

36 Bancroft Avenue  
Roseville  
NSW 2069

11<sup>th</sup> December, 2019

Secretary  
NSW Department of Planning Industry and Environment  
(Submission via NSW Planning Portal)

Dear Secretary

**Major Project: Application Number SSD-9912  
Roseville College – New Sport and Wellbeing Centre**

We, Lisa and Paul Sampson, object to the referenced development for the reasons detailed in this submission. We have been residents of 36 Bancroft Avenue for over 12 years and strongly believe that if permitted this development will significantly impact the character, amenity and tranquillity of the adjoining residential area.

**Reasons for Objection:**

**1. Scale and bulk of structure**

Roseville College is located within the Clanville Heritage Conservation Area. The scale and bulk of the proposed development is not consistent with the nature of residences and parkland in Bancroft Avenue, Roseville. The proposed structure will be more than 3 house storeys in height at its eastern boundary and span more than 4 traditional house blocks. The north elevation drawings contained in the submission, showing the height of the proposed structure compared to the existing Joy Yeo Centre (JYC), are very misleading as the JYC building is set back some 80 metres from Bancroft Avenue.

Furthermore, the photo montage images contained in the proposal are lacking as they do not clearly show the direct north elevation image of the proposed structure at the western boundary where it towers over 39 Bancroft Avenue.

Currently Bancroft Avenue is a residential street, all frontage are either single dwelling detached houses or parkland. The existing Roseville College tennis courts, fronted by a line of mature trees, complement this streetscape.

The scale and bulk of the proposed structure, more akin to a major shopping centre, represents an overdevelopment of the site. There will be significant loss of established trees and natural grassed areas. Correspondingly there will be a large increase in hard surfaces, well in excess of any ratio normally allowed in the area. This may lead to drainage and other potential subterranean issues. Treed and grassed areas that can contribute appreciably to student wellness will be lost.

## **2. Demolition of dwelling in a heritage area**

37 Bancroft Avenue is within the Clanville Heritage Conservation Area. Ku-Ring-Gai municipal council identifies a heritage area as:

*An area recognised and valued for its special historical and aesthetic character. Important elements that contribute to the heritage significance of a HCA include the architectural style of buildings, fences, trees and gardens.*

The proposed development will irrevocably impact this portion of the Clanville Heritage Conservation Area and this must not be allowed.

## **3. Construction Activity**

### **i) Hours of construction activity**

The construction management plan describes the working hours to be:

- Monday-Friday 6.30 am to 5.30 pm
- Saturday 8.30 am to 1.30 pm
- Sundays and Public Holidays – No works to be undertaken without prior approval

These hours of activity are not acceptable. Construction should only be allowed Monday to Friday 7am to 5pm and residents should be given respite from noise, traffic and dust on weekends and public holidays during the 74 weeks of construction.

### **ii) Parking during construction**

The construction traffic management plan states:

*There will be no parking available to site personnel on site in the initial stages. All site personnel are to be advised that they are not to park in the on-street parking in the vicinity of the development site.*

This approach is manifestly inadequate as it is not feasible to expect construction workers in their utes and other vehicles to follow this advice. Parking needs to be made available within the school site to minimise disruption to the neighbourhood.

## **4. Proposed Hours of Operation**

The proposed operating hours of the facility, as stated on page 5 of the Acoustic Assessment report, are as follows:

- School hours: 9:00am to 5:00pm, Monday to Friday;
- After hours: 5:00pm to 10:00pm, Monday to Friday. This will include public access to the gym, swimming pool and rooftop multi-purpose sports area; and
- Staff arriving from 7:00am and staff and student/parents departing by 10:15pm, Monday to Friday.

This differs significantly from the operating hours of

- 7am-5pm Monday to Friday
- 7am-12pm Saturday

described during the community consultation.

Facility users will create additional noise as they arrive and depart the premises resulting in a detrimental impact to the surrounding residential homes.

During the community consultation discussions residents were assured that the facilities would not be used for commercial or other public purposes and would strictly be for the use of Roseville College students. This aspect needs to be clarified prior to any approval.

Additionally, reference is made to outdoor amplification systems, this would have obvious impacts on the neighboring residents and must not be allowed.

## **5. Green Travel Plan**

The implementation of a green travel plan is applauded. However based upon the attitude of Roseville College management, local residents have little faith in any benefits accruing. The School's executive management have abrogated any responsibility for the parking and access difficulties they create for local residents. The School's standard response when parking issues and problems are brought to their attention is, *that's not our responsibility, contact the council.*

In conclusion, we have studied the proposed development in depth and strongly object to it being granted development approval. We respectfully request that the proposal be subject to a public hearing and site visit.

Yours sincerely

The image shows two handwritten signatures in black ink. The first signature on the left is 'PS' followed by a long, horizontal, wavy line. The second signature on the right is 'Lisa Sampson' written in a cursive style.

Paul and Lisa Sampson