

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Independent Planning Commission under delegation issued on 14 June 2022, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Teresa Gizzi
Team Leader
Social and Infrastructure Assessments

Sydney

25 January 2024

SCHEDULE 1

Development consent: SSD-9912 granted by the Independent Planning Commission on 18 June 2021.

For the following: Construction and operation of a Sport and Wellbeing Centre on the Roseville College school campus, including:

- demolition of outdoor sports courts at 27-29 Bancroft Avenue;
- demolition of a dwelling, ancillary structures and hardstand areas at 37 Bancroft Avenue;
- tree removal and excavation works;
- construction of a three-storey building, comprising:
 - 48 basement car parking spaces;
 - eight-lane swimming pool, associated concourse and grandstand;
 - gymnasium;
 - food technology space;
 - general learning areas;
 - change facilities, amenities and storage;
 - mechanical plant, on-site detention, filtration plant and chemical store; and
 - rooftop multi-purpose sports courts.
- landscaping; and
- signage.

Applicant: The Anglican Schools Corporation

Consent Authority: Independent Planning Commission

The Land: 27-29 and 37 Bancroft Avenue, Roseville (Lot 2003 in DP 1084428 and Lot 18 in DP 5035)

Modification: SSD-9912-Mod-2 including:

- redesign of landscaped forecourt area;
- addition of eight (8) new ivory curl trees and deletion of five (5) deciduous pear trees; and
- reconfiguration of the accessible ramp and new stairs.

SCHEDULE 2

The consent (SSD-9912) is modified as follows:

- a) Schedule 2 Part A - Condition A2 is amended by the insertion of **bold and underlined** words/numbers and deletion of ~~struck-through~~ words/numbers as follows:

Terms of Consent

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) generally in accordance with the EIS, ~~and~~ Response to Submissions **and SSD-9912-MOD-2; and**
 - (d) in accordance with the approved plans in the table below:

Architectural drawings prepared by <i>Brewster Hjorth Architects</i>			
Dwg no.	Rev	Name of plan	Date
01	I <u>J</u>	Site Plan	14/02/22 <u>08/12/23</u>
02	J	Level 1 - Plan	14/02/22
03	K	Level 2 - Plan	14/02/22
04	K <u>L</u>	Level 3 – Plan	14/02/22 <u>08/12/23</u>
05	G <u>H</u>	Roof Plan	14/02/22 <u>08/12/23</u>
06	K	Elevations North & South	14/02/22
07	K	Elevations East & West	14/02/22
08	K	Section 01 & 02	14/02/22
09	K <u>L</u>	Section 03 & 04	14/02/22 <u>08/12/23</u>
10	D	Demolished Plan	19/10/20
12	E	Detail Section 1:20	14/02/22
13	E	Signage	14/02/22
Landscape plans prepared by <i>Sym Studio</i>			
Dwg no.	Rev	Name of plan	Date
EMP05-DA-101	F <u>G</u>	Concept Landscape Masterplan	22/04/22 <u>30/11/23</u>
EMP05-DA-102	F	Detail Plan – Bancroft Avenue	22/04/22
EMP05-DA-103	H <u>I</u>	Concept Landscape Planting Plan	22/04/22 <u>30/11/23</u>
EMP05-DA-104	E <u>F</u>	Living Landscape	07/02/22 <u>30/11/23</u>
EMP05-DA-105	D	Existing Tree Impact Study	29/10/20
EMP05-DA-106	D	Bancroft Avenue Street Frontage Visual Tree Study	29/10/20

**End of modification
(SSD-9912-MOD-2)**