

Dear Mr. Duncan and Mr. Pilton,

In accordance with the Commission's 'Additional Material' policy my family and I would like to comment on the new material that was provided to the Commission on 2nd June 2021.

It is obvious to any normal person that the Applicant and the Dept. of Planning, Industry and Environment have not thought through nor considered the implications of the proposed acoustic barrier.

This is a perfect example of planning on the run and it is illustrative of why the development should not be approved.

It also shows how little consideration has been given to the community, the Lord Street / Bancroft Avenue Conservation Area (C36), Clanville HCA and the listed items within the Lord Street / Bancroft Avenue Conservation Area (including the Applicants direct neighbour heritage listed item I99)

In order to illustrate the above and to show what an eyesore the proposal will be we would like to make the following comments.

At the "meeting with the Applicant" on 13th May 2021 Mr Earp (DFP Planning – the Anglican Schools Corporation planner) stated, "Briefly in regard to the Department's report, all in the team have reviewed that report, and we have no issues with its recommendations, findings, mitigation measures or assessment otherwise contained"

"The only matters that we have raised are actually just in relation to minor matters" The minor matters did not include the proposed acoustic barrier (i.e. the school was happy with the draft conditions of consent and did not object to the barrier)

The only comment that was made by Mr Earp at this meeting was that in regard to the barrier "The architects have had a look, but it's not a technically progressed item" "We don't actually have a detailed answer for that condition yet"

At this point the question should be asked how can the proposal be so far advanced and awaiting approval when by their own omission the Anglican Schools Corporation planner (Mr. Earp) does not know or have a plan for how the draft condition will be implemented, how it will look or what the impact of the barrier will be.

While the Applicant has gone to great lengths to state that the design of the proposed building ensures it will have a minimal impact on the adjacent residential property at 39 Bancroft Avenue we believe that the school has made no effort to ensure that the design has minimised the impact on the neighbouring heritage listed homes at 24, 26 and 28 Bancroft Ave (but especially item 199 at 28 Bancroft Ave)

This can be illustrated by Mr Earp's comments and his statement that the school has "no issues with its recommendations, findings, mitigation measures or assessment otherwise contained" including the proposed barrier!

I will now comment on the Dept. of Planning, Industry and Environment's response to request for information dated 2nd June 2021. The Department's response could only be described as disingenuous!

The Commission asked the Department two very simple questions.

Firstly, provide a description of the acoustic barrier including proposed materials.

The Department's response was laughable and showed that they have not even considered the issue and that in my opinion the Department just thought that no one would notice the draft condition until it was too late.

The best response that the Department could provide was to refer to the Applicants Acoustic Assessment report (AAR) prepared by Acoustic Dynamics (dated 2 November 2020)

The Department could not provide the Commission with any definitive details on what the screen will look like, how high the screen will be and they also could not confirm what the screen will be constructed of.

The Department's response in regard to the first question asked shows that they have no idea what the screen will look like.

It is obvious that the Department and the Applicant (given Mr. Earp's comments) have no idea what the barrier will look like or what the impact of the barrier will be.

In regard to the second question the Department's response proves that they (and the Applicant) have not considered the heritage impact of the proposed barrier.

Once again the Commission asked a very simple question.

The question was could the Department confirm if the proposed acoustic barrier had been considered from a heritage perspective?

The Department could not and did not want to answer this question!

The Department stated that a wire fence will be constructed to a maximum height of 3.3 metres and that the barrier will be constructed inside of the proposed wire fence.

However once again the Department could not confirm how high the barrier will be as they just don't know if the barrier will be a 3 metre high screen or a two metre high screen with a one metre high cantilevered canopy.

The Department stated

"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 steel trellis feature would partially screen the acoustic barrier from view"

Again this clearly illustrates that the Department has no idea what the barrier will look like or how it will impact the local community. In fact the steel trellis does not surround the outdoor sports courts so this is factually incorrect (please see attached diagrams from State Significant Development Assessment SSD-9912)

If we break down what the proposal will visually look like it is clear that it will look terrible and that it has not been thought out at all!

