



2 June 2021

Mr Stephen Barry
Planning Director
Independent Planning Commission
Level 3, 201 Elizabeth Street
Sydney NSW 2000

via email: Stephen.Barry@ipcn.nsw.gov.au

Dear Mr Barry

**Subject: Response to Request for Information
Roseville College Sport and Wellbeing Centre (SSD-9912)**

I write in response to the Independent Planning Commission's (the Commission) request for information, dated 28 May 2021, in relation to the proposed Sport and Wellbeing Centre at Roseville College (SSD-9912).

The Commission has requested a description of the proposed acoustic barrier located along the perimeter of the rooftop sports courts, including proposed materials and confirmation if the proposed acoustic barrier has been considered from a heritage perspective.

Description of the proposed acoustic barrier

The Department's recommended conditions of consent require the provision of an acoustic barrier to be incorporated into the design of the development, consistent with the specifications and materials recommended by the Applicant's acoustic consultant, as described in the Applicant's Acoustic Assessment Report (AAR) prepared by Acoustic Dynamics (dated 2 November 2020).

The AAR recommends an acoustic barrier comprised of a two metre high screen with a one metre high cantilevered canopy (or a three metre high screen) inside the perimeter of the rooftop sports courts. The materials are recommended to be comprised of either:

- a) a double layer Colorbond barrier; or
- b) masonry (brick or concrete); or
- c) a minimum nine millimetre thick compressed fibros-cement sheeting on timber or steel stud;
or
- d) other suitable material such as Perspex, modular walls or equivalent.

Further detail on the specifications of the acoustic barrier is provided at **Attachment A** of this letter and at Section 6.2 of the Department's Report and Appendix A of the AAR.

Consideration from a heritage perspective

The Department confirms that the acoustic barrier would be constructed inside of the proposed wire fence around the perimeter of the outdoor sports courts. The wire fence would be constructed to a maximum height of 3.3 metres (RL 90.0) as indicated on the Applicant's architectural plans. The recommended acoustic barrier would be constructed to a height that is lower than the wire perimeter fence (refer **Attachment B** which shows the alignment of the wire fence).

Further, the outdoor sports courts are proposed to be surrounded by a steel trellis which would accommodate plantings to provide a 'green' screen aimed at softening the visual impact of the development when viewed from Bancroft Avenue and the adjacent residential property to the east. The proposed landscape trellis feature would partially screen the acoustic barrier from view (refer **Attachment B** which shows the alignment of the trellis feature).

Both the height and alignment of the wire perimeter fence and trellis feature were taken into account as part of the Department's assessment of heritage impacts. It is noted, however, that the acoustic barrier was not detailed on the Applicant's elevation plans or landscaping plans submitted with the application and was, therefore, not considered by the Department's independent heritage consultant in their peer review of the application.

To further minimise the potential heritage impact of the acoustic barrier and to ensure that the structure is acceptable from a heritage perspective, the Department recommends the inclusion of a condition of consent requiring a minimum of one metre of the top of the acoustic barrier to comprise of an appropriate transparent material similar to that shown in Image 2 at **Attachment B** (straight barrier) and the bottom to be comprised of a recessive colour

Should you require any further information in relation to this matter, do not hesitate to contact me on (02) [REDACTED] or by email at Karen.Harragon@planning.nsw.gov.au.

Yours sincerely,



Karen Harragon
Director
Social and Infrastructure Assessments

Attachment A
Details of the Acoustic Barrier

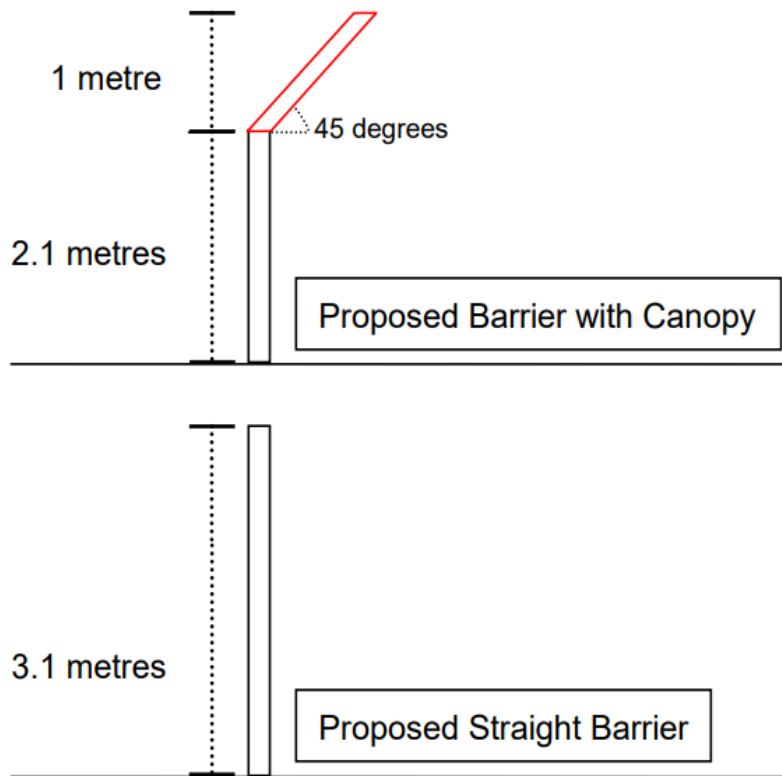


Image 1: Acoustic barrier detail (Source: Applicant's Acoustic Assessment Report)



Image 2: Acoustic barrier examples (Source: Applicant's Acoustic Assessment Report)

Attachment B Indicative View of the Proposed Development



Image 3: Aerial view of the proposed development showing the extent of perimeter fencing and trellis feature (Source: Applicant's Response to Submissions)



Image 4: Indicative view of the north-eastern corner of the proposed development from Bancroft Avenue (Source: Applicant's Response to Submissions)