

**From:** [Selwyn Segall](#)  
**To:** [IPCN Enquiries Mailbox](#)  
**Subject:** Roseville College Sport and Wellbeing centre Project - SSD 9912  
**Date:** Thursday, 10 June 2021 4:57:59 PM

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Dear IPC Commissioners,

Council is in receipt of your Statement dated 3<sup>rd</sup> June 2021 regarding 'additional material' regarding the proposed acoustic barrier in association with the above development (SSD 9912).

Council has reviewed the applicant's response to the Commission dated 3<sup>rd</sup> June 2021 and the Department's response to the Commission dated 3<sup>rd</sup> June 2021.

Council's major concern regarding acoustic issues has been with the proposed development to the immediate neighbouring dwelling at No.39 Bancroft. An acoustic barrier along this boundary as proposed is essential. As there currently are existing sporting facilities along Bancroft Avenue, it is considered that acoustic barriers on the building along the proposed building's length of Bancroft Avenue will be extremely unsightly to the many residents living across from the school. Many of these dwellings are also heritage listed and within Council's Heritage Conservation Area. It is unlikely that there will be additional noise levels from these sporting facilities especially if the recommended hours of operation is appropriately conditioned. Some form of transparent acoustic barrier may be considered by the IPC, but it is essential from Council's point of view that they are aesthetically in keeping with this significant streetscape, which is close proximity to two Heritage Conservation Areas (Nos c32 and C36).

Our previous submissions objecting to the proposed development dated 10 December 2019 and 26 March 2021 still remain, but we also needed to comment on the recently lodged added material.

If you have any further enquiries I am available on this email or [REDACTED].

Kind regards,

**Selwyn Segall** | Team Leader Development Assessment – (Team South) - Ku-ring-gai Council

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*Ku-ring-gai: Sydney's green heart*

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