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Reference: S12619 / SSD9912

26 March 2021



Contact: Selwyn Segall



ATN: Mr Brent Devine

Principal Planner

School Infrastructure Assessments

NSW Department of Planning Industry and Environment

4 Parramatta Square

PARRAMATTA NSW 2150

Dear Mr Devine

**27-29 and 37 Bancroft Avenue, Roseville - State Significant Development SSD9912 - Roseville College - proposed new sport and wellbeing centre (SWELL) - Advice on Response to Submissions (RtS)**

Reference is made to the following documentation with regard to the above proposed State Significant Development Application No. SSD-9912 for the proposed new sport and wellness centre development for Roseville College:

- Minutes of the initial consultation meeting with Ku-ring-gai Council staff, Roseville College and their consultants – 15 August 2019
- Council's written submissions – 10 December 2019
- Minutes of the consultation meeting to address Council's issues in the 10/12/19 submission with Ku-ring-gai Council staff, Roseville College and their consultants – 16 July 2020
- Response to Submissions (RtS) report – January 2021

Many of the original issues have been addressed by way of the following amendments:

- The side boundary setback to 39 Bancroft Avenue has been increased with soil depth to provide adequate screen planting buffer with No. 29 Bancroft Avenue.
- The perception of bulk and scale reduced by deleting level 3 which 'pulls back' the south-eastern corner of the proposed development from the eastern boundary, providing built form more centrally on the site. This reduces the height of the development in the south-eastern corner.
- The general height across the proposal has been reduced.
- The removal of the skillion roof awning/covered area which further reduces the perception of bulk and scale and potential shadowing impacts.

Previous engineering and landscaping issues have been addressed, which means from Council's point of view the remaining major concerns remain, which relate to the bulk and scale of the development and the demolition of No. 37 Bancroft Avenue, being a contributory dwelling to a Heritage Conservation Area (HCA) No. C32.

**Proposed development is within the Clanville Conservation Area (C32) and in the vicinity of the Lord Street/Bancroft Avenue HCA (C36) and is not in keeping with the local character of the area**

The proposed development with an approximately 60 metres long elevation, although substantially reduced still remains out of character with the locality. This remains a major issue given its location within the Clanville Conservation Area (C32) and in the vicinity of the Lord Street/Bancroft Avenue HCA (C36) and several heritage items. These HCA's include the adjacent Lord Street/Bancroft Avenue heritage Conservation Area (C36) and the proposed development is within the Clanville Conservation Area (C32) as listed in KLEP 2015. The proposed development is considerable in scale and is not consistent with the context of established, mainly single and two storey dwellings, in established garden settings. It will dominate this part of Bancroft Avenue and is not in keeping with the surrounding dwelling houses, which comprise HCA's C32 and C36 including heritage items.

#### **Demolition of contributory item in HCA No 32 – No 37 Bancroft Avenue**

The dwelling at No. 37 Bancroft Avenue which is proposed to be demolished for the development is part of the HCA No. 32. This dwelling house has a high aesthetic significance, as a cohesive early twentieth century and interwar development. The proposed demolition of the house and garden still remains an issue for Council as it will have an adverse impact on the HCA. Despite the reasons raised in the RtS undertaken by DFP Planning to the demolition of No. 37 Bancroft Avenue, which is identified as a contributory item in HCA No. 32, it is still not supported by Council as no suitable justification has been provided for its removal.

#### **Conclusion and recommendation**

The bulk and scale of the proposed development is within the Clanville Conservation Area (C32) and in the vicinity of the Lord Street/Bancroft Avenue HCA (C36) 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, identifies as a contributory item in the boundaries of Clanville Conservation Area is unacceptable.

The above reasons remain Council's advice on the Response to Submissions (RtS) report (January 2021) and Council's recommendation is that the development consent to Development Application SSD9912 be refused.

Please contact Selwyn Segall, Team Leader Development Assessment (Team South) on 9424-0000 during business hours if you require further information or clarification.

Yours faithfully,



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Shaun Garland  
**Manager Development Assessment Services**

