


8 June 2021

Independent Planning Commission

Dear Commissioners

Roseville College – Sport and Wellbeing Centre (SSD-9912)

Additional Material

I refer to the Commission's email of 3 June 2020, inviting comments on "new material provided to the Commission:

- the Applicant's Response to the Commission, dated 2 June 2021; and
- the Department's Response to the Commission, dated 2 June 2021."

We comment as follows:

Request to Applicant and Applicant's response

The IPC asked the Applicant for details regarding (1) outdoor lighting (2) after hours events.

We note the Applicant's response and in particular that the Applicant states that "*No external lighting is proposed to courts*" and "*the events that would involve 100 people or more have been identified in the table below and show that none of these events are intended to include the new Sport and Wellbeing Centre*" and "*All events exceeding 100 persons are held elsewhere in the campus and there are no planned changes to the above list*".

We oppose the construction of the SWELL on a number of grounds and refer the IPC to our previous submission. However, should the development be approved we request that the IPC include in the Conditions of Consent the following conditions:

1. that no permanent or temporary external lighting be allowed on the courts, either during construction or at any later date
2. no events are permitted at the SWELL outside the operating hours included in the original development proposal i.e.
 - 7am to 6pm Monday to Friday (school use) and
 - 7am to 2pm on Saturdays (community use)
3. We request that the IPC remove from the DPIE's draft Conditions of Consent Item E1 (which identifies extended operating hours which are inconsistent with the hours contained in the Applicant's original proposal and inconsistent with the response supplied by the Applicant in response to the IPCs request for information)

Request to DPIE and DPIE's response

The IPC asked the DPIE to provide (1) a description of the proposed acoustic barrier, including construction materials and (2) confirmation that the barrier had been considered from a Heritage perspective.

1. Acoustic barrier

The DPIE response reconfirms details of the barrier which were included in its Conditions of Consent and provides additional details. The additional details are consistent with ideas proposed in the Acoustic Dynamics report dated 2 November 2020.

Included as Appendix 1 is the relevant section of Acoustic Dynamics' November 2020 report.

We believe that the construction of an acoustic barrier is one of many reasons why the SWELL proposal should not be approved. We oppose the construction of the SWELL on a number of grounds and refer the IPC to our previous submission.

In relation to the acoustic barrier we make the following points:

- The College and its design team have either overlooked the need to include the barrier in any of its submissions or, alternatively, deliberately excluded it from all images, elevation drawings and other materials presented during the proposal and in its submissions. At best this is unprofessional and careless, or misleading and deceptive conduct

- We are unaware of any sporting facility in Roseville or surrounding suburbs that requires a barrier of this type. The assessed necessity of the barrier further highlights that the SWELL development is completely out of place in a residential, heritage conservation area. Existing tennis courts and other small outdoor sporting facilities in neighbouring areas operate without such barriers. We can therefore only conclude that the high levels of assessed noise from the proposed development is due to its excessive size, height and location in the midst of a quiet residential heritage conservation area. Therefore, the SWELL development should not be approved or alternatively, reduced in scale and size so that No. 37 Bancroft Avenue is preserved and the development is restricted to the current College tennis courts and other land within the existing college campus. We note that existing noise levels from the College courts is rarely excessive.

- The effect of the barrier, when viewed from Bancroft Avenue, Glencroft Avenue, Victoria Avenue and neighbouring properties would be a solid mass, preventing the "through views" which currently exist and which lend additional character to the heritage aesthetic of the area. The appearance of the SWELL from all sides of the development will be 'gaol like' and not in keeping with the heritage aesthetic of the surrounding Heritage Conservation Areas

- The proposed Management Strategy for the SWELL (included in Acoustic Dynamics' report at points 1-6 in Appendix 1) are not enforceable and further highlight the impracticality of the barrier and the potential for it have limited value e.g. there is no requirement that a resilient

lining be included to prevent noise from balls hitting the barrier; it is unlikely that the College can enforce the types of whistles used during matches etc

We request that the IPC take the following actions if the development is likely to be approved:

- Request an independent Acoustic report to determine the necessity of a barrier
- If a barrier is deemed necessary, to reject the SWELL development on the basis that the barrier significantly and detrimentally impacts on the heritage aesthetic of the surrounding Heritage Conservation Areas and, if installed would not necessarily provide the intended benefit of reducing noise levels

2. Heritage perspective

The DPIE, in its response, has confirmed that no consideration has been given to the heritage impact of the proposed barrier by:

- a) The applicant
- b) The DPIE and its independent consultant

The DPIE response includes the following:

“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.”

