Staging Report

Upgrades to Chatswood Public School and High School

SSD 9483

December 2021

NSW GOVERNMENT Education

Document Control

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1 Introduction

This Staging Report has been prepared by Richard Crookes Constructions and Johnstaff on behalf of the NSW Department of Education (DoE) for Chatswood Public School & High School (SSD 9483). The Staging Report has been prepared in accordance with the conditions of the State Significant Development Approval SSD 9483 to allow the staged operation of the development.

This has been prepared to meet the requirements of condition A9, A10, A11 and A12 of the development consent and will be submitted to the Department of Planning Industry and Environment (DPIE) for approval.

Consent Condition A9: Staging

Table 1: Condition A9, A10, A11 and A12 requirements and where they are addressed

Consent Condition A9: Staging	**The Staging Report addresses this**
The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation) unless otherwise approved by the Planning Secretary. Note: Works may commence upon the Planning Secretary's approval of a Staging Report and satisfaction of all relevant conditions.	In accordance with Condition A9, this Staging Report is being submitted to the Planning Secretary at least ONE MONTH prior to the date of Commencement of Operation and has been prepared in accordance with Condition A10.
Consent Condition A10:	**The Staging Report addresses this**
A Staging Report prepared in accordance with condition A9 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	a) Not addressed. Construction commencement conditions will be satisfied prior to all construction, staging of construction conditions is not proposed. b) Section 1.2 and Section 2 address Condition A10_b) and set out how operation of the project will be staged. c) Section 3 and Appendix A (Condition Compliance Table) address how compliance with conditions will be achieved across and between each of the stages of the project. d) Section 4 of this report addresses the management of cumulative impacts arising from the proposed staging.
Consent Condition A11:	**The Staging Report addresses this**
Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	The project will be staged in accordance with the Staging Report.

	Regardless of the potential cross over of staging, the staging report is to be updated to include that, the project will always remain compliant with the conditions of consent, where: 1. All conditions of consent will be satisfied as per the appended condition matrix as per the condition timings. 2. Site establishment will be maintained in a manner that maintains a safe environment for operational, construction and public domain components. 3. Compliance with BCA and Standards will be certified via Crown Completion Certificates.
Consent Condition A12:	**The Staging Report addresses this**
Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	The terms of consent that apply or are relevant to the works of activities to be carried out in a specific stage will be complied with at the relevant time for that stage as identified in the Staging Report.

1.1 Project Overview

The NSW Government is investing $7 billion over the next four years, continuing its program to deliver more than 200 new and upgraded schools to support communities across NSW. This is the largest investment in public education infrastructure in the history of NSW.

Both Chatswood Public School (CPS) and Chatswood High School (CHS) have seen significant enrolment growth with resulting pressure on available space and facilities at each school given their reputation for educational excellence, including opportunity classes at the Public School and a selective stream at the High School.

Upgrades to Chatswood Public School includes the provision of:

- 53 Classrooms (comprising 25 existing, 28 new spaces);
- Four (4) x special program classrooms (music, language etc);
- Three (3) x special support unit classrooms;
- Increased quality play spaces;
- Retention of heritage buildings A and B;
- New hall;
- New car parking facilities and
- Associated site works and landscaping.

Upgrades to Chatswood High School includes the provision of:

- 118 Classrooms (comprising 18 existing, 18 upgraded and 82 new spaces);
- Four (4) x special support unit classrooms;
- New administration and staff facilities;
- New hall; and
- Associated site works and landscaping.

1.1.1 Indicative Date of Commencement of Construction

The indicative date of commencement of construction is June 7th, 2021.

1.1.2 Submission to Planning Secretary for Approval.

In accordance with Condition A9, this Staging Report is being submitted to the Planning Secretary at least ONE MONTH prior to the date of Commencement of Operation and has been prepared in accordance with Condition A10.

The date of submission of the report is 30th April 2021.

1.2 Details of Proposed Staging

1.2.1 Staging

To maintain a fully functional school community throughout construction, the project sequence requires the staged operation of new buildings and landscaped areas to maintain a fully functional school community, across both the Public and High School sites. The proposed stages, and the staging of compliance with conditions, have generally been determined by the operational needs of the school community.

