



project management  
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20 July 2023

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

Dear Planning Secretary,

**SSD-9912 Roseville College Sport and Wellbeing Centre**

**Application for Variation to Approved Working Hours (Condition C5)**

We write on behalf of the Anglican Schools Corporation with regards to its development at 27-29 and 37 Bancroft Avenue, Roseville, Application Number SSD-9912.

Please find enclosed a request from our Principal Contractor, Taylor Construction, for a variation to the approved working hours for a major concrete pour currently planned for 2 August 2023.

Yours sincerely,  
**EPM Projects**

**Jordan Graham**  
Associate



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19 July 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	02/08/23
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 3 Pour 1 Suspended slab, which is approximately 200m<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**

ABN 25 067 428 344

Level 16, 100 Pacific Highway, North Sydney NSW 2060

T 02 8736 9000 W [taylorau.com.au](http://taylorau.com.au)

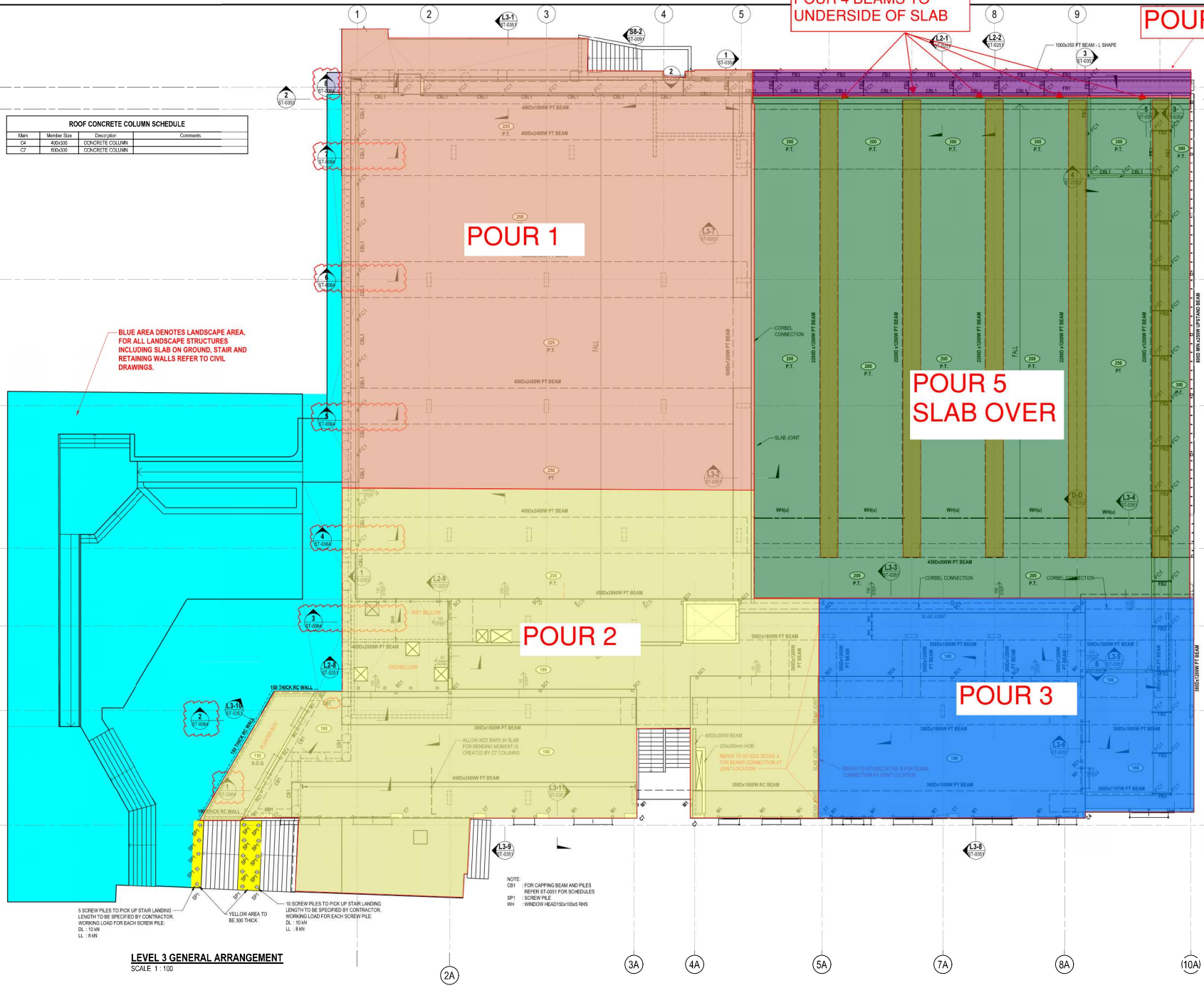
	<p>neighboring property (39 Bancroft Avenue, Roseville) to minimize impacts from the construction works. This will mitigate potential noise impacts resulting from the out-of-hours work.</p> <p>Upon approval, will notify all affected neighbours in accordance with Condition C6.</p>
Site Contact During the Works	Ben Langshaw – 0423 325 254

