



Demolition of 37 Bancroft is not justified

Zoned R2 Residential
part of Clanville Conservation
Area

GBA Heritage Statement of
Heritage Impact
**Acknowledges #37 is worthy
of preservation:**

“Despite its alterations and additions over time and its presentation as a restrained bungalow, the dwelling does still retain some characteristic features of the style and overall architectural composition. These include the timber box frame and decorative leaded windows, roughcast render to the entry gable, the double timber posts to the verandah with brackets to the entry gable, rendered chimney and the terracotta finials.”



**School properties
27-29 Bancroft Ave**

**GBA Heritage
Claims in HIS that these
properties are better heritage
examples are questionable**

**#27 was likely a Federation
style cottage ... College
subsequently added a second
storey. There is a slight
colouration difference in the
face brick between the first
and second storey, and the
second storey windows are
steel framed. **This addition
reduces its quality and
contribution to the street****

**#29 ... is a two storey Inter-
War not federation building**

**Neither of these properties is
protected as part of the Lord
Street/Bancroft Avenue
Heritage Conservation Area**



College Wellbeing Centre (SSD-9912)

Recommendation from the
Department of Planning,
Industry and Environment to
the Independent Planning
Commission NSW

Heritage Statement & Illustrations are Inaccurate

Conditions of Consent include:

An Acoustic Barrier (2-3m high)

This barrier will dramatically change the appearance of the proposed building.

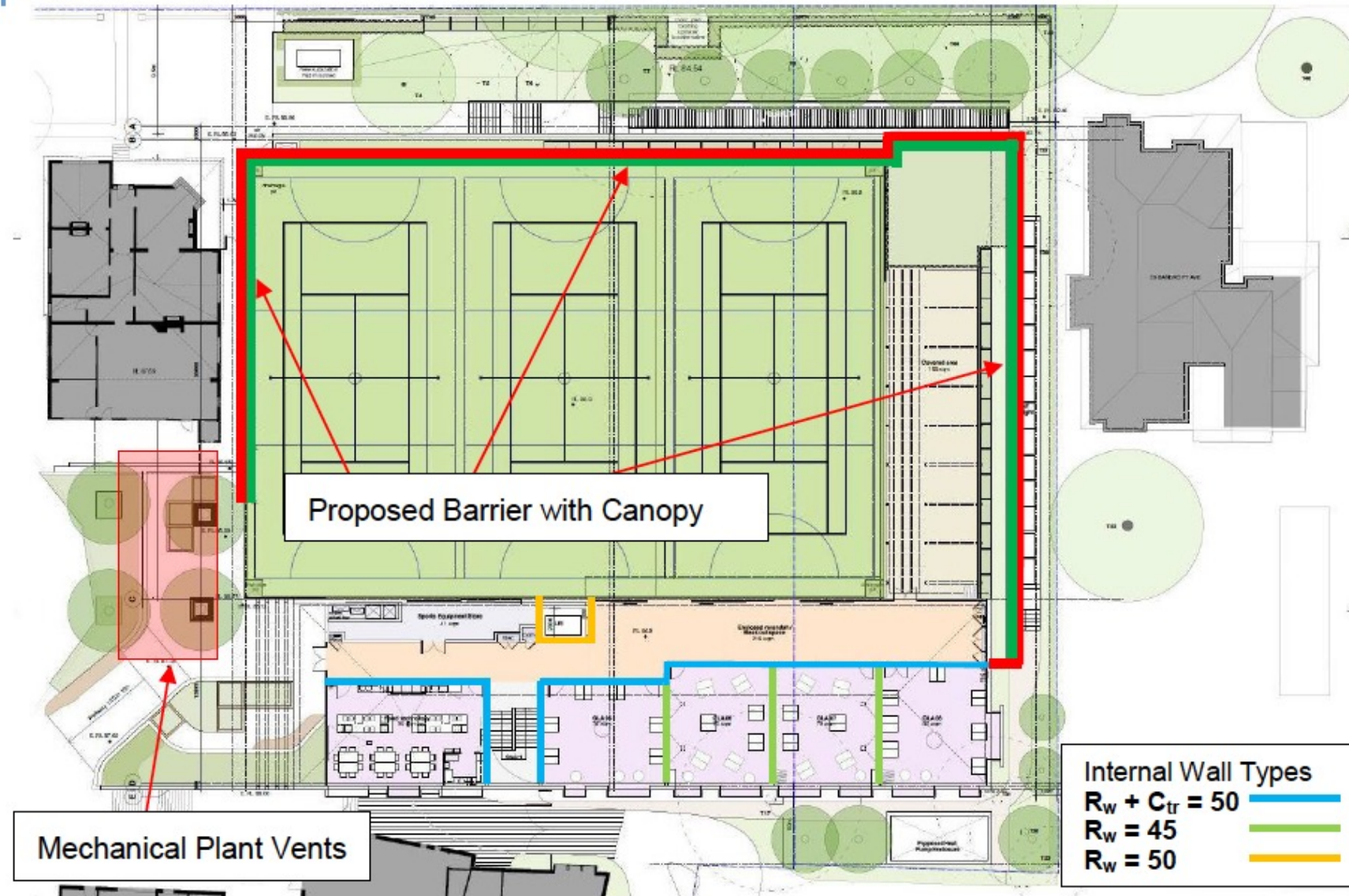
- **not shown in any illustrations or perspectives**
- **not mentioned in the Heritage Impact Statement**

