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Director Social and Infrastructure Planning
Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW
Via Major Projects Planning Web site

SSD 9912 Roseville College - New Sport and Wellbeing Centre

Dear Sir

Thank you for the opportunity to comment on the proposed Roseville College develop plan. We are a close neighbour of the College and have enjoyed living in the area for over 40 years. How well we recall the assurances from Kuring-Gai council in the 1980's and 1990's that the College would not be permitted unlimited expansion in the Roseville neighbourhood. Yet once again the college is proposing a significant expansion in their facility.

Our concerns are

1. Rezoning from Heritage residential to Education.
2. Traffic and Parking congestion & noise during and after construction.
3. A large and dominant building and busy facility in a residential area.

Rezoning - College Footprint Expansion

We object to the continued expansion of the college up and down Bancroft street. Already the college has acquired and is using what were residential homes as school facilities. These may or may not have been rezoned Education. We object to further expansion of the school footprint and the destruction of the heritage house, 37 Bancroft Ave) and the associated change in zoning from residential to Education.

Traffic and Street Parking

Should this development proposal proceed during the construction phase significant additional "tradie" traffic and parking will crowd into narrow (Victoria Ave) and busy streets. For example during the Victoria Ave apartment construction there was a noticeable influx of utilities parked on the surrounding streets. No doubt this expansion of the college will attract additional students and parents resulting in an increase in traffic congestion, noise and parking. It is already chaotic and somewhat unsafe at school drop-off and pickup times for students, parents and locals. Further we object to any proposal that introduces resident only parking scheme from a visitor convenience and cost of enforcing perspective.

Imposing building which changes the streetscape

The proposed Wellness Centre is large and high by comparison with surrounding residential properties and out of keeping with the federation architecture that is meant to be preserved in the Heritage Conservation Area.

Yours sincerely

Louise & Will Rogers

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