An indicative staged operation approach is proposed as follows:

Stage 1	Indicative Operation Date
Stage 1 Stage 1 works include the occupation and operation of Building V (Sports Court and Adjacent Landscaped Area) at the Public School. These multi-use areas consist of games courts and nature play areas, and will be utilised as learning and play spaces.	Quarter 4, 2021
Stage 2 Stage 2 works include the occupation and operation of temporary play space, where existing Building H is located at the Public School. A new DDA compliant ramp will be provided as access to the Existing Building A Administration area. The temporary play space will provide additional area to the Public School to facilitate operations during construction, and the access ramp will provide DDA compliant access to the Administration block in Existing Building A.	Quarter 1, 2022
Stage 3 Stage 3 works include the occupation and operation of the Central Landscaped Area at the Public School. This area will be used as primary play space, an outdoor assembly space and learning areas.	Quarter 1, 2022
Stage 4 Stage 4 works include the occupation and operation of the Building P2 Canteen and Amenities at the Public School.	Quarter 2, 2022

The canteen and amenities will be used to facilitate ongoing school operations during construction, such as the P&C operated canteen and OOSCH care.	
Stage 5 Stage 5 works include the occupation and operation of Building S and adjacent landscaping at the High School. Building S provides teaching, staff and play areas, as well as the new operational waste area to the High School.	Quarter 3, 2022
Stage 6 Stage 6 works include the occupation and operation of Buildings P1 and P2 and adjacent landscaping at the Public School. Buildings P1 and P2 are the primary new buildings at the Public School, providing new learning, staff and play spaces to the site. Finalised School Travel Plan initiated following substantial handover of facilities and changes to operation. 60 Space Bicycle Parking handed over and operational at the Public School underneath P1 and P2	Quarter 4, 2022
Stage 7 Stage 7 works include the occupation and operation of Building G and adjacent landscaping at the Public School. Building G is the Public School's new hall building and will be used for general assemblies, performances, and general school operations.	Quarter 1, 2023
Stage 8 Stage 8 works include the occupation and operation of Buildings Q & T, with adjacent landscaping at the High School. Building Q will provide new administration, teaching and staff spaces for the High School. Building T is the High School's new hall building and will be used for general assemblies, performances, examinations, and general school operations.	Quarter 2, 2023
Stage 9 Stage 9 works include the final handover of finished landscaped spaces on both the Public and High School, and handover of completed Public Domain work areas. Additional Bicycle Parking and End of Trip Facilities handed over and operational at the Public School underneath Sports Court (Building V) 120+ Bicycle Parking Spaces handed over and operational at the High School underneath Building K Stage 9 indicates the completion of all SSDA works.	Quarter 2, 2023

2 Staging Diagrams

The following diagrams display the staged handover of operational areas.

More detailed diagrams displaying the site layout and setup relating to construction can be found in the CEMP, prepared under Condition D19 of the SSD 9483 Consent Conditions.

