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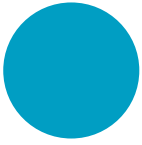
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# Redlands School & Stage 1 Master Plan Infrastructure Management Plan



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**Sydney May 1st, 2015**  
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# 1.0 Introduction

This 'Infrastructure Management Plan' report has been prepared on behalf of SCECCGS Redlands Ltd ("the Proponent"). It accompanies an environmental impact statement (EIS) prepared in support of State Significant Development Application SSD14\_6454 for the staged development of the SCECCGS Redlands School Senior Campus ("Redlands").

This application seeks a staged development approval comprising a concept proposal for the school over five stages and consent for a detailed proposal for the first stage development referred to as "Stage 1". Details of the project are described below:

**(1) Concept Proposal:** A Concept Proposal has been prepared for the site to guide its future redevelopment and is intended to provide a statutory framework for the long term planning of the site.

The Concept Proposal will be delivered in five stages and will generally involve the following buildings and works:

Stage 1 – New Learning Hub:

- Demolition of existing buildings and structures
- Construction of a new multi-purpose education building with basement car park and associated vehicular entry off Gerard St
- Temporary fit-out of a portion of the basement carpark shell for music and general education uses
- Construction of landscaped podium over new basement carpark and music facilities
- Creation of a new internal vehicular link between Waters Rd and Military Rd

Stage 2 - Sports and Performing Arts Centre:

- Demolition of existing buildings and structures
- Construction of a new sports and performing arts centre

Stage 3 - Redlands Hall, Roseby Building and Liggins Building

Refurbishment:

- Internal alterations and additions of existing buildings

Stage 4 - Humphery Learning Hub and Resource Centre:

- Construction of a new multi-purpose education building with swimming pool and associated facilities at roof top level
- Decanting of temporary music facilities

Stage 5 - Adams Centre Extension:

- Alterations and additions to the Adams Centre at 219 Military Road

**(2) Detailed Proposal for "Stage 1" development – New Learning Hub:**

- Demolition of existing buildings and structures (Mowll Building, 1, 3, 7, 9 and 11 Gerard Street, 7 and 8 Monford Place, staff offices, multi-purpose building and Design and Technology buildings on the western boundary).
- Fit-out of 7 and 8 Monford Pl for temporary use as an educational facility
- Construction of a new purpose built education building generally comprising a four storey building with basement car park and outdoor learning area at roof level.

- Temporary fit-out of a portion of the basement carpark shell for music and general education uses
- Construction of landscaped podium over new basement carpark and music facilities
- Creation of new vehicular access road off Gerard Street for the new basement car park.
- Creation of new internal vehicular access link facilitating ingress from Waters Rd and egress onto Military Rd
- Associated landscaping improvements.
- New services infrastructure.
- New servicing area including loading dock and waste enclosure
- Erection of temporary demountable classrooms

The purpose of this 'Infrastructure Management Plan' is to provide an assessment of the proposal as described above and detailed within the EIS.

## 1.1 Site Plan

SCECGS Redlands School is located at 272 Military Road, Cremorne and adjoining land.



### 1.1.1 Building Identification Plan



Ref	Building Details
1	Adams Centre
2	Staff offices
3	Main reception and administration (2 Monford Place)
4	Hattersley Sports Courts
5	Multi-purpose building accommodating medical room, meeting rooms, staff rooms and classroom
6	Liggins Building
7	Roseby Building (drama studio and science)
8	Residential flat building (8 Monford Place)
9	Residential flat building (7 Monford Place)
10	Residential flat building (5 Monford Place)
11	Dwelling house (6 Winnie Street)
12	Design and technology
13	Canteen & assembly hall

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14	Mowll Building
15	Design and technology (21 Waters Road)
16	Humphery Building (Humanities / library)(23 Waters Road)
17	Lang Gymnasium (25-27 Waters Road)
18	Facilities / ICT (1 Gerard Street)
19	Music tuition (3 Gerard Street)
20	Performing arts (7 Gerard Street)
21	Music (9 Gerard Street)
22	Visual arts (11 Gerard Street)

