



The Director Planning and Assessment
Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

ATTENTION: DIRECTOR
SOCIAL AND INFRASTRUCTURE
ASSESSMENTS

Department of Planning
Received
11 DEC 2019
Scanning Room

Dear Karen Harragon

I strongly object to the above application for the following reasons:

- 1 Demolition of existing sports courts
- 2 Demolition of 37 Bancroft Avenue a Contributing item in the HCA
- 3 Construction of a new semi recessed 3 to 4 building including a 25 meter swimming pool.
- 4 Construction of roof top sports courts above the new car park
- 5 Construction of new access to car park in Recreation Avenue
- 6 Roseville College appointing a Private Certifier for the development
- 7 Significant flow-on traffic problems with parking for neighbouring properties and surrounding streets in the HCA
- 8 Urban sustainability

The plans on exhibition clearly show the scale of the demolition, construction and associated works in the Roseville Heritage Conservation Area is over-scaled, dominating and totally out of character with the HCA

The L&E Court approved 700 students in 1983 and Ku-Ring-Gai Council agreed to 830 students in 2002. Since then the college has been purchasing nearby houses in Bancroft Avenue and Victoria Street. Now with 1250 approved students, the surrounding residences will come under increasing dominance and pressure.

The college in its Statement on Environmental Effects in 2016 made much of the projected student population with the need to increase student places for the updated College Master Plan, noting that the College continued to benefit from prudent financial management and remained in an excellent position to execute on the Master Plan as it was developed. No mention was made of student and resident degradation and amenity.

The plans for the application show many photographs and artists impressions, enhanced for what the development will look like, however no

amount of photo shopping or favourable drawings can conceal the massive, out of character construction and façade fronting Bancroft Avenue.

I understand that schools are vital to our economy and have been built to accommodate increasing student numbers but this development in Bancroft Avenue, a suburban street and close to Roseville Station will completely destroy Heritage Conservation residential amenity.

This \$30 million development coupled with the St Andrews Church development will create an unstable quality of life, extreme mental problems and cumulative impact on all nearby residents as well as residents in outer perimeters.

The College administrators who instigated this development have no respect for neighbours and residents in the Heritage Conservation Area and the Consenting Authority must deny this application.

7.12.019