Kind regards



Dean Fondas  
Project Director

DATE PLOTTED: 19/09/2022 @ 2:03:51 PM  
 DATE: 19/09/2022  
 USER: C:\Temp\190909193031 - Roseville College ST-0301\cardno\_james.mcgillan.plt



**ROOF CONCRETE COLUMN SCHEDULE**

Mark	Member Size	Description	Comments
CA	400x300	CONCRETE COLUMN	
CB	400x300	CONCRETE COLUMN	

NOTE: PT DETAIL DESIGNER ADDS FOT BOT. ADD BAR ABOVE COLUMN BASED ON NEW REQUIREMENT IN AS3600:2018

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

**REINFORCEMENT RATE UNLESS DETAILED**

STRUCTURAL ELEMENT	REINFORCEMENT RATE (kg/m <sup>2</sup> ) UNLESS NOTED OTHERWISE
REINFORCED CONCRETE	
PAVING FOOTING	70
COLUMNS	190
WALLS	130
TOPPING SLAB & SLAB ON GROUND	43
SUSPENDED SLAB IN LEVEL 1	125
SUSPENDED ROOF SLAB	140
POST-TENSIONED CONCRETE	
LEVEL 2	
BAND BEAMS	PT = 6.0kg/m <sup>2</sup> ; REBAR = 55
SLABS	PT = 4.0kg/m <sup>2</sup> ; REBAR = 40
LEVEL 3	
BAND BEAMS	PT = 7.0kg/m <sup>2</sup> ; REBAR = 55
SLABS	PT = 7.0kg/m <sup>2</sup> ; REBAR = 55

**FENCE MEMBER SCHEDULE**

Type	Member Size	Description
CBL1	8mm STAINLESS STEEL	FENCE
CBL2	CABLE	FENCE
FB1	CHS 48x3	FENCE
FB2	125 BT 18	FENCE
FB3	54 SWS	FENCE
FC1	125 BT 18	FENCE

NOTE: ALL STEEL MEMBERS TO BE HOT DEEP GALVANIZED AND PAINTED ACCORDING TO ARCHITECTS SPECIFICATIONS

Rev	Date	Description	By	Appr
5	19-09-2022	ISSUED FOR CONSTRUCTION	SS	PP
4	30-08-2022	ISSUED FOR CONSTRUCTION	SS	PP
3	02-08-2022	ISSUED FOR CONSTRUCTION	SS	PP
2	22-07-2022	ISSUED FOR CONSTRUCTION	SS	PP
1	11-02-2022	ISSUED FOR TENDER	SS	PP

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

Title: **LEVEL 3 GENERAL ARRANGEMENT PLAN**  
 Status: **FOR CONSTRUCTION**  
 Drawing Number: **80819303-ST-0301**

**LEVEL 3 GENERAL ARRANGEMENT**  
 SCALE 1:100