The Department states that if you look at the proposed development from Bancroft Ave you will see a steel trellis then a 3.3 metre wire fence then a partially screened acoustic barrier (however as pointed out the Department cannot explain how high the barrier will be)

One can only imagine how out of place this development will look when compared to the current streetscape!

What the Department also fails to mention but does touch on is what “partially screened” actually means.

When looking at the plan the Department fails to mention that the steel trellis only extends approx. half way along the proposed Bancroft frontage.

In fact the Departments letter is deceptive because the two illustrations that were provided make it look like the steel trellis extends all the way along the length of the development facing Bancroft Ave but it does not. The steel trellis does not surround the sports courts, as the Department would like the Commission to believe.

Please see attached diagrams from State Significant Development Assessment SSD-9912 that clearly illustrates the current proposal.

Behind the Roseville College sign you can clearly see that there is no steel trellis and that the barrier will be fully visible not partially visible as stated by the Department (the barrier will be visible through the 3.3. metre wire fence)

If the proposal is approved in its current form the view from Bancroft Ave and 28 Bancroft Ave (listed item 199) will certainly be compromised.

The Department’s response is deceptive in nature and cannot be relied upon especially when viewed in conjunction with Mr Earp’s comments i.e. “We don’t actually have a detailed answer for that condition yet”

One could ask how can the Department have a detailed answer for the draft condition when the Applicant does not.

I would also like to question the effectiveness of the proposed partial green screen and how the streetscape will look if the plantings are not maintained or allowed to perish if approval is granted.

Despite the above and in regard to the question asked by the Commission the best response that the Department could come up with was "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"

Clearly the answer to the Commission's second question is that the barrier has not been considered from a heritage perspective.

As a side note the Department goes on to suggest that "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 "and the bottom to be comprised of a recessive colour" however once again the Department have not considered what this will look like and how it will age i.e. the transparent material tends to crack and discolour over time. This will be an ever-increasing eyesore to the community as time goes by.

Also if a two-metre high screen with a one metre high-cantilevered canopy is installed how will this assist the community if the cantilevered canopy is transparent i.e. it will not provide any additional visual relief if viewed from Bancroft Ave.

The proposed amendment of the draft condition is another example of planning on the run by the Department and we do not understand how the inclusion of another condition of consent has anything to do with preserving the heritage of the local area.

The Department cannot answer either question that the Commission asked.

Based on the above the development application should not be approved as the Applicant's entire proposal is flawed.

In summary if the Commission approves the development we are very concerned about how the development will look from Bancroft Ave.

The steel trellis, wire fence, acoustic barrier, lack of screening and lack of landscaping will look terrible.

The bulk and scale of the proposed development will be excessive and its impact on the local area will be totally unacceptable.

The development will impact the local conservation area and Bancroft Avenue, as the development has not mitigated its impact on the local area.

In regard to Bancroft Ave if the development is approved it will

- Not conform to the existing character of the local area
- Have an unacceptable impact on the individually listed Heritage items at 24, 26 and 28 Bancroft Ave (directly opposite the school)
- The development will not conserve the heritage significance of the listed items including the associated fabric, setting and views from these items.

- The bulk and scale of the development in the vicinity of the listed heritage items will not respect the heritage of these items nor is the development sympathetic to these items.

We also do not believe that the Department or the Anglican Schools Corporation has considered that the proposed development will have a negative impact on neighbouring listed properties / Local Heritage Conservation Areas.

These negative impacts include

- Views, streetscape context, historical subdivisions, garden settings, alienated trees and other landscape features
- That the development will decrease the significance of these listed properties in their settings
- That the scale of new development will detract from the neighbouring listed Heritage Items
- That the development does not respect nor conserve the significance of the nearby listed properties and their settings
- That the development will visually dominate the local area and the neighbouring listed properties.
- That the development and its scale in the vicinity of these properties will dominate, detract and compete with the neighbouring listed items
- That the views from these listed properties and in particular from Item 199 will be impaired.