Public School

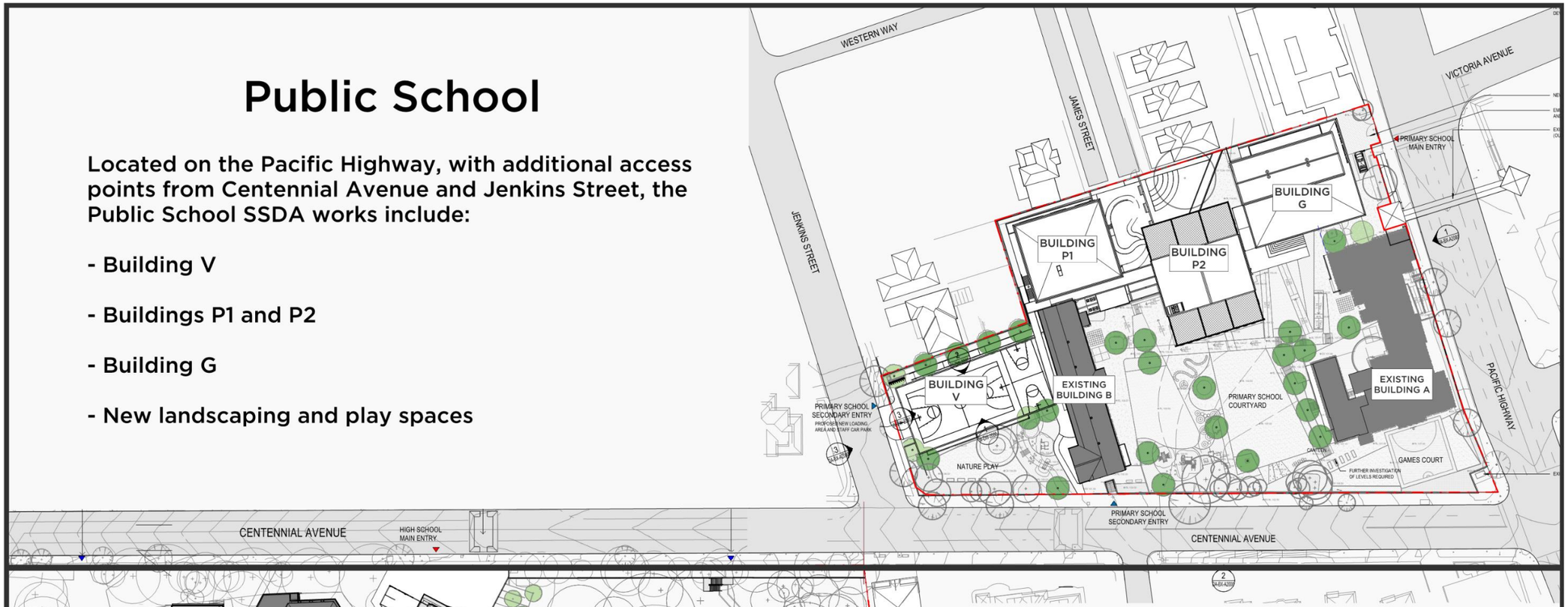
Located on the Pacific Highway, with additional access points from Centennial Avenue and Jenkins Street, the Public School SSDA works include:

- Building V

- Buildings P1 and P2

- Building G

- New landscaping and play spaces





High School

Located on Centennial Avenue, with additional access points from De-Villiers Avenue, Eddy Road, Freeman Road and Oliver Road, the High School SSDA works include:

- Buildings S

- Building Q

- Building T

- New landscaping

STAGE 1

Handover and Operation of Building V & Adjacent Nature Play Area on the Public School

All other areas will remain in current operational state or are construction area for SSDA works



STAGE 2

Handover and Operation of the Temporary Playspace & Building A Access Ramp on the Public School

All other areas will remain in current operational state or are construction area for SSDA works



