

# Sport & Wellbeing Centre



## Community Bulletin – Summer 2024

The major structural work for Roseville College's Sport and Wellbeing Centre, a State Significant Development (SSD - 9912), is now complete. This was signified by the removal of the tower crane after nearly 12 months in situ.

The project now transitions to the building's 'services and fitout', coinciding with the start of a new school year. We approach this new phase in a manner consistent with 2023; being as considerate, accommodating and respectful as possible. In this Bulletin, we describe this transition and upcoming work, along with highlights so far.

### Construction Contacts

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

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

Website |  
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

6 February 2024

## Upcoming Works

- Planter walls to be poured
- Roofing installation to commence
- Lift installation to commence
- Internal blockwork in the carpark
- Brickwork to the facade
- Amenities hob waterproofing
- Isobel Davies extension, above ground structure, has been demolished
- Disassembly and removal of tower crane.

## In Progress Works

- Formwork/ reinforcement for planter walls
- Structural steel on Level 3 nears completion
- Services being roughed in carpark
- Hydrant pipework installation
- Window steel installation.

## Completed Works

- Pouring of the final Level 3 slab
- Installation of pool filters

## Associated Works

- Work per Complying Development Certificate (CDC-GDL230398) is underway using the same access gate in Bancroft Avenue as the SSD work. *Please note on Saturdays that CDC approved work hours are 7am–5pm, unlike SSD hours of 7am–1pm.*
- Removal of historic contaminated materials associated with the shell of the 50-year-old pool require specialist removal over a series of Saturdays under CDC consent. The material is safe until disturbed, so will be removed in curated sections by experts, with air monitoring in place. In between Saturdays, the area will be covered.

## Safe removal of the tower crane

On 23 January 2024, almost a year from the date it was installed, the tower crane was dismantled and removed from the project site.

As quickly as it was installed, it was gone. When students returned to school on 30 January, many initially walked by without realising the landmark from 2023 was missing! It was only when they looked up, wondering why the characteristic safety beep was silent (or if alerted to the change by teachers or peers) that they realised the change.

Removal of the crane represents the end of the major structural phase. The project now transitions to a focus on services and fitout.

Images, and cover: The tower crane was removed last month. [W](#)



## Diary invitations

**27 February 2024**

Community Drop-in  
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.





## The project so far

In 2024, our project transitions from major structural work to 'services and fitout', which focuses on interior and operational aspects, including the outdoor courts. This month, we review the project so far and look ahead to its completion.

**Review |** On 5 August 2022, Taylor Group took ownership of the site in Bancroft Avenue and commenced work to demolish, clear and remediate the area. It seems an eon ago. Some people even struggle to describe what was on the site before the project began: two exposed multi-purpose courts and lawns at 27-29 Bancroft Avenue, and 'Toronto', a disused residence at 37 Bancroft Avenue *not* of heritage significance.

In addition to the aging multi-purpose courts, the College's open-air swimming pool was approaching 50-years old and showing its age, including cracks in the pool shell. An upgrade was forecast in Master Planning; it was time for new facilities.

The project was approved in June 2021 as a State Significant Development (SSD-9912) following extensive community consultation.

By 29 September 2022, early work was complete, having removed 10m<sup>3</sup> of contaminated waste from

an area of 1,582m<sup>2</sup>. A culturally sensitive 'Breaking Ground' ceremony, led by Aboriginal Christian leader, Ms Brooke Prentis, marked the transition to major work on 2 November 2022.

Bulk excavation progressed quickly (*pictured, top left*). Within four months, the loudest phase in its construction, more than 36,000 tonnes of soil and rock had been removed in more than 1,250 truck-trailor loads. At its western elevation, nearest Rose Cottage, excavation was 12m deep into sandstone. Piling and rock anchoring ensured stability as detailed earthworks prepared the site for reinforcement, formwork and concreting of the building's structure and facades. Most earthworks were complete by the end of July 2023 and, after a phase of structural work, the recent removal of our golden yellow, 31.5m high tower crane (*opposite*) marks another major milestone. The project transitions once more with structural steel above ground (*pictured, top right*).

**Forecast |** The project now moves into services and fitout, which involves wiring and cabling for power and internet connectivity; water services; the installation and finishing of floors, walls, ceilings and other internal fixtures; and the addition of bespoke furniture prior to handover.

Dedicated to 'lifting up' generations of girls, this building emphasises the value of wellbeing and physical activity.

A large cohort of staff previewed the site on 25 January 2024 to walk through the structure (still a construction zone) and orient with the actual size of the new spaces. This experience represented a remarkable shift for staff, from plans on paper to physically engaging with the space.

Work will continue diligently over Semester 1 to complete this phase as proficiently as possible. We thank you for your patience as this significant work continues. **W**



2019

2020

2021

2022

2023

2024

## Hours of operation

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### 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.

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### 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.

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### Managing the impact

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

## Gentle reminder

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### What to expect from us

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