In summary for all of the reasons above we do not believe that the proposed development should be approved.

Kind Regards

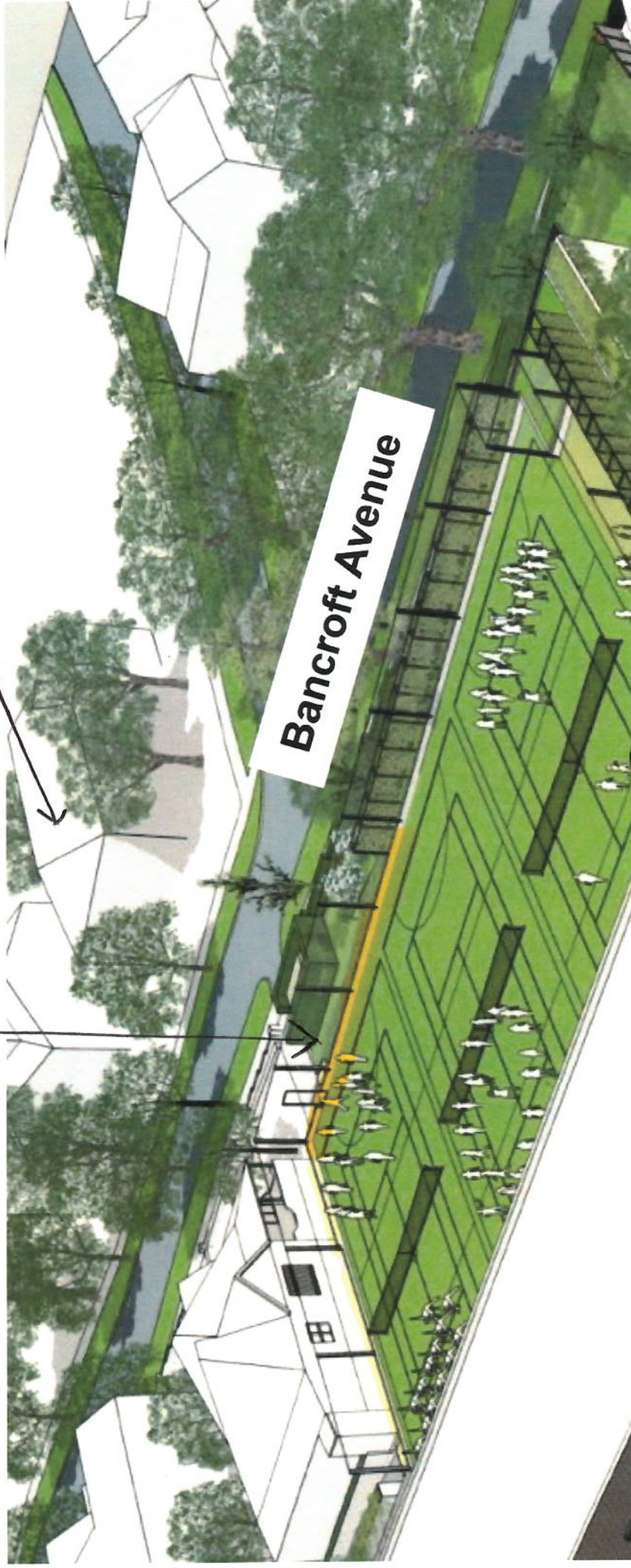
A handwritten signature in black ink, appearing to read 'Hamish McIntosh', written in a cursive style.

Hamish McIntosh

No screening to Bancroft Ave
No steel trellis
No landscaping

28 Bancroft Ave (also referred to as heritage listed item 199)

Bancroft Avenue



No screening to Bancroft



New Sport and
Wellbeing Centre

Bancroft Avenue