STAGE 3

Handover and Operation of the Central Landscaped Area on the Public School

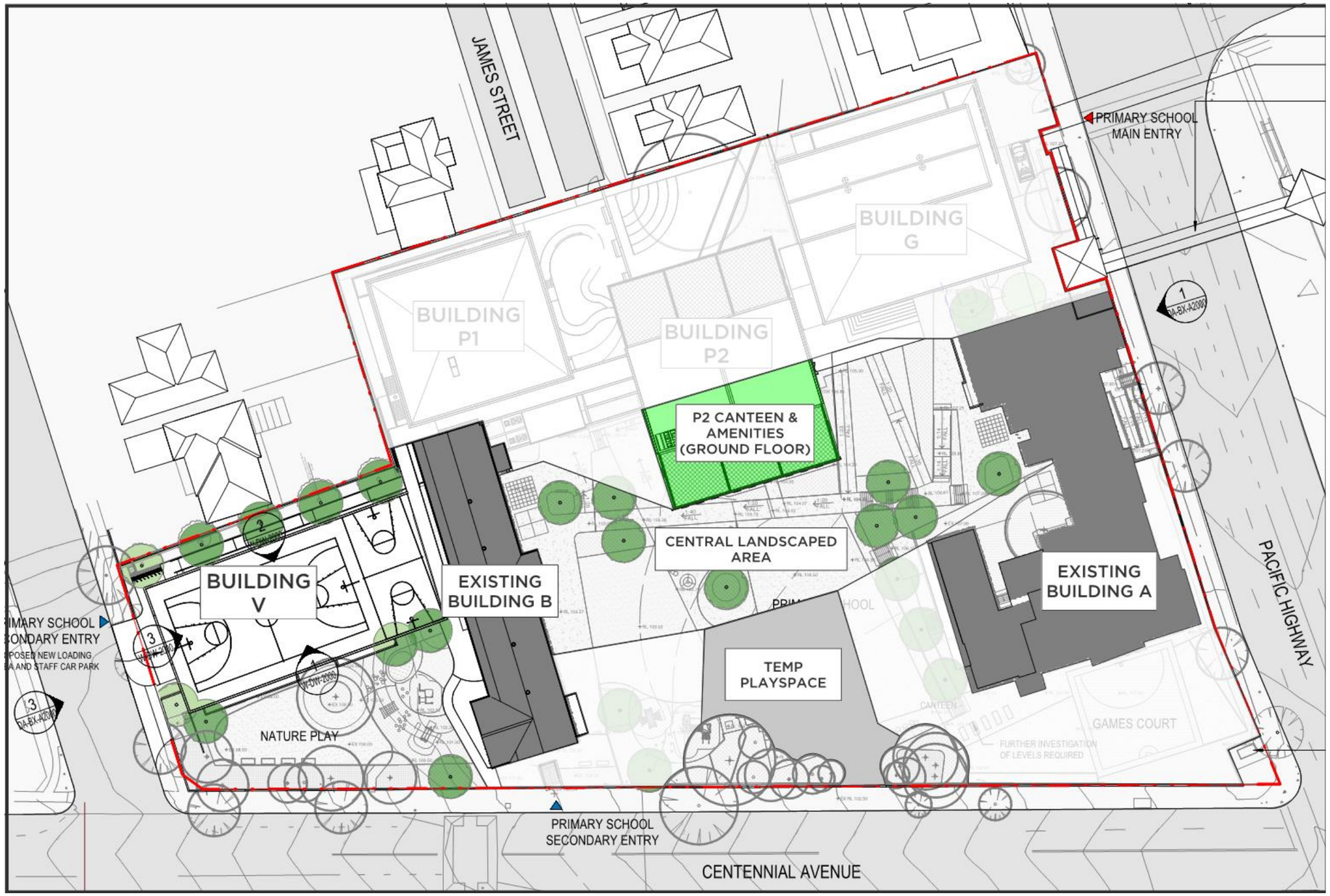
All other areas will remain in current operational state or are construction area for SSDA works



STAGE 4

Handover and Operation of the Building P2 Canteen & Amenities (Ground Floor only) on the Public School

