

NSW Planning and Assessment
Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Director – Social Infrastructure Assessments

2 June 2021

Dear Sir,

**RE: Roseville College Sport and Wellness Centre SDD- 9912 -27-29 and 37 Bancroft Avenue
Roseville**

Further to our earlier submission and following the site inspection at the school we add these further comments to our earlier submission below.

We are most concerned about the overdevelopment of the school's land and the impact that it is having on the neighbouring properties, heritage conservation area (HCA) and local infrastructure.

The school has permission to grow to 1250 students (currently 990 enrolled). This will require more new buildings to accommodate them. It is highly likely that 31-25 Bancroft will be demolished to build new classrooms etc. Our concern is that the school can buy more houses and will likely apply to increase student numbers because they have the land – it is a vicious cycle where more land purchased allows a bigger school. And it seems the school and planners believe if you have the land you should be able to build on it. The local community is of the view that the school has already grown too big and that there should be no more new approvals granted. It seems the bigger the school gets pressure mounts on surrounding neighbours to sell out to the school due to the detrimental impact on the area and impact on house values.

The site inspection certainly highlighted to us the significant scale and bulk of the project, particularly the impacts of height of the proposed building and tennis courts on the adjoining neighbour at 39 Bancroft Avenue, the HCA and streetscape. The proposed separation from the school building line is just 5.3 metres to the neighbour at 39 Bancroft with a proposed very high brick wall almost the entire length of the neighbour's property. The built impact from the proposal on 39 Bancroft will be very significant not only in impacting the value of the property but in terms of privacy, noise and overshadowing.

To address the obvious acoustic problems of having tennis courts so high off the ground the revised plans (and the Department of Planning's conditions of Consent) require an acoustic barrier be put on the tennis courts. Meaning this will allow a solid brick wall of at least 2 metres and up to 3 metres in height. The bulk and scale of the acoustic wall will be like a jail wall all round the courts and will create additional solid mass.

In addition, the Department in its recommendation for approval states that the new development is consistent with the existing school buildings, particularly the Joyce Yeo Centre. Over a number of years Roseville residents have been opposed to the school's incremental expansion and the requirement for several large school buildings such as the Joyce Yeo Centre which has impacted the

streetscape, the low scale neighbourhood character and the HCA. With the exception of the large scale dominance of the new school buildings, the residential homes in the HCA are small in scale and settle into the landscape character. The bulk and scale of the proposed development is out of character with the local area and is unacceptable.

The school owns other buildings in the HCA. If approval is granted to demolish 37 Bancroft, it sets a precedent for demolishing more houses in the HCA allowing for further expansion of the school in a low scale residential area.

Attached below is our earlier submission.

10 December 2019

Dear Sir,

RE: SDD- 9912 -27-29 and 37 Bancroft Avenue Roseville

We are writing to object to the proposed development. Our reasons being:

Roseville College is situated within a R2 residential area. The school has expanded quite significantly over a number of years altering and changing the streetscape and character of the area. Roseville College is surrounded by significant intact contributory Inter-War and Federation and heritage listed homes within the Clanville heritage conservation area, which we believe must be respected and not ignored.

The development proposal we believe to be bulky and out of scale with the surrounding residential homes and will further adversely affect the predominant heritage and landscape character of Roseville.

The school has been unfortunately allowed to detrimentally expand and overdevelop the area to a point where the local streets cannot cope with the amount of traffic and parking the school generates. With the school buying up surrounding local homes to keep adding buildings such as educational and sporting facilities, there must come a point when the expansion of a school must cease or move elsewhere particularly when the school is situated in a R2 single residential area and a heritage conservation area.

We object to the changing use of 37 Bancroft Avenue from residential R2 to a large-scale educational establishment and the construction of a 3 storey building to accommodate a car park, swimming pool, amenities gym, learning areas, food technology space, roof top courts and storage. The scale of the development is excessive for the space in which it is proposed. The use of large glass and aluminium framed glass panels will be out of keeping with the surrounding Roseville Inter-War and Federation heritage character. There will be significant noise increase to neighbouring properties due to the large numbers of students it is being built to cater for and the activities it will house, particularly the noise from students congregating and playing under the large expansive metal awning.

We understand the building will detrimentally impact the neighbouring home at 39 Bancroft Avenue due to the lack of sufficient set back, its height, sheer bulk and the large scale of the proposal. The development will also impact solar access to the property and cause overshadowing and will cause an unacceptable impact to the neighbouring home. The school has been encroaching more and more onto neighbouring properties with the resultant overbearing and oppressive impacts to neighbours

and the heritage streetscape.

Ku-ring-gai and Roseville is renowned for its tall tree canopy, high landscape amenity and visual quality. This proposal will remove several trees which are part of this character. The proposal will allow concrete and bulky structures to replace trees and soft landscaping and will diminish the high landscape quality of the area.

Roseville's earliest subdivided areas such as Victoria Street, Bancroft Avenue, Lord Street and Roseville Avenue contain the majority of Queen Anne and Arts and Crafts style buildings and there is a great consistency of intact buildings. Every street including Bancroft Avenue possesses buildings of high significance and there is great consistency of intact buildings.

We understand that 37 Bancroft Avenue will be demolished with the approval of this proposal. We believe it is contrary to the principles of the Local Environmental Plan to demolish contributory buildings in a heritage conservation area. We therefore do not support the demolition of the contributory home at 37 Bancroft Avenue. It is our view that 37 Bancroft Avenue's dwelling and front curtilage should be retained and incorporated into the school's proposal.

We believe it is in the public interest that the application be rejected and that the school revise the plans to provide for a scaled down development to lessen the impact on 39 Bancroft Avenue and reduce the visual impact on the Clanville heritage conservation area.

Yours faithfully

Kathy Cowley
PRESIDENT