

## **Objection – Roseville College New Sport and Wellbeing Centre**

### **Resident of 43 Bancroft Avenue**

I am writing as a concerned resident of Bancroft Avenue, Roseville. Our street is a bustling community and heritage zone, and whilst Roseville College is an integral part of our area, this proposed development poses significant and substantial harm to our community eco-system.

#### **Disruption – traffic, noise, drilling**

The development of a large commercial style sports centre is not appropriate in a residential and school zone. The proposed underground drilling alone that would be required to facilitate an underground car park, plus a pool and gym is audacious and poses **significant risk to our homes and community**.

#### **Heritage area**

Bancroft Avenue (as with most streets in the area) is a heritage conservation area. The homes in this area are protected for a reason – to conserve history, and to protect architecture of significance. The introduction of a large commercial sports centre, primarily made of glass and steel will significantly and detrimentally impact our heritage area and the façade of the suburb. The proposal will also see this building sit approximately 4 levels above the current street level, leaving a material impact on the area, and impacting the privacy and enjoyment of our property, the public park and gardens.

If the NSW Government and Local council permit this construction project to go ahead, these two Government bodies (as representative of constituents) are essentially **demeaning the value of heritage conservation** and the right to private enjoyment of our own property.

#### **Riparian zone**

Bancroft Avenue sits on a Riparian Zone. This is noted in all local council and NSW government planning maps and public summaries. In our property alone, several streams run underneath the ground and we are required to maintain a training wall on our own property (as imposed by the NSW Government) to mitigate flood risk.

As you can imagine we are incredulous that a construction project of this size is planned for three doors down, which would **drill into these riparian zones**. The impact to environment would be extreme, and risk to our property heightened. Construction of this type and significance should **not be permissible** in this area.

#### **Traffic disruption**

The street is already at full capacity on school weekdays, both in relation to parking and foot traffic. The introduction of large construction vehicles and drilling equipment will pose significant risk to school students and residents.

**Small community areas are zoned this way for a reason – the infrastructure**

**and streets surrounding, are not intended to accommodate large scale commercial operations and construction.** We have significant concerns with the impact to traffic the construction would cause, but also the ongoing impact to traffic this Sports centre would provide all throughout the week and on the weekend.

**Impact to the enjoyment of our property**

Many of us conduct business (including work from home arrangements) from our homes, and significant construction would be detrimental to the enjoyment and use of our property – including noise disruption and the vertigo impacts from constant drilling and disruption.

**Conclusion**

Roseville College has not considered the material points listed above in this letter of Objection, including the significant risk posed to the community and residents of Bancroft Avenue. The NSW Government must not permit the construction of this Project. If Roseville College seeks to build a sports centre of this magnitude, it should buy land elsewhere, not in the epi-centre of a heritage community zone, that sits on Riparian flood zones.