

Staging Report

Hastings Secondary
College
Port Macquarie Campus

SSD 11920082

December 2021



Education

Document Control

Version no.	Description	Prepared by	Reviewed by	Date
1.5	DRAFT	TF	OH	2/12/2021
1.6	FINAL	TF	OH	3/12/2021
1.7	REVISED	TF	OH	22/12/2021

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1 Introduction

This Staging Report has been prepared by Currie & Brown on behalf of the School Infrastructure NSW (SINSW) for Hasting College - Port Macquarie Campus (SSD 11920082). The Staging Report has been prepared in accordance with the conditions of the State Significant Development Approval SSD 11920082.

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. The dates provided for the completion of Stage 1 and Stage 2 works are indicative only. As per condition D1 notification to DPIE will be provided at least one month prior to the commencement of occupation of each stage.

1.1 Project Overview

The NSW Government is investing \$6.7 billion over the next four years to deliver more than 190 new and upgraded schools to support communities across NSW. In addition, a record \$1.3 billion is being spent on school maintenance over five years. This is the largest investment in public education infrastructure in the history of NSW.

Port Macquarie Campus requires additions and alterations to provide for new permanent facilities and existing building refurbishments.

The proposed development includes alterations and additions to an existing educational establishment. In summary, the proposed works will include:

- 14 new or upgraded flexible learning spaces
- 3 supported learning areas
- New Creative and Performing Arts (CAPA) building
- Increased student accessibility with 2 lifts installed
- Redeveloped school entry
- A new shared use, multi sports facility (PCYC)

1.2 Indicative Date of Commencement of Construction

The indicative date of commencement of construction (stage 1) is 4 January 2022.

1.3 Submission to Planning Secretary for Approval.

In accordance with Condition A9, this staging report must be submitted to the Planning Secretary at least ONE MONTH prior to the date of commencement of the construction.

The date of submission of the report is 3 December 2021.

2 Details of Proposed Staging

2.1 Condition Requirements

In accordance with Condition A10, part (a) & (b), if staged construction or operation is proposed, the staging report is to set out how the construction and 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 construction and operation of each stage will commence and finish (if relevant). This is covered in the following sections.

2.2 Construction

The development for Port Macquarie Campus is to be constructed in two (2) stages and occupied in five (5) stages. To maintain a fully functional school community throughout construction, the project sequence requires the phased operation of new buildings, refurbished buildings, and landscaped areas. The proposed stages, and the staging of compliance with conditions, have generally been determined by the operational needs of the school community.

Stage 1 works will commence in January 2022 and Stage 2 works will commence in March 2022 and will then run concurrently. Stage 1 (including the handover of stages 1a, 1b, 1c & 1d) is due for completion in December 2022 and Stage 2 is due for completion in March 2023.

Communication through these stages will be undertaken in accordance with the Community Consultation Strategy developed in accordance with Condition B9. The school have already been made aware of and have approved this staging plan and understand the requirements through transitioning between each stage. School community consultation will be ongoing throughout the project to ensure operational changes are communicated in advance. Changes to pedestrian access will be communicated as required.



Figure 1: Site Plan showing Staging

2.2.1 SSD Stage 1 – Covered Walk between Buildings A and L, CAPA and Lift, New School Entry and removal of Building S, Building L and B

Stage 1 consists of four phases which have been formulated in consultation with the school. These phases are required to maintain school operations throughout the 2022 school year. Access for Stage 1 will be from Owen Street. Refer to Figure 1 showing site access.

- **Stage 1A:** Covered Walkway between Buildings A and L
- **Stage 1B:** CAPA & Lift, New School Entry, and removal of Building S.
- **Stage 1C:** Building L and Building B
- **Stage 1D:** Ramp into top of Building B

2.2.2 SSD Stage 2 – Multipurpose Sports/PCYC Facility

Stage 2 consists of a single phase. Access to Stage 2 will be from a separate entrance on Owen Street. Refer to Figure 1 showing site access.

