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STAGING REPORT

Mainsbridge School for
Specific Purposes SSD 8792

Prepared for
SINSW
6 April 2021

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1. INTRODUCTION

This Staging Report has been prepared on behalf of the NSW Department of Education (DoE) for Mainsbridge School for Specific Purposes (SSD 8792). The Staging Report has been prepared in accordance with conditions A22 – A25 of the State Significant Development Approval SSD 8792 which enable staged construction and operation of the development subject to the approval of a Staging Report by the Planning Secretary.

1.1. PROJECT OVERVIEW

On 27 February 2019, development consent was granted by the Executive Director, Priority Projects Assessments, as delegate for the Minister for Planning and Public Spaces, for the development of the Mainsbridge School for Specific Purposes to facilitate its relocation to Warwick Farm (SSD 8792).

The development consent was granted for:

- The construction of five building blocks comprising one and two-storey buildings including:
 - new learning spaces;
 - administration;
 - library and shared hall; and
 - canteen, amenities and storage facilities.
- Landscaping, including open space improvements, tree removal, covered outdoor learning areas (COLAs), new sports field, fencing and pathways; and
- Vehicular and pedestrian access along Williamson Crescent and a new at-grade car park.

Modification 1

A Section 4.55(1A) Modification Application (SSD 8792 MOD 1) was granted consent on the 19 July 2019 for the following modifications to the condition B31 of the consent:

- Identification of the number of biodiversity credits required to offset vegetation clearing on the site; and
- Amendment to the timing for the retirement credits.

Modification 2

A Section 4.55(1A) Modification Application (SSD 8792 MOD 2) was granted consent on the 22 May 2020 for amendments to condition B44(b) relating to the planting of trees.

Modification 3

A Section 4.55(1A) Modification Application (SSD 8792 MOD 3) was granted consent on the 24 February 2021. The modification sought to enable staged development and remediation of the site through amendments to remediation-related existing conditions and insertion of new conditions. The application also sought to allow amendments to be made to the project Remediation Action Plan (RAP) subject to approval of an NSW Environment Protection Authority (EPA) accredited Site Auditor ('Site Auditor') as an unexpected find was encountered which has necessitated an update to the RAP.

Modification 4

A Section 4.55(1A) Modification Application (SSD 8792 MOD 4) was lodged in February 2021. The modification seeks to make several minor design modifications to the approved development, which have been made following revision of the fence line long the northern boundary and installation of emergency fire safety equipment in the car park as well as further design development and coordination with technical consultants.

1.1.1. Date of Commencement of Construction

The date of commencement of construction was the 12 July 2019.

1.1.2. Submission to Planning Secretary for Approval

This Staging Report responds to conditions A22 – A25 of SSD 8792 to allow staged construction and operation of the development.

The date of submission of the report is 9 March 2021.

1.2. DETAILS OF PROPOSED STAGING

SSD 8792 pertains to the entire package of works. The staging is primarily proposed to account for a significant change in the remediation programme that came about following an expected find of hazardous materials which was encountered during construction works. The unexpected find was confined to the location of the proposed Warwick Farm Public School Oval, located in the south eastern portion of the site.

In recognition of this unexpected find, Modification 3 to SSD 8792 was granted on the 24 February 2021 to allow revisions to the Remediation Action Plan (RAP) to alter the remediation methodology for the oval. In addition, the modification facilitated administrative amendments to the conditions to allow staged remediation as well as staged completion of the contamination related reporting requirements.

Other delays have been encountered throughout the construction phase which have directly impacted the construction programme and delivery schedule. These include design changes as well as restrictions on carrying out remediation activities while the childcare centre is operating.

As the school buildings are not impacted by the change in the remediation programme and have been impacted by other delays to a lesser extent, two discrete construction and operation stages are proposed. This will enable staff and students to occupy and utilise the majority of the new school facilities while some of the open space and landscaping works are being completed.

In summary, the indicative two stage approach includes:

- Stage 1 is the construction and handover of all buildings, majority of the at-grade car park (apart from southern portion), play area between Block C and D and play area north of Block C (along the northern boundary).
- Stage 2 is the construction and handover of all landscaping and associated facilities east of Block C and D, as well as the new shared sports field (Warwick Farm Oval) and southern portion of the at-grade car park.

Reference should be made to the Staging Plan submitted at **Appendix A** which illustrates the works to be delivered in each stage.

1.2.1. Stage 1

Stage 1 construction works commenced on the 23 January 2020.

The works within this stage comprises of all the new school buildings, including:

- Block A – two storey staff and administration building.
- Block B – two storey library and shared hall building.
- Block C – single storey building with learning spaces.
- Block D – two storey building with learning spaces.
- Block E – hydrotherapy pool as well as waste and storage areas.

In addition, stage 1 works comprise the northern courtyard located north of Block C and the middle courtyard between Blocks C and D.