## 1.2 Terms of Reference

Applicant	SCECGS Redlands Ltd (the applicant)
Site Address	SCECGS Redlands at 272 Military Road, Cremorne and adjoining land (Redlands)
Property Description	Refer to Site Plan above
Site Area	Approximately 15,500sqm
Application Format	Staged State Significant Development Application (SSDA) for (1) Concept Proposal and (2) detailed plans for Stage 1 development. A single application will be provided.
Approval Authority	The SSDA (concept proposal and detailed plans for Stage 1 development combined) will be lodged with and assessed by the NSW Department of Planning and Environment and determined by the Minister for Planning or her delegate, the Planning Assessment Commission (PAC).
Report Type	Environmental Impact Statement (EIS)
Application Reference	SSD 14_6454
Development Description	Staged redevelopment of the SCECGS Redlands Senior Campus
Overview of proposed works (refer to building identification plan)	
Stage 1 New Learning Hub	<ul style="list-style-type: none"> <li>▪ Erection of temporary demountable classrooms.</li> <li>▪ Demolition of existing buildings and structures (Mowll Building (14), 1, 3, 7, 9 and 11 Gerard Street (18-22), 7 and 8 Monford Place (9 and 8), staff offices (2), multi-purpose building (5) and Design and Technology buildings (12 and 15) on the western boundary).</li> <li>▪ Construction of four storey multi-purpose education building with accessible roof top, basement car park, outdoor learning area at roof level</li> <li>▪ Creation of new vehicular access road off Gerard Street for the new basement car park.</li> <li>▪ Creation of new internal vehicular access link facilitating ingress from Waters Rd and egress</li> </ul>

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	<ul style="list-style-type: none"> <li>onto Military Rd</li> <li>▪ Associated landscaping improvements.</li> <li>▪ New services infrastructure</li> <li>▪ New servicing area including loading dock and waste enclosure</li> </ul>
Stage 2 Sports and Performing Arts Centre	<ul style="list-style-type: none"> <li>▪ Demolition of the main reception and administration building (2 Monford Place) (3).</li> <li>▪ Construction of four storey sports and performing arts centre generally accommodating rooftop tennis courts, sports courts, fitness centre, studios and changing facilities, spectator seating, lecture theatre, teaching and learning spaces, meeting rooms.</li> <li>▪ Associated landscaping</li> <li>▪ Services upgrades</li> </ul>
Stage 3 Roseby Building, Redlands Hall and Liggins Building Refurbishment	<ul style="list-style-type: none"> <li>▪ Erection of demountable classrooms adjacent to the Adams Centre (1) (to be removed at completion of Stage 4)</li> <li>▪ External alterations to Liggins Building (6) including the creation of a verandah (associated with student café)</li> <li>▪ Internal alterations to Liggins Building (6) to create a new canteen and student café at ground floor level and relocated library and resources facility at first floor level</li> <li>▪ Alterations and additions to Roseby building (7) including minor demolition works Associated landscaping</li> <li>▪ Services upgrades</li> </ul>
Stage 4 Humphery Learning Hub and Resource Centre	<ul style="list-style-type: none"> <li>▪ Internal refurbishment of Lang Gymnasium (17) to create classrooms</li> <li>▪ Demolition of existing buildings and structures including Humphery building (16) and existing canteen / assembly building (13).</li> <li>▪ Construction of new four storey education building accommodating rooftop swimming pool and accessible rooftop, reception and administration offices, staff rooms, library, meeting rooms, classrooms and teaching spaces and amenities with roof top swimming pool and associated facilities.</li> <li>▪ Covered outdoor learning area</li> <li>▪ Associated landscaping</li> <li>▪ Decant interim Music Faculty into new Humphery Learning Hub and create additional car spaces in basement</li> <li>▪ Visitor parking area (up to 6 spaces)</li> <li>▪ Services upgrades</li> <li>▪ Removal of the Stage 3 temporary demountables adjacent to the Adams Centre (1)</li> </ul>
Stage 5 Adams Centre Extension	<ul style="list-style-type: none"> <li>▪ Alterations and additions to Adams Centre (1) including some minor demolition works and</li> </ul>

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	construction of a three storey extension to the western elevation to accommodate dance studios. <ul style="list-style-type: none"> <li>▪ Associated landscaping</li> <li>▪ Services upgrades</li> </ul>
Development Timeframe	20 years
Local Government Area	North Sydney
Local Planning Instruments	North Sydney Local Environmental Plan 2013 (NSLEP 2013) North Sydney Development Control Plan 2013 (NSDCP 2013)

## 2.0 Utilities

### 2.1 Communications

#### Overview and Stage 1

The lead-in communications services to the senior school originates from Monford Place and incorporates both optical fibre and copper cabling which enters the Main Reception & Administration building. Communications infrastructure cabling then extends via underground conduit system to the campus distributor room located on the top floor of the Roseby Building.

The campus distributor then distributes communications services to each building on campus via a network of underground and overhead cabling routes. In discussion with the school ICT, it is considered that the existing utility communications lead-in services have sufficient capacity to accommodate all the stages as per the proposed masterplan including the new learning hub.

#### Stage 1 A

The new demountables will be serviced from the existing Roseby building campus distributor. New fibre and copper will be reticulated from the Roseby building to communications racks inside the demountables.

The existing communications infrastructure for the 7 and 8 Monford place will be used to service the relocated music, staff room, storage and visual arts.