- **Multipurpose Sports/PCYC Facility** (will commence approximately two - three months after Stage 1 works)

2.3 Operation

A summary of the indicative occupation dates for each building/stage are shown in **Table 1** below.

Table 1 – Building Occupation Dates

Stage	Building / Area	Indicative Occupation Date
1A	Covered Walkway between Buildings A and L	August 2022
1B	CAPA and Lift, New School Entry, and removal of Building S	December 2022
1C	Building L and Building B	August 2022
1D	Ramp into top of Building B	December 2022
2	Multipurpose Sports/PCYC Facility	April 2023

The dates provided for the completion of Stage 1 and Stage 2 works are indicative only and DPIE will be notified of occupation in accordance with Condition D1.

3 Staging

The staging schedule is outlined in **Table 2** and sets out how the construction and operation of the whole of the project will be staged, including details of the general timing of when each stage will commence construction and operation.

Table 2 – Staging Schedule

Item	Area and activity (scope)	Duration/Timing	Relevant Stage
1	Commence Construction - Stage 1 (CAPA and Entry, Walkway A & L, Building B & L refurb, Ramp Building B)	Jan '22 – Dec '22	1
2	Commence Construction - Stage 2 (Multipurpose Sports /PCYC Facility)	Mar '22 – April '23	2
3	Occupation - Stage 1a (Walkway A & L)	Jul '22	1A
4	Occupation - Stage 1c (Building L & B)	Aug '22	1C
5	Occupation - Stage 1b (CAPA & Entry)	Dec '22	1B
6	Occupation - Stage 1d (Ramp Bldg B)	Dec '22	1D
7	Occupation - Stage 2 (Multipurpose Sports/PCYC Facility)	Apr '23	2

The following will be achieved at all times throughout the duration of the development:

1. All conditions of consent will be satisfied as per the appended condition matrix (see Appendix 1).
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 and Crown Completion Certificates may be staged (as required) at the discretion of the Certifier.

4 Conditions

Condition A10 (c) requires SINSW to specify how compliance with conditions will be achieved across and between each of the stages of the project; This is outlined in Appendix 1.

5 Management of Cumulative Impacts

Condition A10 (d) requires SINSW to identify whether the staging is likely to lead to cumulative impacts and how SINSW anticipates managing these.

No cumulative impacts have been identified above what has already been considered through the assessment of the project. It is considered the staging of the project will minimise environmental impacts as compared to a single stage process which would compromise school operations.

The staging of the works does not prolong the construction program and is consistent with what was assessed under the EIS. The proposed staging will not result in any additional impacts compared to delivering the project through a single stage. All environmental outcomes assessed, mitigated and conditioned by the terms of the SSD consent 11920082 will remain applicable and sufficient to manage the environmental impacts of the development.

6 Staging of Strategy, Plan or Program

Table 3 – Conditions deferred to Stage 2

Item	Heading	Reason for Deferment
D18	School / Pedestrian Crossing Facilities	Pedestrian crossing works relevant to Stage 1 will be handed over at Stage 1B however condition cannot be fully satisfied until Stage 2 works will be fully complete.
D19	School Zones	School zone works relevant to Stage 1 will be handed over at Stage 1B however condition cannot be fully satisfied until Stage 2 works will be fully complete.
D22	PCYC Operations Plan	Relates specifically to PCYC Facility which is wholly within Stage 2.
D27	Signage (Staff parking)	No new parking provided as part of Stage 1 works.
E5	PCYC Hours of Operations	Relates specifically to PCYC Facility which is wholly within Stage 2.
E13	PCYC Operations Plan	Relates specifically to PCYC Facility which is wholly within Stage 2.
E17	Utilities and Services (easement)	Construction work will still be ongoing for Stage 2 for three months beyond completion of Stage 1.
E18	Utilities and Services (positive covenant)	Construction work will still be ongoing for Stage 2 for three months beyond completion of Stage 1.
E19	Utilities and Services (positive covenant)	Construction work will still be ongoing for Stage 2 for three months beyond completion of Stage 1.

7 Appendix 1 (Conditions)