Conditions of Development D9
(ref Acoustic Assessment 6.2)

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);

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);

A.3.3 LEVEL 3 PLAN



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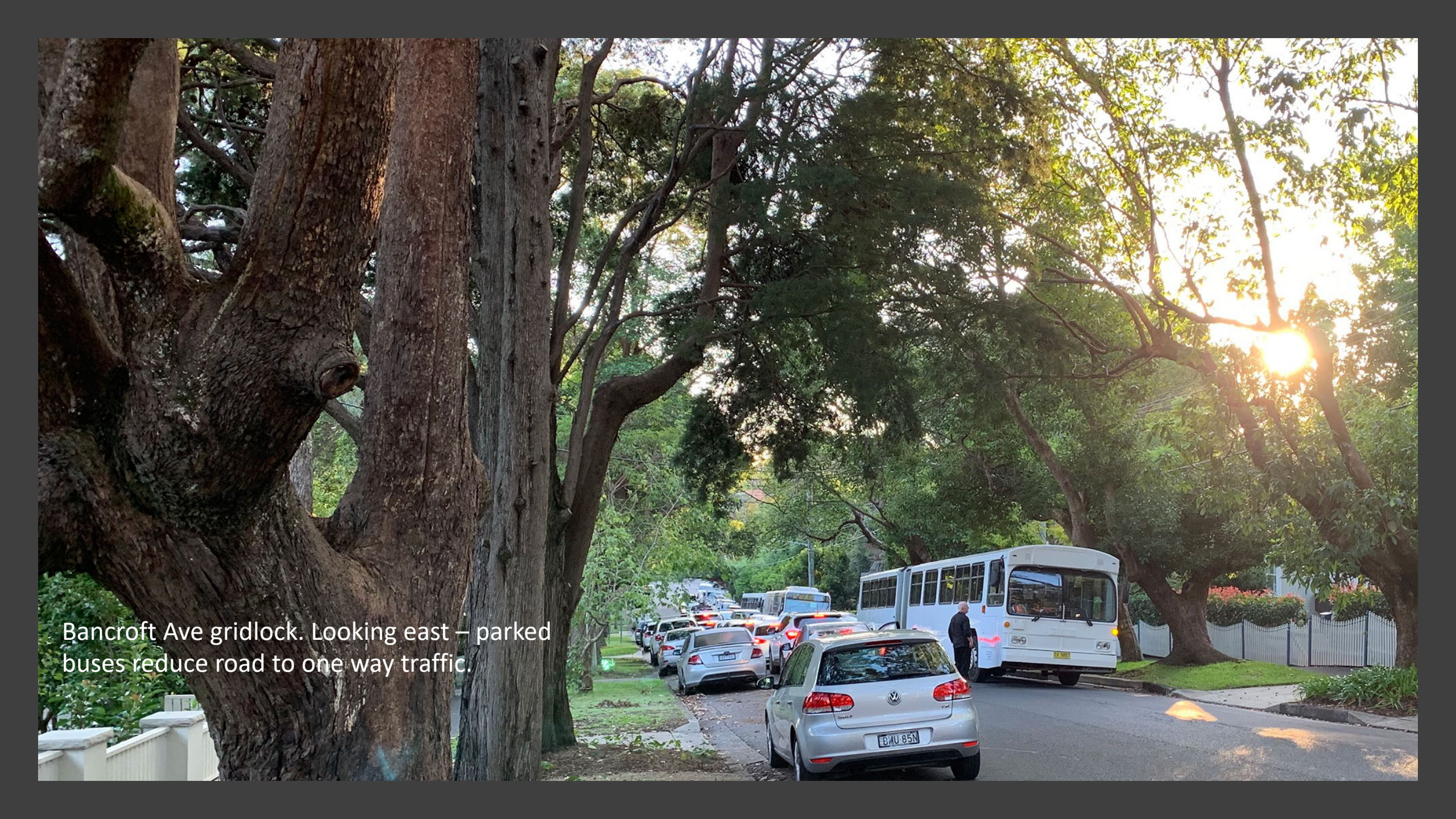
Proposed building is:

- totally out of scale with the existing streetscape
- doesn't conform to the existing character of the area.

Most of the houses on Bancroft are Federation style and even those that aren't are set wide apart.

The lack of these visual breaks in the Sports Centre or sympathetic detailing means the building is going to dominate the streetscape, particularly at the Eastern end where it rises to around 9m.

N.B. Perspective does not show 3 metre high solid acoustic barrier behind tennis court mesh.



Bancroft Ave gridlock. Looking east — parked buses reduce road to one way traffic.

03-11-2020 Wed 07:32:48

1

4

9

12

16

Bancroft Ave gridlock - school buses arrive early
and reduce road to one-way traffic at peak times



Bancroft Ave showing corner of Glencroft Ave

- Traffic holdups on Bancroft lead to blockages on Glencroft Ave meaning cars can neither enter or exit



Glencroft Ave – looking north from Bancroft

- Traffic holdups and lack of pick up zones lead to illegal parking and dangerous conditions for pedestrians.
- Afternoon pickup time corresponds with young children walking or riding bikes home from Roseville Public School.