We note that in its response to the IPCs request for information on the heritage impact, the DPIE makes no comment on the suitability of the barrier from a heritage viewpoint. The DPIE only comments on steps it considers necessary to hide the inherently ugly structure from public view.

The DPIE, without consultation or advice from a heritage qualified specialist, has determined in its response that to *“... 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...”*. These requirements hold no valid heritage assessment and would be entirely out of character with all of the surrounding Heritage Conservation Areas. The lack of specialist, independent advice and consultation is wholly unsatisfactory and does not meet the standards expected of competent assessment by a government planning department. It is a piecemeal and shoddy solution which does not meet any heritage criteria and should be disregarded by the IPC.

It should be noted that the measures detailed by the DPIE (i.e. inclusion of a ‘green screen’ via trellising and use of transparent materials) will only partly disguise the barrier therefore and will not be sufficient to prevent a significantly detrimental impact on the heritage areas surrounding the development.

The DPIE response references *“a steel trellis which would accommodate plantings to provide a ‘green’ screen aimed at softening the visual impact of the development”* .

Appendix 2 contains the SWELL drawings submitted as part of the application together with our observations on the limitations of the screening proposed by the DPIE and the Applicant. It can be seen (most particularly in the first image) that:

- The 'green screen' steel trellis is approximately half the height of the court fence i.e. the 'green screen' will be approx. 1.6 metres in height. Accordingly, the top half of the barrier will always be visible from all of the surrounding streets and neighbouring houses
- The 'green screen' steel trellis only covers a small portion of the proposed barrier:
 - The 'green screen' trellis does not exist on the Western boundary of the development
 - The 'green screen' trellis only covers approximately 50% of the Bancroft Avenue court fence
 - A significant gap in the 'green screen' trellis occurs at the North-East corner. Due to the elevation of the development, the perceived height of the barrier will be exacerbated on this corner and will be particularly visible to people moving Westward on Bancroft Avenue from the direction of Bancroft Park

For all of the reasons set out above the DPIE assessment, conclusions and Conditions of Consent regarding the acoustic barrier can not be regarded as being made with sufficient information, probity or qualified opinion to be rendered acceptable and therefore should be disregarded.

We ask the IPC to refuse approval for the SWELL for the reasons set out in our earlier objections and the reasons set out above.

Yours Faithfully



Wayne Leamon
Kristine Leamon
(owners and occupiers, 39 Bancroft Avenue, Roseville)

Extract from Acoustic Dynamics report dated 2 November 2020

6.2 ROOFTOP SPORT AREA

Acoustic Dynamics advises that our calculations and modelling include the acoustic benefit of shielding provided by proposed screens/barriers along the perimeter of the rooftop sport area (as shown on the mark-up within Appendix A). Noise emission to the nearest receivers has been modelled inclusive of a 2 metre high screen with 1 metre high cantilevered canopy (overall height of 3 metres) or a 3 metre high screen, along the perimeter of the rooftop sports area.

Acoustic Dynamics advises that proposed barriers (as shown within the mark-up in Appendix A) will provide adequate shielding to the adjacent receivers and should be constructed to the following specifications:

