

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

Attention: Director – Social Infrastructure Assessments

10 December 2019

Dear Sir,

RE: SDD- 9912 -27-29 and 37 Bancroft Avenue Roseville

We are writing to object to the proposed development. Our reasons being:

Roseville College is situated within a R2 residential area. The school has expanded quite significantly over a number of years altering and changing the streetscape and character of the area. Roseville College is surrounded by significant intact contributory Inter-War and Federation and heritage listed homes within the Clanville heritage conservation area, which we believe must be respected and not ignored.

The development proposal we believe to be bulky and out of scale with the surrounding residential homes and will further adversely affect the predominant heritage and landscape character of Roseville.

The school has been unfortunately allowed to detrimentally expand and overdevelop the area to a point where the local streets cannot cope with the amount of traffic and parking the school generates. With the school buying up surrounding local homes to keep adding buildings such as educational and sporting facilities, there must come a point when the expansion of a school must cease or move elsewhere particularly when the school is situated in a R2 single residential area and a heritage conservation area.

We object to the changing use of 37 Bancroft Avenue from residential R2 to a large-scale educational establishment and the construction of a 3 storey building to accommodate a car park, swimming pool, amenities gym, learning areas, food technology space, roof top courts and storage. The scale of the development is excessive for the space in which it is proposed. The use of large glass and aluminium framed glass panels will be out of keeping with the surrounding Roseville Inter-War and Federation heritage character. There will be significant noise increase to neighbouring properties due to the large numbers of students it is being built to cater for and the activities it will house, particularly the noise from students congregating and playing under the large expansive metal awning.

We understand the building will detrimentally impact the neighbouring home at 39 Bancroft Avenue due to the lack of sufficient set back, its height, sheer bulk and the large scale of the proposal. The development will also impact solar access to the property and cause overshadowing and will cause an unacceptable impact to the neighbouring home. The school has been encroaching more and more onto neighbouring properties with the resultant overbearing and oppressive impacts to neighbours and the heritage streetscape.

Ku-ring-gai and Roseville is renowned for its tall tree canopy, high landscape amenity and visual

2016 NATIONAL TRUST HERITAGE AWARDS HIGHLY COMMENDED
 2009 NATIONAL TRUST HERITAGE AWARDS HIGHLY COMMENDED
 2008 NSW GOVERNMENT HERITAGE VOLUNTEERS AWARD
 2000 FOKE, WINNER, NSW HERITAGE OFFICE CULTURAL HERITAGE CONSERVATION AWARD
 "HERITAGE WATCH OVER OUR PLACE OF NATIONAL SIGNIFICANCE –KU-RING-GAI"
 KEEP AUSTRALIA BEAUTIFUL COUNCIL (NSW) METRO PRIDE AWARDS.

quality. This proposal will remove several trees which are part of this character. The proposal will allow concrete and bulky structures to replace trees and soft landscaping and will diminish the high landscape quality of the area.

Roseville's earliest subdivided areas such as Victoria Street, Bancroft Avenue, Lord Street and Roseville Avenue contain the majority of Queen Anne and Arts and Crafts style buildings and there is a great consistency of intact buildings. Every street including Bancroft Avenue possesses buildings of high significance and there is great consistency of intact buildings.

We understand that 37 Bancroft Avenue will be demolished with the approval of this proposal. We believe it is contrary to the principles of the Local Environmental Plan to demolish contributory buildings in a heritage conservation area. We therefore do not support the demolition of the contributory home at 37 Bancroft Avenue. It is our view that 37 Bancroft Avenue's dwelling and front curtilage should be retained and incorporated into the school's proposal.

We believe it is in the public interest that the application be rejected and that the school revise the plans to provide for a scaled down development to lessen the impact on 39 Bancroft Avenue and reduce the visual impact on the Clanville heritage conservation area.

Yours faithfully

Kathy Cowley
PRESIDENT