that the buildings were constructed in the 1970s but were well-built and are still fit for purpose. Deb Magill described how classrooms were recently adapted to provide more space for science classes in accordance with changing curriculums.

## 7) Swimming Pool

- The Panel observed the existing swimming pool under the Isobel Davies Building.
- The group discussed that the pool is no longer fit for purpose and can only be used in the warmer months of the year.

## 8) Sports Courts (Site)

- The Panel observed the existing outdoor sports courts.
- The group discussed the proposed development. Stephen Earp of DFP Planning and Andrew Hjorth of Brewster Hjorth Architects discussed the extent of the development, the proposed maximum building heights in relation to the surrounding school buildings and the proposed uses.

## 9) Recreation Avenue

- The Panel observed Recreation Avenue, including the rear of the Joy Yeo Performing Arts Centre, the vehicle access to the basement car park, and the Roseville Lawn Tennis Club.
- The group discussed the car parking arrangements and connections to the proposed new development, including at-grade vehicle access and basement access through the existing basement of the Joy Yeo Performing Arts Centre.
- The group discussed the existing pedestrian pathway connecting Bancroft Park to Recreation Avenue. It was noted that there is the potential for conflict between pedestrians and vehicles at the northern end of Recreation Avenue. Stephen Earp of DFP Planning commented that they will take this point on notice and would clarify the proposed traffic management plans.

## 10) Bancroft Avenue

- The Panel observed 'Rose Cottage'.
- The Panel observed the existing vegetation fronting Bancroft Avenue.
- Andrew Hjorth of Brewster Hjorth Architects discussed the proposed retention of 'Tree 7', proposed new planting along the Bancroft Avenue frontage and the proposed location of a new substation.
- The Panel viewed the Site from the opposite side of Bancroft Avenue. Andrew Hjorth of Brewster Hjorth Architects discussed the bulk and scale of the proposed development.

## 11) 37 Bancroft Avenue (Site)

- The Panel viewed 37 Bancroft Avenue from the street. The Panel noted the building's architectural features.
- The group discussed the proposed development, including the extent of the development.

### *Formal close of the site inspection.*

## 12) 39 Bancroft Avenue

- The Commission Panel and OIPC staff viewed the Site from the neighbouring property at 39 Bancroft Avenue, which belongs to the Leamon family. The Panel viewed the Site from the rear balcony and the rear garden.
- Mr Wayne Leamon pointed out the potential impacts of the proposed development to their property, including privacy impacts, overshadowing and noise impacts.
- The group discussed the mitigation measures proposed, including vegetation planting.

**Meeting closed at:** 10.15am



## SITE INSPECTION MAP

