

From: Bruce Meppem [REDACTED]  
Sent: Wednesday, 2 June 2021 11:12 AM  
To: IPCN Enquiries Mailbox <[ipcn@ipcn.nsw.gov.au](mailto:ipcn@ipcn.nsw.gov.au)>  
Subject: Roseville College Sport and Wellbeing Centre (SSD 9912)/ Att: Nina Harrison

Attention:Nina Harrison

I strongly object to the above application for the following reasons:

1. Demolition of existing sports courts
2. Demolition of 37 Bancroft Avenue a contributing item in the HCA
3. Construction of a new semi recessed 2 to 3 building including a 25 metre swimming pool.
4. Construction of roof top sports courts above the new car park
5. Construction of new access to car park in Recreation Avenue
6. Roseville College appointing a Private Certifier for the development
7. Significant flow-on traffic problems with parking for neighbouring properties and surrounding streets in the HCA
8. Urban sustainability

The plans on exhibition clearly show the scale of the demolition, construction and associated works in the Roseville Heritage Conservation Area is over scaled, dominating and totally out of character with the HCA

The L&E court approved 700 students in 1983 and the Ku.ring.gai Council agreed to 830 students in 2002. Since then the college has been purchasing nearby houses in Bancroft Avenue and Victoria Street. Now with 1250 students approved the surrounding residences will come under increasing dominance and pressure.

The college in its Statement and Environment Effects in 2016 made much of the projected student population with the need to increase student places for the Updated College Master Plan, noting that the college continued to benefit from prudent Financial management and remained in an excellent position to execute on the Master Plan as it was developed. No mention was made of student and resident degradation and amenity. Is there such a plan in existence or is it still being developed ?

The plans for the application show many photographs and artists impressions, enhanced for what the development will look like, however no amount of photo shopping or favourable drawings can conceal the massive, out of character construction and facade fronting Bancroft Avenue.

The traffic controls do not explain the congestion in the surrounding areas and with the closure of Bancroft to Hill Street right, all traffic must turn left into Hill Street in order to access Boundary Street turning over 2 lanes in Boundary Street to access Archer Street and Chatswood, hence a bottleneck from traffic from the surrounding streets and from other North Suburbs. Further more school busses in peak hours with Roseville students alighting and entering together with rail commuter, student and every day general parking will seriously impact, not only the college but residents.

If one cares to read the principles of the college it is obvious that stated principles such as Christian Faith, Citizen Consideration, Compassion, Community with the betterment of others foremost in mind, influencing what is right and true and initiating words and actions that inspire others for good are laudatory but do not equate with the overall amenity of what SSD-9912 proposes.

The college administrators who instigated their development shows little respect for neighbours and residents in the Heritage Area and the Independent Planning Commission should deny this application.

In all sincerity, Bruce Meppem