

# Sport & Wellbeing Centre



## Community Bulletin – Autumn 2024

Work on Roseville College's Sport and Wellbeing Centre, a State Significant Development (SSD - 9912), continues to make significant progress to the facade and internal areas. The project is now in its final construction stage, 'services and fitout'.

In this bulletin, we share the latest news about the project, including an update about its progress.

### Construction Contacts

Phone |  
**02 9884 1100** (Main Reception)

Email |  
**[Construction@roseville.nsw.edu.au](mailto:Construction@roseville.nsw.edu.au)**

Website |  
[www.rosevillecollege.com](http://www.rosevillecollege.com)  
or use this quick-link:  
**[bit.ly/RC\\_SWELLCentre](https://bit.ly/RC_SWELLCentre)**

Site Manager |  
Ben Langshaw, Taylor Group  
24-hour mobile **0423 325 254**

# Construction Works Notice SSD-9912

1 May 2024

## Upcoming Works

- Epoxy flooring to the amenities
- Pool preparation works
- Bulk and detailed excavation for hydrant and tank works.

## In Progress Works

- Services being roughed in car park, Level 1 amenities, Level 2 and Level 3
- Lift installation nears completion
- Southern facade brick work
- Tiling to amenities on Level 1
- Epoxy to Plant rooms
- Closing walls to Level 3.

## Completed Works

- All planter boxes are poured and waterproofed
- Pool Hall scaffolding is removed
- Brick work on Level 3 and eastern facade
- Installation of Northern Pool Hall windows
- Structural steel on Level 3
- Hydrant pipework is installed.

## Associated CDC Works

- Work per Complying Development Certificate (CDC-GDL230398) is underway using the same access gate in Bancroft Avenue as the SSDA work. *Please note on Saturdays, that CDC approved work hours are 7am - 5pm, unlike SSDA hours of 7am - 1pm*
- Safe, certified removal of historic contaminated materials associated with the shell of the 50-year-old pool is now complete
- For an explanation of CDC work underway, see 'Important update regarding Change of Completion date'.



## Important update regarding Change of Completion date

**The project completion date has changed due to essential and necessary upgrades to the campus hydrant and fire sprinkler systems.**

In July 2023, an investigation determined that current hydrant and fire sprinkler systems across the campus have insufficient pressure and flow to accommodate the new building.

Mains in Victoria Street and Bancroft Avenue were tested, verifying the need for a campus hydrant upgrade to comply with requirements for the new Sport & Wellbeing Centre and wider campus.

Fortunately, the timing couldn't have been better. The best solution was to replace the redundant, 50-year-old pool shell with new underground sprinkler and water storage tanks; this site was located adjacent to the Sport & Wellbeing Centre, the crane was still in situ (removed 23 January 2024), and the site was still accessible via the existing construction gates in Bancroft Avenue. Work commenced under CDC approval in November, immediately after completion of the 2023 HSC exams. Historic contaminated material was safely removed (HAZMAT certified) under CDC consent during school holidays and on Saturdays.

The redundant 1970s pool and overhanging extension of the Davies' building, both at the rear of 29 Bancroft Avenue (pictured above), have now been removed. Work is progressing to install the required hydrant booster, sprinkler tank and water storage tanks.

An outdoor amphitheater will then transform this site into a valued green-space that contributes to a corridor of outdoor areas, lawns and gardens across the campus. The amphitheater will be located adjacent to a new thoroughfare from Bancroft Avenue, which will enhance general entry to the campus and provide much needed wheelchair access.

Current project completion dates are published under 'Project details' at the website (see back page).

Image (above): The redundant pool, circa 1973.







## What determines how the new Centre is used?

Information about how the Centre can be used is detailed in the Consolidated Consent for SSD-9912.

As excitement builds about the new Centre's opening later this year, we have received enquiries from the community about how the Centre can be used. Important information to answer these questions is provided in Part E of the Consolidate Consent; including hours of operation, operational noise limits, parking and outdoor lighting.


