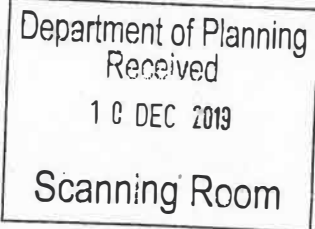


PCU078860



5th December 2019

RE: Roseville College – New Sport and Well Being Centre
Application no: SSD-9912

To whom it may concern

We are writing to object to the proposed application development submitted by Roseville College for a New Sport and Wellbeing Centre (Application No SSD-9912).

Our first objection to the development is with regards to the demolition of 37 Bancroft Ave, a property in a Heritage Conservation Area. While the Heritage Impact Statement supplied by Urbis refers to the property as a 'simple unrefined example of a Federation dwelling' (page 35), the property is nonetheless situated in Clanville HCA and more specifically the Lord St/Bancroft Ave HCA. Demolition of properties in HCA's contravenes Ku-ring-gai Council's Development Control Plan 2016 Control 19B.1. Whether the property is 'simple and unrefined' is irrelevant, the fact is the property is still in an HCA and should not be exempt. Demolition would set an unwelcome precedent in ensuring the future preservation of the character of the suburb. The Heritage Impact Statement also argues that as the property is close to the edge of the HCA its demolition should be allowed. Again, an irrelevant argument – the property is still in an HCA.

Our second objection to the development is with regards to the scale, design and character of the new proposal. The modern, flat roofed design significantly contravenes Council's Planning Control 19D.1. Local Character and Streetscape which states 'new roofs visible from the street are to reflect the size, shape, pitch, eaves and ridge heights, and bulk of contributory properties and roofs.' The flat roof modern design and scale of the proposed new development is totally unique to the street and not sympathetic to the established qualities of the proximate HCA's or individual heritage items and no amount of landscaping will disguise this.

Our third objection is with regards to traffic and parking around the school and neighbouring streets. Roseville College is situated in a residential suburb and unlike most other north shore private girls' schools is not located on a major road like the Pacific Hwy but on roads designed to accommodate local traffic. As residents of the area for ten years we have noted the increase of cars from suburbs further north using Roseville as a 'rat run' to reach Chatswood and the city. It is increasingly difficult to try and make a left or right turn out of Glencroft Ave into Bancroft Ave in peak hour times from 7am – 9am and 3pm-5pm when school is starting and finishing due to the number of cars doing school drop-offs or

pick-ups. Congestion is further compounded with the all-day parking of cars on both sides of Glencroft Ave which is evident during school terms. I have often counted over 25 P-plated cars parked on Glencroft and Bancroft Ave on any one day during school term.

With the school planning to increase its student intake over the next years we feel this is an important issue that must be addressed to stop further negative impact on local residents. An example of a school in a similar residential situation is Loreto Kirribilli. The headmistress Mrs Anna Dickinson is extremely aware of the impact the school has on the residents and has now banned senior pupils from being dropped off or picked up by car. There is no provision for students to drive cars to school and all girls are encouraged to take public transport to and from school in order to preserve the amenity for local residents as well as fostering environmental awareness in the girls. We would like to see a similar respectful response by an expanding school in a residential area implemented by Roseville College.

Yours sincerely,