#### Stage 1 B

The shell space for the new car park, music, general classrooms will be serviced from the existing Roseby building communications room.

#### Stage 1 C Phase 1

The additional modular classrooms and the relocated new demountables will be serviced from the existing Roseby building communications room. New comms cabling from the Roseby building comms room will be reticulated to the comms rack in the demountables.

#### Stage 1 C Phase 2

This new learning hub communications rooms will be connected to the campus distributor within the Roseby building,

#### Stage 1 D Phase 1 and 2

This stage will involve removal of the comms cabling to the demountables along with the other services removal for the demountables. The relocated faculties in the new learning hub will use the communications infrastructure in the learning hub.

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## Stage 1 E Phase 1 and 2

The relocated pastoral care in the music hub will use the communications infrastructure in the learning hub. The existing comms service in the cottages to be demolished will be made redundant with other services in the cottage.

### Masterplan

The Main Reception & Administration building is to be not demolished as per the latest masterplan. However due to the works in Stage 2 the existing lead-in service routing may be impacted. Therefore replacing or relocating the existing lead-in services to a new route and terminating in the existing campus distributor room located on the top floor of the Roseby Building is to be considered during the design development phase of the project.

New communications structured cabling infrastructure will need to be installed to connect the senior school to the junior school campus, as the majority of existing underground cabling will be impacted by the Stage 2 development. This will require careful planning to locate a new underground conduit and pit arrangement to avoid future stage development yet still serve the ongoing communications needs for the school.

Each future stage building will accommodate its own communications floor distributor/s which will service the communications requirements for the building. Each floor distributor will be connected back to the existing campus distributor via the structured cabling infrastructure comprising both optical fibre and copper backbone cabling.





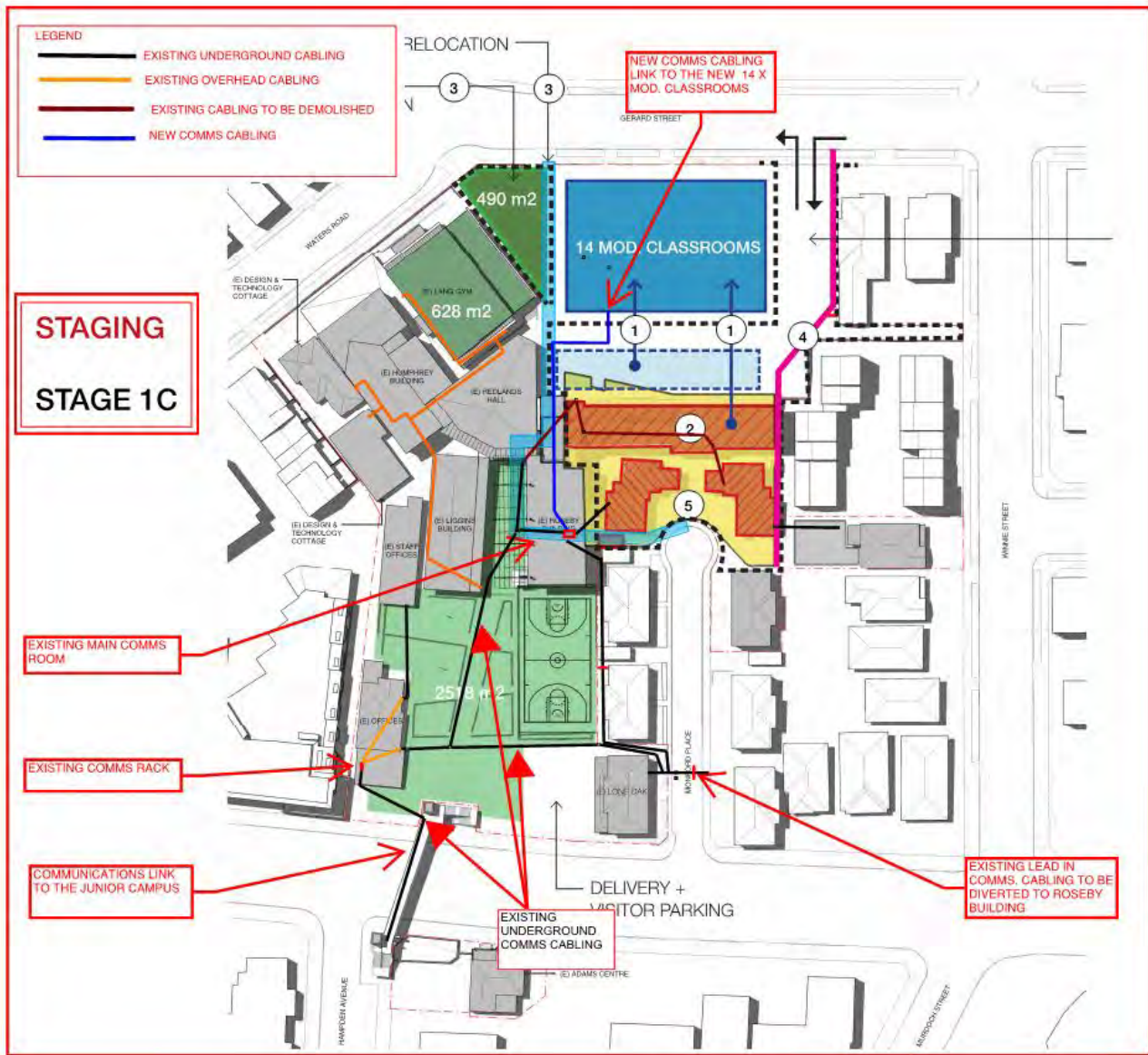
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**Stage 1C**