## Designed for sports, and the wellbeing of girls

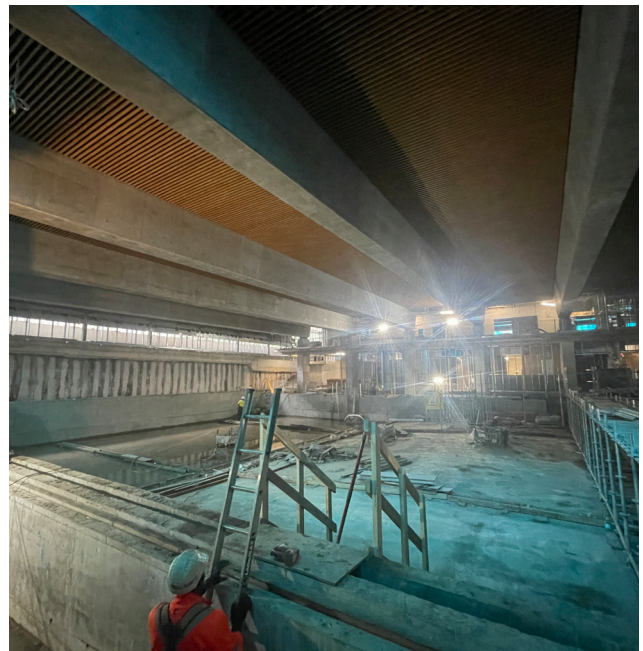
The consent conditions can be viewed at our website (see 'Gentle reminder' on the back page of this Bulletin for details) and at the NSW Planning portal (visit [www.planningportal.nsw.gov.au](http://www.planningportal.nsw.gov.au) and search 'Sport and Wellbeing Centre, Roseville College').



## Pool hall scaffolding is removed

A striking design element in the Centre is its impressive pool hall, featuring an acoustic ceiling of battens and polished concrete beams weighing more than 205 tonnes.

Following its structural completion, the hall cavity was occupied by scaffolding (pictured above and below. Credit: Taylor). This enabled ceiling fitout and for other high-level work to be completed safely. This was removed in an exciting step at the end of April to reveal the vast space for the first time (pictured on the cover). Staff touring the site at the start of Term 2 were awed at the evolving space, and meanwhile work continues poolside. 



## Diary invitations

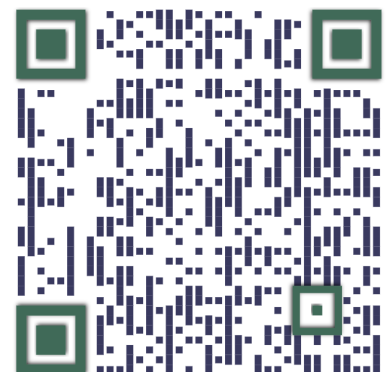
**28 May 2024**

Community Drop-in at 27 Bancroft Avenue, 5.00 - 6.00pm

Meet representatives of the project team and raise any questions or concerns as the project progresses.

### QR Code

Scan to view Community Updates: such as construction work notices, bulletins and special notices.



## Hours of operation

### What to expect

*Ordinary work, including delivery of materials:*  
7am – 6pm, Monday to Friday (inclusive), and  
8am – 1pm on Saturday.

*Restricted hours for rock-breaking and similar work:* 9am – 12pm and 2 – 5pm, Monday to Friday, and 9am – 12pm on Saturday.

No work on Sundays or public holidays.

### Parking guidelines

Site workers are required to comply with guidelines in the current Construction Transport Management Plan, available online. Visitors to the site are encouraged to comply voluntarily, if their visit will exceed 2 hours.

### Managing the impact

Use the Construction Contact details on the cover if you have any questions.

## Gentle reminder

### What to expect from us

- Courtesy and respect, timely updates/responses, and accessible information.

### What to find online

- A dedicated section at our website for SSD - 9912. Visit **[bit.ly/RC\\_SWELLCentre](http://bit.ly/RC_SWELLCentre)**
- **Project introduction**
- **Project details** includes a link to NSW Planning Portal for State Significant Developments
- **Community updates** – or scan the QR code – provides information for our neighbours and local businesses:
  - *Construction Work Notices* (monthly)
  - *Project Bulletins* for news and updates
  - Invitations to *Community Drop-Ins* and public events at the College
- **Construction contacts** includes an option to opt-in to receive alerts about the project.