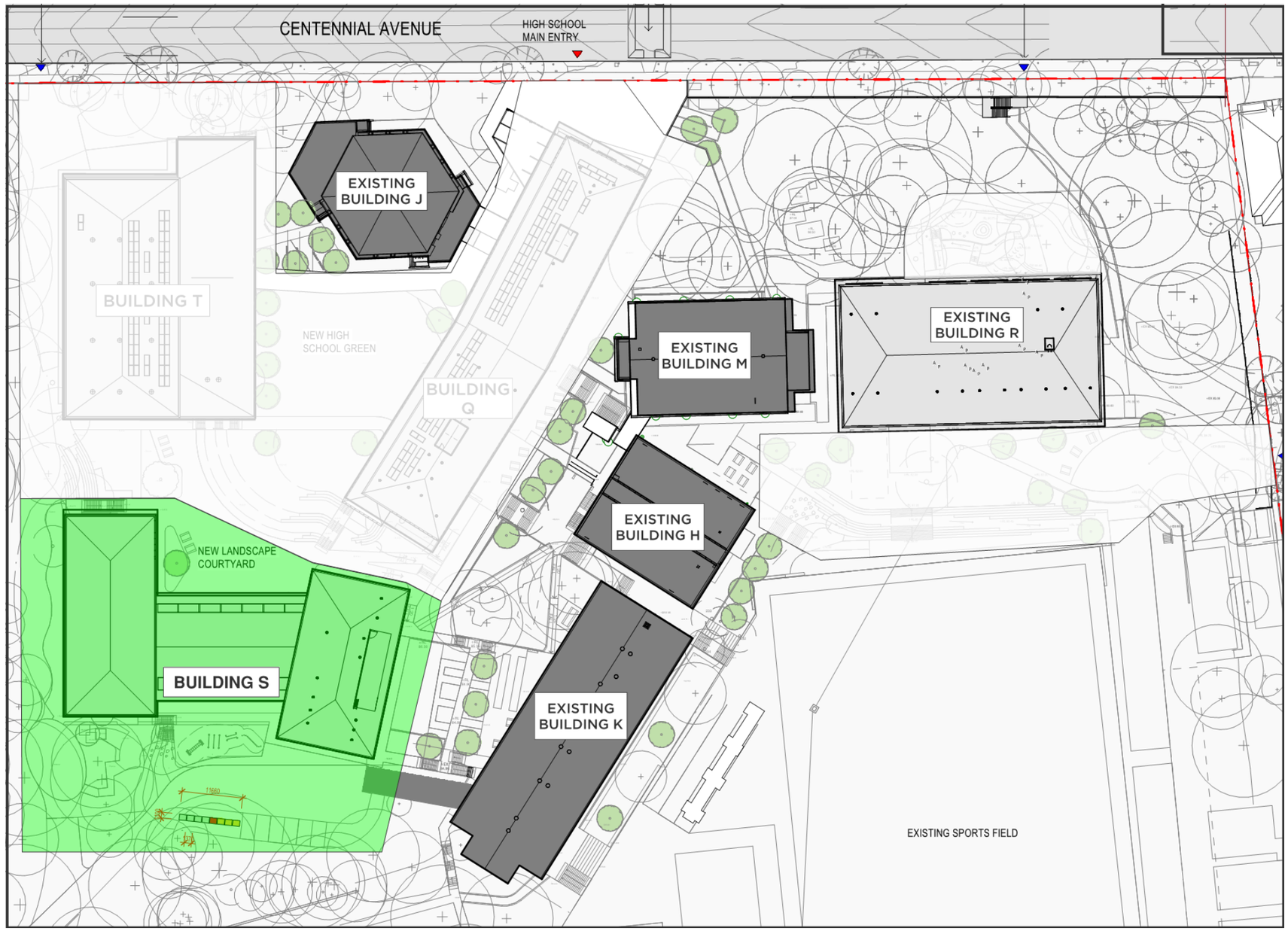
All other areas will remain in current operational state or are construction area for SSDA works



STAGE 5

Handover and Operation of Building S & Adjacent Landscaping on the High School

All other areas will remain in current operational state or are construction area for SSDA works



STAGE 6

Handover and Operation of Buildings P1, P2 & Adjacent Landscaping on the Public School

Includes Bicycle Parking Facilities included in Handover and Operation of Buildings P1 & P2 located in undercover areas within P1 footprint

