

# Sport & Wellbeing Centre



## Community Bulletin – Summer 2023

The construction of Roseville College's Sport and Wellbeing Centre, (SSD) - 9912, is progressing well. We remain committed to undertaking the necessary work in a manner which is as considerate, respectful and accommodating as possible.

This Bulletin provides details about upcoming work and shares how the development is already having a positive impact on the learning of girls.

### Construction Contacts

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

Email |  
**Construction@roseville.nsw.edu.au**

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

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

# Construction Works Notice | SSD-9912

10 February 2023

## Upcoming Works

- Continuation of excavation
- Transport and installation of tower crane via Victoria Street and Recreation Avenue, rescheduled for 15 February 2023 (see [Special Notice, 20 December 2022](#) and [Special Notice Update, 6 February 2023](#))
- Remaining capping beam to southern elevation.

## Completed Works

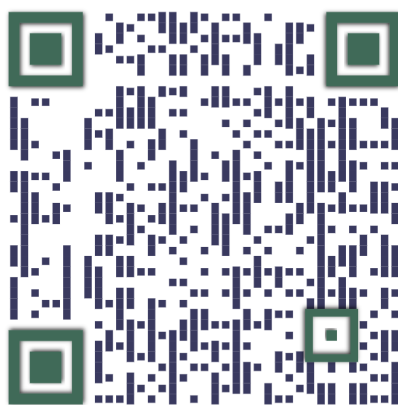
- Crane base completed for Crane installation, rescheduled to Wednesday 15 February 2023
- Refurbishment of existing facilities workshop fit-out (in Joy Yeo Centre)
- Second row of temporary rock anchors on western elevation
- Shotcreting to walls on eastern elevation
- Repair of hydrant leak (completed Saturday 4 February 2023).

## Special Notices

- 15 February 2023 – Installation of a tower crane on site is rescheduled due to weather delays. Importantly, the crane will not fly over neighbouring properties. *The original notice was published at our website on 20 December 2022 and was updated on 6 February 2023.*



The project's first Community Drop-in was held at the College on 26 November 2022.



## Diary invitations

### Saturday 11 March 2023

Community Drop-in event about the Sport and Wellbeing Centre  
27 Bancroft Avenue, 9am - 10.30am  
*No RSVP required.*

### Saturday 20 May 2023

Learning Festival and Open Day  
27 Bancroft Avenue, 12 - 4pm  
*No RSVP required.*

## Quick access to updates

Scan this QR code using a smart device to view construction work notices, as well as past bulletins and special notices.

If you have questions or concerns, please use the details on the front cover of this bulletin, or complete the online contact form (see Construction Contacts).

## Weather delays crane installation

Rainfall in 2022 proved record breaking, eclipsing a 70-year old record from 1950, and wet weather continued into 2023, disrupting building progress.

In December 2023, we communicated that a tower crane was scheduled to be installed on 24 January 2023. However, unfavourable conditions meant it was rescheduled to Wednesday, 15 February 2023.

Residents in the immediate proximity have already been notified by Taylor about this change, and an updated notice is also published under 'Community updates' about the project at the College website.

Readers with a smart device can also scan the QR code (left).

Junior School students discover what happens behind the scenes in the 'Development of spaces'

"I didn't realise how much work, planning and thought goes on behind the scenes."

**Year 6 (2022) students participated in a 'Development of spaces' unit of study and invited Mrs Laura Elder, Director of Business Services, to explain the processes that are required to develop the new Sport and Wellbeing Centre.**

'We were interested in the whole process from design through to development,' explains Kaitlin.

'Right now, this project is in the excavation stage – digging up the ground, which means there are particular considerations that have to be made, like the safety of the neighbour's house and about noise produced by equipment on the site. But I didn't realise how much work, planning and thought goes on behind-the-scenes.'

consulted, like neighbours, local councils and government departments,' says Madeline.

Emily agrees, 'The whole planning process and timeline is far longer than I realised. Mrs Elder helped us understand that to build something like the Sport and Wellbeing Centre, there is a lot of planning and communicating before, during and after! Importantly, you need to communicate with neighbours and other relevant organisations to help them understand what you want to do and why. Then, you must listen to them and understand how your plans might impact them. This may even change your plans.'

The girls heard how some neighbours opposed the

everyone safe'. They learnt that community communication is required during the development, which means that the project team must provide timely construction updates to neighbours, make relevant information readily available (such as on the College website), address any complaints or questions, and engage in problem solving along the way.

'It's important to put the other person's perspective into consideration when doing something that may impact them,' says Adel. 'They might work from home or have a small child who needs to sleep during the day, so it's important that they know when a disruption may occur and how long it will last.'

The way the project team treats its neighbours is much like how we should treat one another, the students agreed. They identified six important qualities: respect, listening carefully, kindness, consideration for another's viewpoint, service, and being informed to respond intelligently. They also considered the type of information that neighbours would like to hear about, such as how dust and noise are monitored, how the project team is managing any impact on the local community, the operating hours of the site, the attention to safety and traffic management, and that the project is following the approved plans.

'The local community are really important to your project,' Kaitlin concludes. 'Even though they may not necessarily want the change, their input and feedback can really improve your plans to make the process and outcome better for everyone.'

W



Photo credits, above and cover: Scott Ehler Photography

Likewise, classmates Emily and Madeline also had not realised how long it took to plan for the development, or how long it will take from initial planning through to completion.

'I was surprised about the length of the planning process and how many groups are involved,' says Madeline. 'Long before any construction work begins, many people must be

Centre's original plans because they were concerned about how it might change the streetscape or increase traffic.

The students explored the topic of traffic management and recognised that traffic already peaks around the College at certain times each school day. They noted that 'traffic, and especially trucks, need to be managed well to keep



## 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.