

06 October 2023

The Planning Secretary  
 Department of Planning and Environment  
 4 Parramatta Square, 12 Darcy Street  
**PARRAMATTA NSW 2150**

Dear Planning Secretary,

**RE: Roseville College Sport and Wellbeing Centre – Out of Hours Work Application**

With respect to the development SSD-9912 Roseville College Sport and Wellbeing Centre located at 27-29 and 37 Bancroft Avenue, Roseville NSW, we hereby request a variation to the approved working hours in accordance with Schedule 2 Condition C5 (d) of the consent, for the work and reasons noted below:

Development	Roseville College Sport and Wellbeing Centre
Application Number	SSD-9912
Proposed Date of Works	12/10/23
Potential Alternative Dates	The date noted above is subject to weather conditions in the week prior. On this basis we seek flexibility for this activity to occur on a on a single weekday within up to 5 business days after the date noted above.
Proposed start time	No change to approved working hours.
Proposed end time	8:00pm
Scope of work	<p>Taylor are pouring the Level 2 Pour 2 Suspended slab, which is approximately 220m<sup>3</sup> of concrete, to be placed and finished (Refer to below extent of slab).</p> <p>Taylor will be commencing the concrete Pour at 8:30am and expect all concrete to be placed by 02:30pm.</p> <p>Works that may go past our approved working hours, thus become out of hours work, is the finishing of the concrete slab. This involves the use of a power float (Helicopter) and trowels to ensure the finish to the concrete slab is acceptable.</p>
Reason(s) for the variation	This application is precautionary only and it is the planned that work is completed by 6:00pm. However, following a recent unplanned breach of the working hours due to the weather impacting a similar event, were advised from the DPE Compliance Officer that we should “ <i>seek out-of-hours approval for all future large concrete pours</i> ” (Refer DPE Correspondence ref: <b>ENF-596669722</b> )
Mitigating measures	<p>This project is conditioned to achieve a 4 Star Green Star rating, and as a result specific concrete mixes are required to be used, which result in lower cement content, which affects the rate of which the concrete goes off and cures. Taylor have had extensive discussions with our concrete supplier, Holcim, and have redesigned our mixes so that we are able to accelerate the rate of which the concrete cures and allows finishing of the concrete slab with the power float, to happen quicker.</p> <p>Other mitigating measures Taylor have put into place at the start of the project, was an acoustic barrier/hoarding installed next to the</p>

**Taylor Construction Group Pty Ltd**

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	<p>neighboring property (39 Bancroft Avenue, Roseville) to minimize impacts from the construction works. This will mitigate potential noise impacts resulting from the out-of-hours work.</p> <p>The Applicant will pre-emptively advise neighbours that we have submitted this application. Upon approval, will subsequently advise Ku-ring-gai Council and all neighbours within 200m of the site in accordance with Condition C6.</p>
Site Contact During the Works	Ben Langshaw – 0423 325 254

Kind regards

A handwritten signature in blue ink, appearing to be 'D. Fondas', with a stylized flourish at the end.

Dean Fondas  
Project Director





NOTE: REINFORCER ALLOWED FOR RPT. ADD BAR ABOVE COLUMN BASED ON NEW REQUIREMENT IN AS3600-2018

NOTE: 300 THICK SLAB TO BE WALL OF STAIRCASE

NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR HOBS, SETTINGS AND SLAB SET OUT.