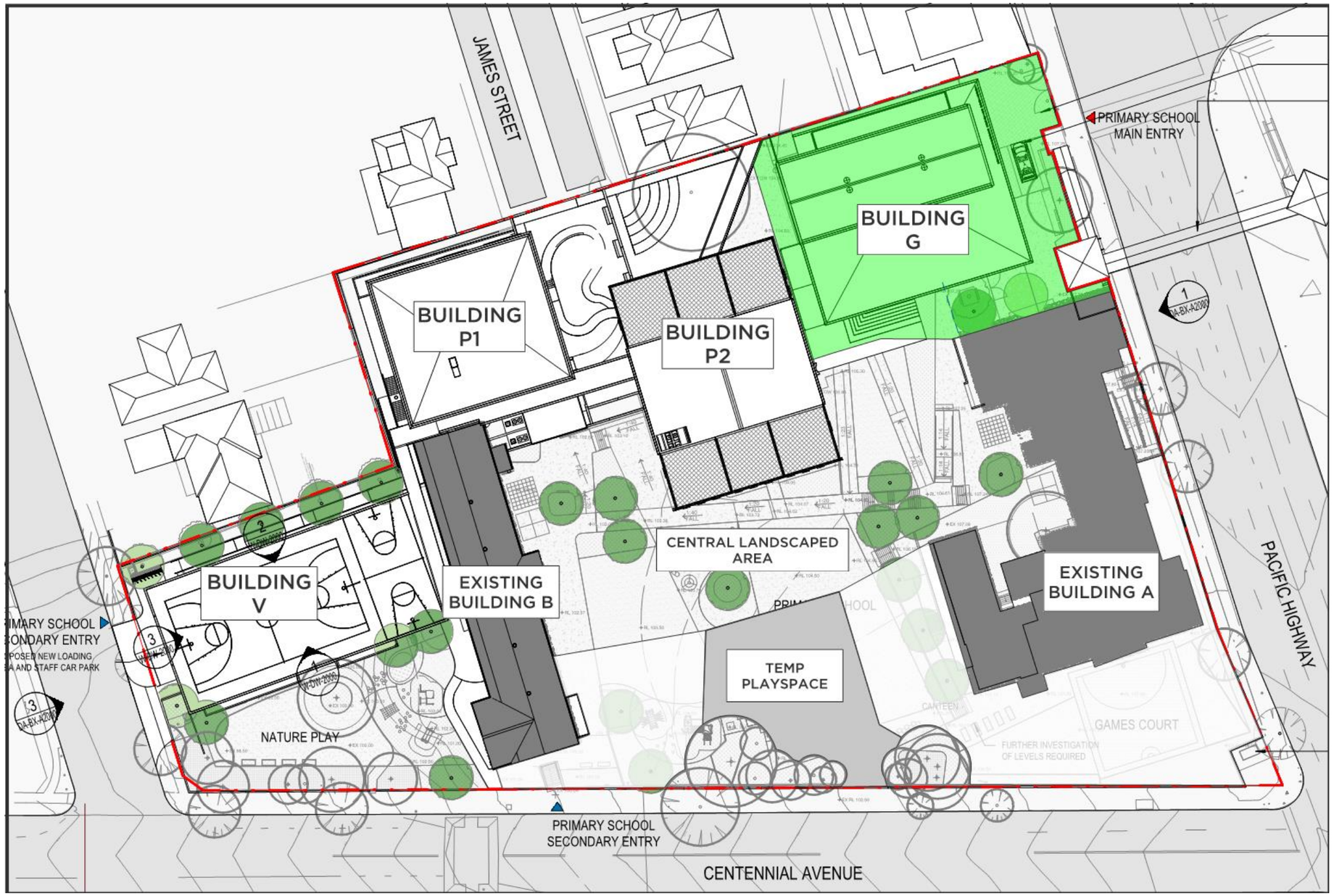
All other areas will remain in current operational state or are construction area for SSDA works



