

**GENERAL COMMENTS ON PLANS FOR  
NEW SPORT AND WELLBEING CENTRE  
27-29 & 37 BANCROFT AVENUE, ROSEVILLE**

**Effect on streetscape**

The height and bulk of the structure seem out of character with the general residential nature of the area, a good deal of which is covered by the Council's Heritage Conservation Area. There are strict limitations imposed on properties within the conservation area when it comes to renovations and a desire to maintain the streetscape. This development goes against these principles.

**Traffic and Parking**

Over the last 50 years the student numbers have increased substantially from under 200 to over 900 and further increases are proposed. It was a quiet residential area once. Sadly that is not the case now. The proposed Sport and Wellbeing Centre will further erode the character of the area and the essentially residential nature of it.

During morning and evening peak hours Glencroft and Bancroft Avenues are part of a back route used by those travelling from further north to avoid the congestion on the Pacific Highway and Archbold Roads. These roads are also the designated routes for cyclists travelling through the area. Add to that the drop-off and pick-up times for the College and it results in considerable congestion. Trying to leave or enter local properties at those times is extremely difficult. Traffic management research does not appear to have adequately or thoroughly addressed these issues. The proposed Centre will add to the problem.

It is virtually a daily occurrence to have cars parked across access to properties, particularly when those collecting students are waiting for them to arrive. Driveways in the vicinity of the College are frequently used by turning vehicles, further exacerbating the problem.

Turning from Glencroft into Bancroft is a dangerous undertaking with parked cars making it virtually impossible to see what is coming along Bancroft. At peak times the traffic can be chaotic. It is only a matter of time before there is a major accident resulting in serious injury or loss of life. Restricting parking in Bancroft Avenue near the corner of Glencroft would help to alleviate this problem.

There has been a big increase in the number of students, staff and visitors who drive to the school and park in surrounding streets. It is essential that these needs are met in the new development and that it caters adequately for the School's current and foreseeable needs, although it appears that the number of car spaces in the current proposal has been reduced substantially from the previous plans submitted to Ku-ring-gai Municipal Council in 2016.

## **Noise**

The level of the courts in the current proposal is to be raised substantially from the plans submitted to the Council in 2016. When the present courts are in use it is noisy and even more so when there are people barracking, cheering and shouting encouragement. Increasing the level of the courts will certainly exacerbate the noise issues for nearby residents.

Noise mitigation should be thoroughly addressed and include appropriate barriers and landscaping to soften the bulk of the development and absorb noise.

## **Construction Plan**

This development is likely to take several years to complete and its construction will have a major impact on the surrounding area. A particular concern is access to the site from Bancroft Avenue, which should be kept to a minimum, as the area is already a heavily used thoroughfare and congested.

The area surrounding the College is already parked out during the normal working week, predominately with staff, students and visitors to Roseville College but also rail commuters. Despite assurances that workers on the project would be discouraged from parking in local streets it is highly unlikely that this would be policed in any way.

## **Proposed Use of and Access to the Centre**

It is unclear whether this Centre is for the sole use of the School community or if there are also intentions to use it for commercial purposes. Any such use and use out of school hours, on weekends and during school holidays is a major concern to local residents.

This is of concern because of the impact it has. Over recent years the out-of-hours use of school premises has increased and resulted in more disturbance from people arriving and departing. Banging car doors and loud voices are becoming a more invasive part of living in close proximity of the College.

Increased use of the school facilities prior to and after normal school hours, on weekends and during school holidays is an issue for residents as it leaves them with no respite from the continual activity on College premises.