

**Submission re Roseville College – New Sport and Wellbeing Centre
Application No. SSD-9912**

Name withheld.

I have the following objections to the abovementioned proposed development:

1. Demolition of a dwelling in a Heritage Conservation area Zoned R2 and subsequent change in zoning to Education.
2. The scale and bulk of the proposed development which are out of character with the local area and will adversely affect the character of Roseville and in particular the Roseville Conservation Area.
3. The increased noise, disruption and volume of traffic during the construction phase, particularly in Bancroft Avenue.
4. The considerable impact the operation of the Centre is likely to have on the surrounding residential area with increased noise, volume of traffic and activity relating to it's use. This is a particular concern if the Centre is used for commercial purposes other than Roseville College's own use and if it is used out of normal school hours, e.g. before and after school hours, evenings, weekends and school holidays.
5. The amount of parking provided within the College grounds appears to be inadequate for current student numbers and proposed future expansion of student numbers, associated staff and visitors judging by the current volume of parking in surrounding streets.

12 December 2019