STAGE 7

Handover and Operation of Building g & Adjacent Landscaping on the Public School

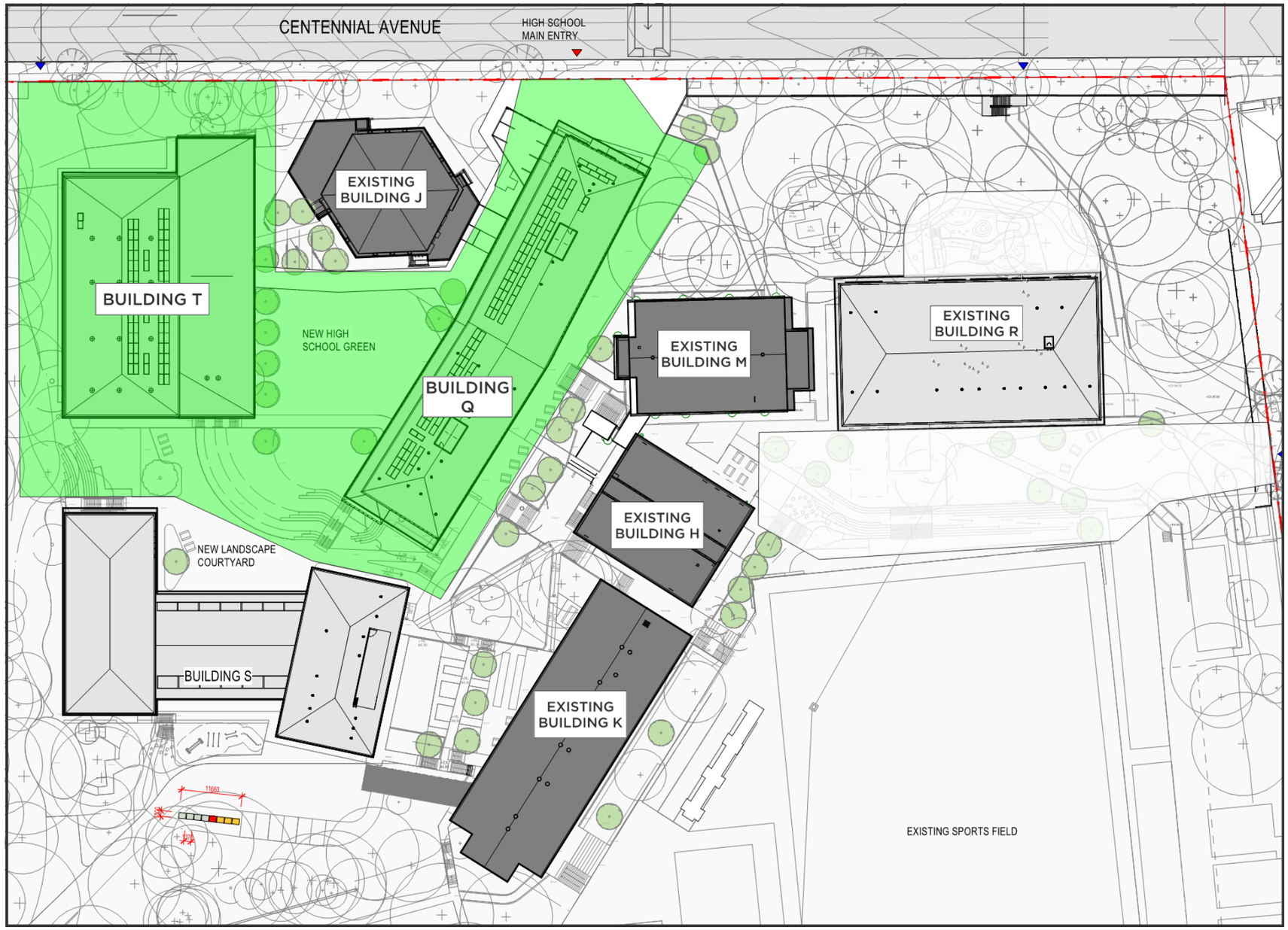
All other areas will remain in current operational state or are construction area for SSDA works



STAGE 8

Handover and Operation of Buildings Q, T & Adjacent Landscaping on the High School

All other areas will remain in current operational state or are construction area for SSDA works



STAGE 9

Handover and Operation of the Final Landscaping Area and Public Domain Works on the Public School and High School (see below for HS)