The majority of the at-grade car park is also proposed as part of this stage, the works comprise:

- Construction of 33 car parking spaces (of 43 approved) and 2 bus car parking spaces (of 5 approved).
- Construction of all proposed vehicular entry and exits from Williamson Crescent.
- Construction of all proposed pedestrian entries from Williamson Crescent.

- Construction and operation of proposed hydrant tank.
- Construction and operation of proposed substation (however, located within stage 2 compound).
- Construction and operation of proposed on site detention tank (however, located within stage 2 compound).
- Associated landscaping works.

The proposed arrangement will ensure the car park operates pursuant to the relevant standards and enables all cars to enter and exit the site in a forward direction.

Stage 1 construction works are targeted for completion by Day 1, Term 2 2021 which commences on the 19 April 2021.

Table 1 Stage 1 Works

Indicative Works	Timing
All five building blocks comprising of Block A, Block B, Block C, Block D and Block E. Stage 1 will also encompass a large portion of the western carpark, northern courtyard, and central courtyard.	Commenced 23/01/2020 Completed 19/04/2021 Duration – 13 months approximately

1.2.2. Stage 2

Stage 2 construction works commenced on the 27 February 2021.

Stage 2 is being undertaken at the same time as Stage 1 where possible, and comprises landscaping works east of Block C and Block D, the shared Warwick Farm Oval and southern end of the at-grade car park. More specifically, the works include:

- Landscaping and associated works east of Block C and D, including:
 - Bike path and pedestrian pathway.
 - Farm enclosure and kitchen garden.
- Warwick Farm shared oval and surrounds including walking pathways and landscaping.
- Southern end of the at-grade car park, including:
 - Construction of remaining 10 car parking spaces.
 - Construction of remaining 3 bus parking bays.
 - Associated landscape works.

Stage 2 construction work is targeted for completion on site by June 2021. It is noted off-site works to validate the external areas occupiable could take up to three months as final Site Audit Advice and Validation Reports have to be prepared by relevant consultants and reviewed/approved by the EPA Site Auditor.

Table 2 Stage 2 Works

Indicative Works	Timing
External areas consisting of the eastern playground space which also includes the bike path, the southern sportsfield area and the remainder of the carpark areas.	Commenced 23/01/2020 Completed 30/06/2021 Duration – 15 months approximately

1.2.3. Staging Delineation

Diagrams illustrating the delineation of each stage are provided in the following Figures and submitted at **Appendix A**. Stage 1 works are shown in 'orange' shading and Stage 2 works in 'purple' shading.

It is noted that the delineation of the staging is indicative and may be subject to minor adjustments.

Figure 1 Staging Delineation



Picture 1 Northern portion of the site



Picture 2 Southern portion of the site

2. STAGING SCHEDULE

The relevant construction and operation stages are outlined in Table 3.

The identification of the staging and relevant activities or areas allows each stage to identify the independence of a stage and key interdependences.

Table 3 Staging Schedule

Item	Area and activity (scope)	Duration	Relevant Stage	
			1	2
1.	Construction All five building blocks comprising of Block A, Block B, Block C, Block D and Block E. In addition, a large portion of the western carpark, and the entire northern courtyard, and central courtyard.	July 2019 – April 2021	Y	
2.	Construction External areas consisting of the eastern playground space which also includes the bike path, the southern sports field area and the reminder of the carpark areas.	July 2019 – June 2021		Y
3.	Operation All five building blocks comprising of Block A, Block B, Block C, Block D and Block E. In addition, a large portion of the western carpark, and the entire northern courtyard, and central courtyard.	April 2021	Y	
4.	Operation External areas consisting of the eastern playground space which also includes the bike path, the southern sports field area and the reminder of the carpark areas.	June 2021		Y

3. CONDITION STAGING

A staging matrix of the conditions of consent has been prepared and is submitted at **Appendix B**. The matrix specifies how compliance with conditions will be achieved across and between each of the stages of the project.

4. MANAGEMENT OF CUMULATIVE IMPACTS

4.1. SAFETY ARRANGEMENTS

Careful consideration has been given to how each stage will affect the site establishment and school operations through delivery. As Stage 2 construction will be occurring in parallel to the operation of the school, the Contractor has prepared site establishment plans to be followed for the second stage of construction. The establishment plan illustrates a safe and secure compound area which provides sufficient delineation from the new operations at Mainsbridge SSP and the existing Warwick Farm Public School.

Both pedestrian gates leading into the new Mainsbridge SSP site will be fully operational and provide access/egress into the new Mainsbridge SSP in time for operation to commence for Term 2, 2021. Noting that Mainsbridge SSP will be a School for Specific Purposes, the school have specifically highlighted that morning drop offs and afternoon pickups require all students to be driven to school and carefully supervised. Through review of the proposal and areas which will be handed over under Stage 1, the Contractor has confirmed that there will be minimal impact.