HANGING MEMBER SCHEDULE

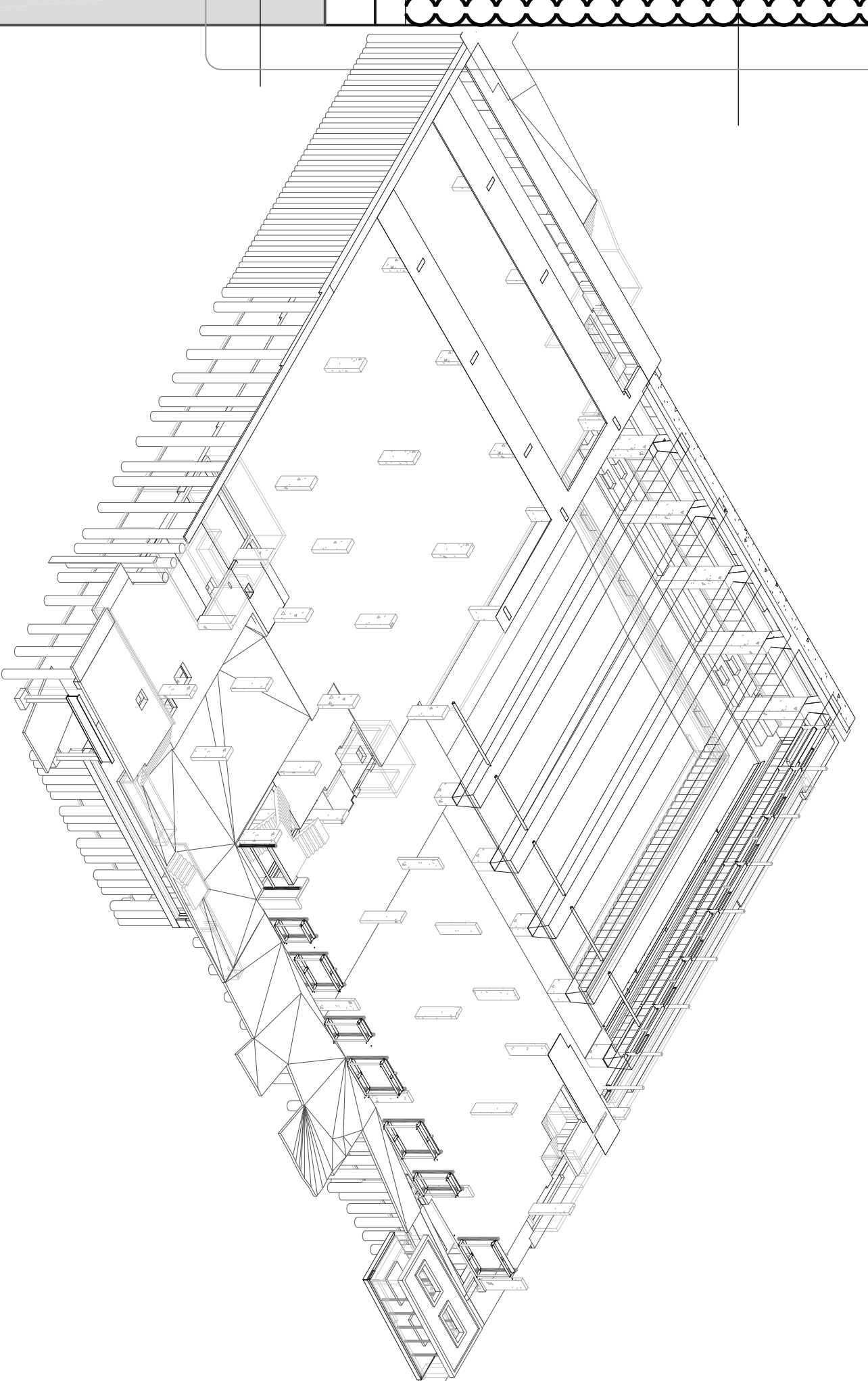
Mark	Member Size	Description	Type/Comments
HB1	250x150x5 S18	HANGER BEAM	
HB2	125x125x12.5A	HANGER BEAM	
HB3	150x150x5 S18	HANGER BEAM	
HB4	150x100x5 S18	HANGER BEAM	
HB7	200x200x5 S18	HANGER BEAM	
HB8	200x200x13.5A	HANGER BEAM	
HC1	150x150x5 S18	STEEL HANGER	
HC2	92x115	ROUND STUDS	Ø 300 CTS
HC3	50x75C	STEEL STUDS	
HC4	150x100x5 S18	STUB COLUMN	
ST1	150x100x5 S18	STUD	

WINDOW FRAME SCHEDULE

Mark	Member Size	Description	Comments
WC1	100x100x5 S18	WINDOW MEMBER	
WC2	75x75x4 S18	WINDOW CORNER SUPPORT	
WB1	100x100x5 S18	WINDOW MEMBER	
WB2	100x100x5 S18	RAY WINDOW BEAM	
L1	100x100x5 S18	LINER	
L3	150x150x17.5A	BRICK WALL SUPPORT	

CONCRETE COLUMN SCHEDULE

Mark	Member Size	Concrete Strength	Comments
C1	300x300	40 MPa	
C2	300x300	40 MPa	
C3	1200x700	40 MPa	
C4	400x300	40 MPa	
C5	800x200	40 MPa	
C6	800x250	40 MPa	
C7	800x300	40 MPa	
C8	1550x200	40 MPa	
TC1	900x300	40 MPa	TRANSFER COLUMN
TC3	800x200	40 MPa	TRANSFER COLUMN



**REINFORCEMENT RATE UNLESS DETAILED**

STRUCTURAL ELEMENT	REINFORCEMENT RATE UNLESS NOTED OTHERWISE
RAID FOOTING	70
WALLS	130
TOPPING SLAB & SLAB ON GROUND	43
SUSPENDED SLAB IN LEVEL 1	120
SUSPENDED ROOF SLAB	140

**LEVEL 2**

POST-TENSIONED CONCRETE	PT = 6.0kg/m <sup>2</sup> - REBAR = 55
BAND BEAMS	PT = 4.0kg/m <sup>2</sup> - REBAR = 40
SLABS	PT = 7.0kg/m <sup>2</sup> - REBAR = 55
BAND BEAMS	PT = 7.0kg/m <sup>2</sup> - REBAR = 55

**ROSEVILLE COLLEGE**  
ROSEVILLE COLLEGE - SWELL CENTRE  
27-29 BANCROFT AVENUE  
ROSEVILLE

**LEVEL 2 GENERAL ARRANGEMENT PLAN FOR CONSTRUCTION**

Scale: 1:100, 1:300

Drawing Number: 80819303-ST-0201

Sheet: B1

Revision: 5

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Client: ROSEVILLE COLLEGE  
Project: ROSEVILLE COLLEGE - SWELL CENTRE  
27-29 BANCROFT AVENUE  
ROSEVILLE

Drawn: AS  
Checked: AS  
Designed: AS  
Verified: AS  
Approved: AS

Date: 15-11-2021

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