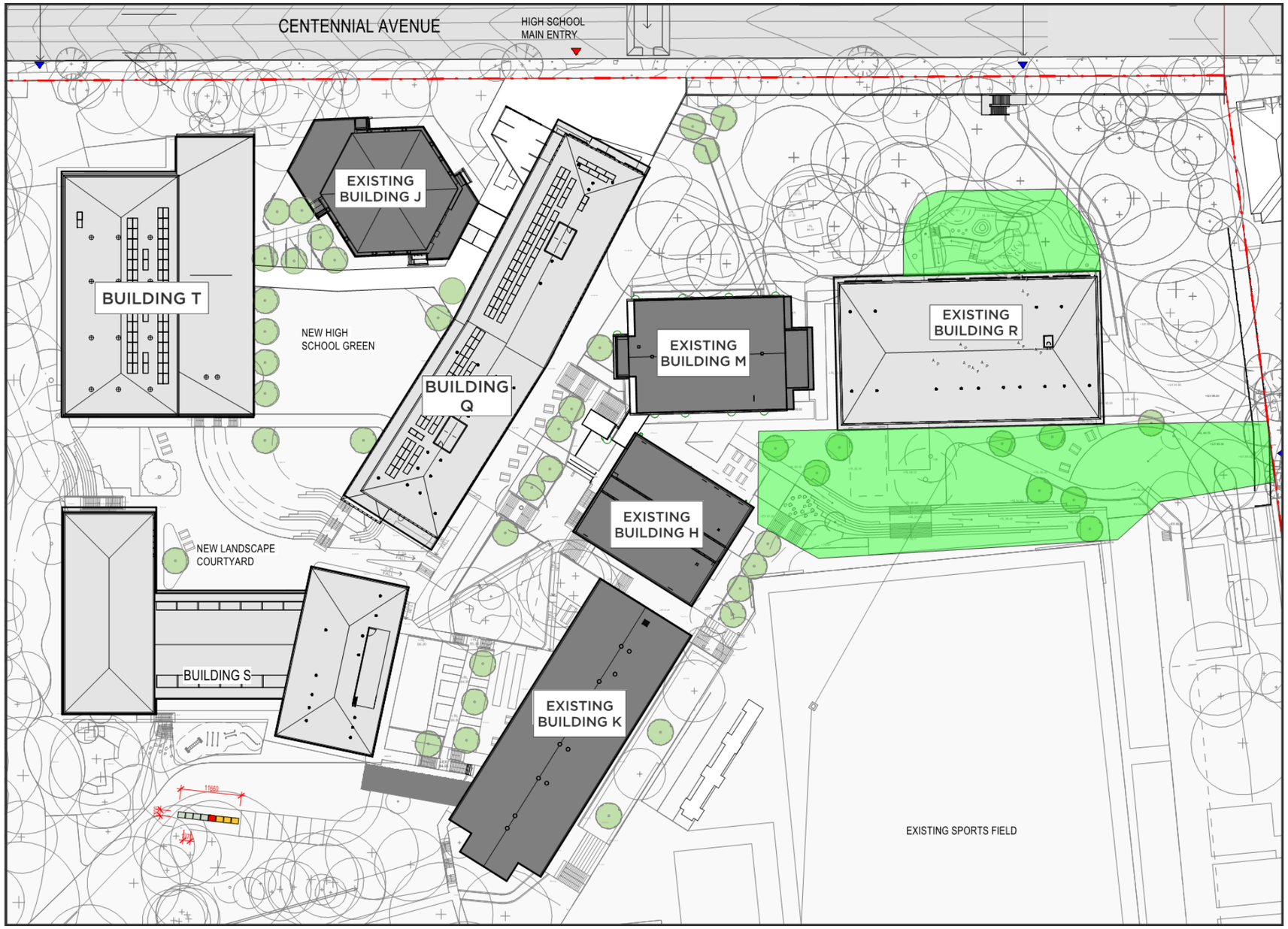
Includes additional Bicycle Parking and End of Trip Facilities located in car parking area underneath Sports Court identified as Building V



STAGE 9

Handover and Operation of the Final Landscaping Area and Public Domain Works on the Public School and High School

Includes Bicycle Parking facilities on High School site underneath undercover area of existing Building K



3 Condition Compliance

The Department of Education has identified relevant conditions in relation to construction and operational stages being proposed. These are outlined in the following:

- ***Appendix A –SSD 9483 Staging Report - Condition Compliance Table***

All conditions that require compliance prior to commencement of construction will be satisfied prior to construction commencement. There are no requests to defer compliance with any of these conditions.

Therefore, only staged operation is proposed and presented in this staging report.

Due to the required staging of operational areas, there are some conditions that have been identified as necessary to defer to various stages, which are highlighted in orange within Appendix A.

4 Management of Cumulative Impacts

The Department of Education notes that the staging is not likely to lead to cumulative impacts. As detailed in previous sections, the Stages will be completed in a sequence that maintains the school as wholly operational with no outstanding functional amenities. As such, no cumulative impacts are anticipated for this development.

To maintain separation between the operational school areas and the construction work area, the below strategies will be in place:

- The construction works will be isolated from the operational school areas at all times with the use of 2.1m tall (min) A Class hoardings. No operational safety issues will be introduced to the school communities as the construction work areas will be maintained as a completely separate environment in all instances.
- Access and egress paths servicing the operational school areas will be maintained throughout all construction.
- Hoardings will be modified as the operational handovers occur to ensure the construction area remains entirely separated from the operational school area.
- Construction vehicles will not need to traffic through the operational school areas.
- Weekly meetings will be held with the school community/stakeholders to communicate the upcoming construction works, including any operational handovers.

5 Appendix A