The Contractor through consultation with SINSW has confirmed the following:

1. All vehicles will be able to enter/exit the carparking areas proposed to be handed over under Stage 1 in a forward direction.
2. The Stage 1 works enable access into the car park and for students to be dropped off and picked up.
3. All carpark areas will be fenced off with either permanent perimeter fencing works in all areas where works are complete. In areas where works are incomplete, temporary fencing will be in place.
4. Safe access and egress to all building blocks will be possible as no construction works will be occurring in these areas.

The operational areas of the site would be clearly separated from ongoing construction activities through the installation of secure perimeter fencing and there will be no conflict with ongoing school operations. This has been confirmed through collaborative meetings with SINSW, who have reviewed and confirmed that the staging plan and proposal put forward by the Contractor is both safe and suitable.

To ensure, the project team will meet with the school to assess the above arrangements after the first week of operation to identify any issues arising. Then if all is working as planned, this will default to a monthly meeting basis, unless any major incidents/issues arise between meetings.

Please see the associated site establishment plans submitted at **Appendix C** for further detail of how construction and operational areas will be managed to ensure safety of staff, students and the public.

4.2. CHILDREN'S PLAY AREA

Careful consideration to the children's play areas has been given when setting the staging.

Block C and Block D comprise the learning spaces for the children, and include:

- Block C comprises high school students. Approximate numbers of high school students are 40 students.
- Block D comprises primary school students. Approximate numbers of primary school students are 80 students.

Stage 1 includes the delivery of the middle external courtyard between Blocks C and D and northern courtyard north of Block C.

The northern courtyard will be used by high school students and comprises approximately 600sqm of external play area. Having regard to the open space requirements contained in SI NSW's Educational Facilities Standards and Guidelines (EFSG), open space provision is calculated at 10sm per student. The proposed northern courtyard complies with this requirement.

The middle courtyard will be used by primary school students and comprises approximately 1,050sqm of external play area. In accordance with the EFSG, the proposed open space provision complies with these requirements.

Therefore, despite the external play space east of Block C and D and shared Warwick Farm Oval being delivered under Stage 2, sufficient open space area in accordance with the relevant guidelines will be delivered under Stage 1.

4.3. CAR PARK DELIVERY

The southern end of the car park is required to be delivered under Stage 2 to enable construction access to service the Warwick Farm Oval and other open space and landscaping works being delivered within this stage.

Due to the following site constraints, construction access for Stage 2 cannot be relocated elsewhere:

- Northern boundary – An existing childcare centre is located on the boundary of the Mainsbridge SSP site. There is a small access road behind the childcare, however the access road is owned and operated by Liverpool City Council and is not a public or shared road. Access would not be possible from the northern boundary.
- Eastern boundary – No road access exists on the eastern side.
- Southern boundary – An existing school (Warwick Farm Public School) sits south of the Mainsbridge SSP site. Access via the southern portion of the site would not be possible.
- Western boundary – The western boundary of the site provides direct access/egress to Williamson Crescent. To minimise disruption to the new school (Mainsbridge SSP) and the existing school (Warwick Farm Public School), the access/egress route proposed would minimise impact to the existing two schools whilst serving the works under Stage 2.

The proposed temporary reduction of car parking spaces during Stage 1 is considered acceptable for the following reasons:

- The reduction of spaces is limited to 10 car parking spaces and 3 bus car parking spaces. 33 car parking spaces and 2 bus car parking spaces will be available for use by staff and visitors in Stage 1.
- The site is highly accessible to public transport including 800m walking distance from Warwick Farm Train Station and several bus routes.
- A Green Travel Plan (GTP) will be prepared prior to commencement of operation in accordance with condition D8 of the consent and includes initiatives to encourage active and sustainable travel to/ from the School.
- The reduction of spaces is temporary and is for a minimal period of time being approximately 2 months.
- The carpark has been designed in accordance with AS2890.1:2004.
- All vehicles will continue to be able to enter and exit the site in a forward motion until stage 2 works are completed.
- There will be no changes to routes for vehicles into and out of the site.
- There will be no impact to the pickup or drop off locations within the school compound.
- Consideration has been made to ensure no adverse impact on the surrounding community during the reduced carparking until stage 2 is completed. It is noted that the following has been considered and will be implemented:
 - Staff will be encouraged to pursue alternative travel such as public transport, carpooling or the like to mitigate carparking on the surrounding streets due to the reduced parking capacity.
 - Mainsbridge SSP staff will look to park at the existing Warwick Farm PS before utilising street carparking.
 - Buses that are not able to be parked on the school grounds will be parked at either the existing Mainsbridge SSP school which is approximately a 10 minute drive from the new school or will be driven back to a suitable bus depot by the bus driver.

Overall, without this access arrangement the proposed staging will not be possible. Having regard to the discussion above, the proposed arrangements are considered to be satisfactory.

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APPENDIX A

STAGING PLAN

APPENDIX B

CONDITIONS STAGING MATRIX

APPENDIX C

SITE ESTABLISHMENT PLAN

