

12th December, 2019

Ms Carolyn McNally
Secretary
NSW Department of Planning & Environment GPO Box 39
SYDNEY NSW 2001

Dear Madam,

SUBMISSION FOR ROSEVILLE COLLEGE - NEW SPORT AND WELLBEING CENTRE

Application No: SSD - 9912

Location: 27-29 and 37 Bancroft Avenue, ROSEVILLE, NSW

I wish to make a submission and comment on the above Proposal as **object** to most aspects of it, for the following reasons:

Having read the documents to the best of my ability, I wish to address the areas dealing with;

- Heritage, with particular reference to the Heritage Impact Statement by Urbis.
- Traffic reports, covering both traffic movement during proposed construction and the future of traffic movement catering for 1260 pupils and their parents.

Heritage.

As a local resident, I have supported the formation of the Heritage Conservation Areas of Roseville, and particularly the Clanville Conservation Area for over 20 years. It was one of the first formed in Ku-ring gai and is known to be of exceptionally high quality and integrity.

I believe the current proposal is too large, too bulky and significantly out of scale for this residentially intact HCA. It degrades the credentials which were well recognised by the eminent Conservation Consultants who lead to its formation.

The concept of the demolition of one of its contributory items (at 37 Bancroft Avenue) is unbelievable. This is the first actual bid for *demolition* of one of the HCA's contributory items by the school. WHERE DOES THIS STOP? What check or balance is in place to stop the demolition (? for yet more pupils) of the other contributory and individually listed houses items that the school has purchased? I believe that the demolition sets a dangerous and threatening precedent for the preservation of the HCA.

The Heritage Impact Report (HIS) declares that:

“The proposed demolition has been assessed as acceptable from a heritage perspective as this site is located on the boundary of the HCA, the building is an unrefined example of a Federation dwelling that has undergone modifications including the painting of the brickwork, and as the proposed development would facilitate the upgrading of facilities within a local school. Roseville College has operated as a school since 1908, the ongoing and historic use of the site is a positive heritage outcome. It is understood that the proposed works are required to meet address growing need to provide a higher level of amenity and sporting facilities for students.”

I would make 3 comments on these statements:

1. The fact that this house is on the boundary of the HCA should have no bearing on whether or not to demolish. Does this mean that we can tolerate a “nibbling at the edges” policy to degrade our heritage? I don’t think so.

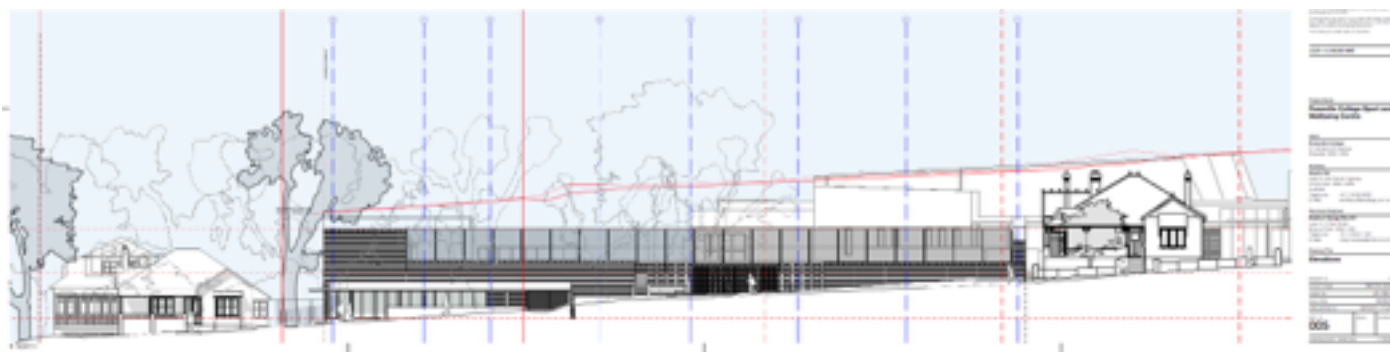
2. “unrefined example of a Federation dwelling....modifications (to the rear!!) including painting of the brickwork...” Again, no basis for demolition in my opinion. In this active and well loved HCA, one does not need to go far to see excellent renovations and restored paintwork. The point is that this building is still basically intact, and contributory as such. I strongly disagree that this house’s demolition “is acceptable from a heritage perspective.”

3. The fact that this school was once a small school started to educate the children of the local people who lived in its surrounds does not open the door and give permission for this behemoth of a commercial business to increasingly expand at huge cost to our heritage and local well-being.

Its proposed pupil numbers of 1250 are way beyond what the site allows in space for its pupils to exercise and car spaces for the staff to attend to teach. This would have been very obvious before the over reaching business grab for massive enlargement was made, and a plan to achieve it with piecemeal DA's stretching over the last 2 or 3 years.

Out of Scale

The proposed northern (Bancroft Avenue) facade that is visible in the public space is shown in a number of the reports.



On careful inspection, I realise just how massive this proposed development is. The eastern end, beside 39 Bancroft Avenue, is overwhelming in scale. It towers above the cottage at No 39, dominating and despoiling it in my view. The report explains that the proposed building is closer than allowed in the controls, but that this is excused by more than usual plantings.

“i) The proposed setback of the development from the adjacent property (39 Bancroft Avenue) is less than the established 12metres. Notwithstanding, the proposed setback and siting of the building is supported from a heritage perspective as the proposed would not detract from the heritage significance of the site. Extensive landscaping is proposed that would mitigate against any undue visual impact. Boundary plantings are proposed, along with vertical greenery and trellis planting on the proposed structure. These proposed landscaping works would ensure the green character, and outlook is retained.”

I believe this to be unacceptable.

Signage.

I cannot see any record of the proposed signage proposed for Roseville College. We are told only that it is “acceptable”. I believe this to be very important in a submission situation like this, and should be available for comment.

Trees

The loss of trees

Traffic Considerations

As an avid attendee of the Ku ring gai Art Centre, I was amazed to see that there was no reference to the impact of the many movements of the huge vehicles needed to service this proposed development on a daily basis on the Art Centre management. It is a busy and much loved facility for Ku ring gai, with 29 car spaces coming and going at least twice a day. Consideration needs to be given to its attendees, their access and their parking.

Overall, I believe the traffic management report has underestimated the bilateral parking on our suburban streets, making current ingress and egress already a nightmare, especially at school times. We have various chicanes and narrow points as well to limit "rat-running" behaviour. It has particularly overlooked the turning requirements of the 19m "truck and dog" vehicles around our narrow corners particularly with school children walking to both the Roseville Public schools and Roseville College itself. Some concession might be to eliminate the use of a "dog" trailer altogether.

Hours of Operation:

In a suburban setting such as this, with busy school traffic as above, I believe the hours of operation should be respectful of people's lives for the many months this would take.

Monday to Friday 6:30am to 5:30pm; should be **7am to 4.30pm**

Saturdays 8:30am to 1:30pm; should be **8.30am to 12midday.**