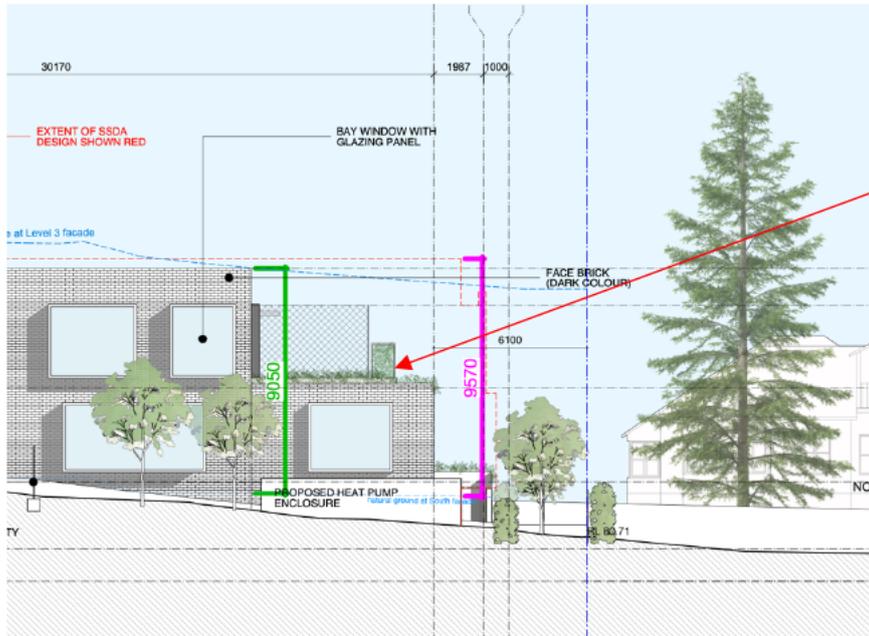
1. A 2 metre high noise barrier with 1 metre high cantilevered canopy (or 3 metre high noise barrier) should be constructed along the northern and north-western boundary (to Bancroft Avenue) and the eastern boundary adjacent to the covered area (to 39 Bancroft Avenue);
1. The acoustic barrier must contain no gaps along the surface area, and be constructed from the floor of the sports area to a height of 3 metres (to prevent the transmission of noise below the barrier);
3. Small penetrations for drainage are allowable at a minimum spacing of 1000mm. Penetrations should be no larger than 30mm x 30mm;
4. The acoustic barrier(s) could be constructed to be:
 - o A double layer ColorbondTM (Custom Blue OrbTM or equivalent) barrier(s); or
 - o Masonry (brick or concrete) construction; or
 - o A minimum 9mm thick compressed fibros-cement sheeting on a timber or steel stud; or
 - o Other suitable material (minimum surface density of 15 kg/m²) such as Perspex, ModularWallsTM or equivalent; and
5. Design of the barrier supports of the acoustic barrier(s) must be verified by a suitably qualified contractor to ensure sufficient structural and wind loading support is provided.

In addition to the mitigation outlined above, Acoustic Dynamics recommends the implementation of an appropriate plan of management to ensure no loss of amenity to nearby sensitive receivers. Acoustic Dynamics advises that incorporation of the following management strategy will minimise the noise impact resulting from the use of the proposed rooftop sports area.

1. Any installed speakers used for the broadcast of warning signals, amplified instructions or music should be installed at a maximum height of 500mm below the top of the adjacent perimeter barrier and must be orientated away from adjacent receivers;
2. The maximum noise level ($L_{Aeq}(\text{period})$) from broadcast warning signals, amplified instructions or music can be set to ensure that adjacent residential receivers are not adversely affected, following the installation of the speaker system;
3. Sporting activities should cease at 9:45pm sharp with no amplified music, instructions or warning signals to be broadcast after this time;
4. Consideration should be given to installing a resilient lining material along the surface of the northern and eastern perimeter barrier to reduce noise associated with ball impacts on the barrier;
5. All activities should be supervised by an appropriately trained member of staff at all times. Staff should be instructed to prevent overly noise behaviour during the evening and night time assessment periods; and
6. Use of whistles should be restricted to handheld low noise emitting "squeezy whistles" such as the Gilbert 'Whizzball' (www.woolmersales.co.uk/product/gilbert-whizzball-squeezy-whistle/).

Appendix 2

Images of SWELL development as submitted by Applicant



“Green screen’ will only cover the lower half of the barrier and court fence, leaving the top half fully exposed to view on all three sides of the development, with the chain wire fence visible above the barrier



No ‘green screen’ covering the barrier and court fence on the Western side. Barrier is fully visible from the Western end of Bancroft Avenue. The barrier will be in full view, without screening on the NW corner – approx. 30 metres in each direction

Figure 5.15
Revised design perspective 02 aerial view looking south west.
Source: Brewster Hjorth Architects



Significant gap in 'green screen' at North East corner, fully exposing barrier to view

Figure 5.19
 Revised design perspective 06 looking south west from Bancroft Avenue.
 Source: Brewster Hjorth Architects



"Green screen" covers less than 50% of Bancroft Street frontage. Barrier will be fully visible in much Bancroft Avenue (plus the Western side barrier will be fully visible with no screening)

Figure 5.14
 Revised design perspective 01 aerial view looking south east.
 Source: Brewster Hjorth Architects