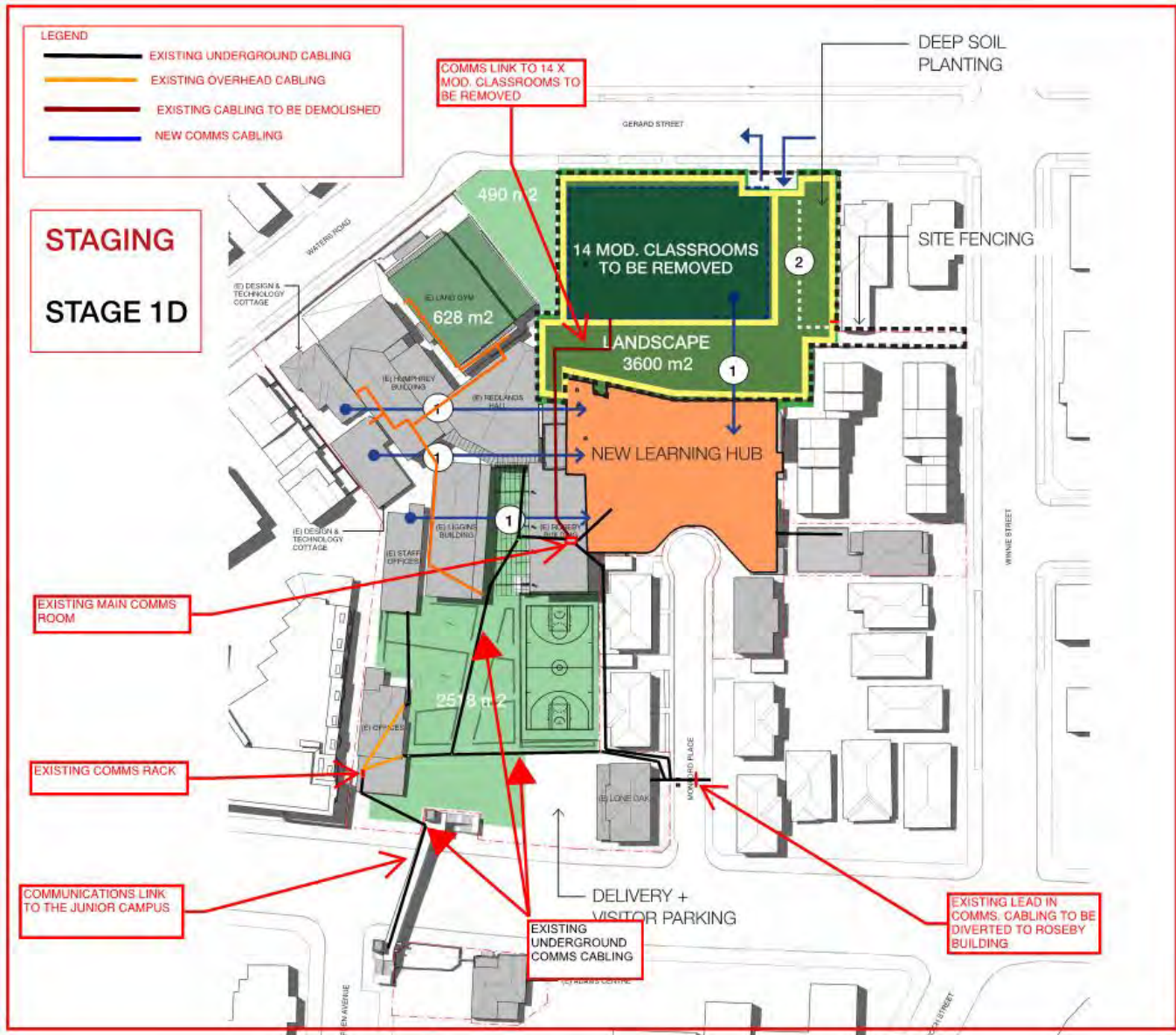
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**Stage 1D**



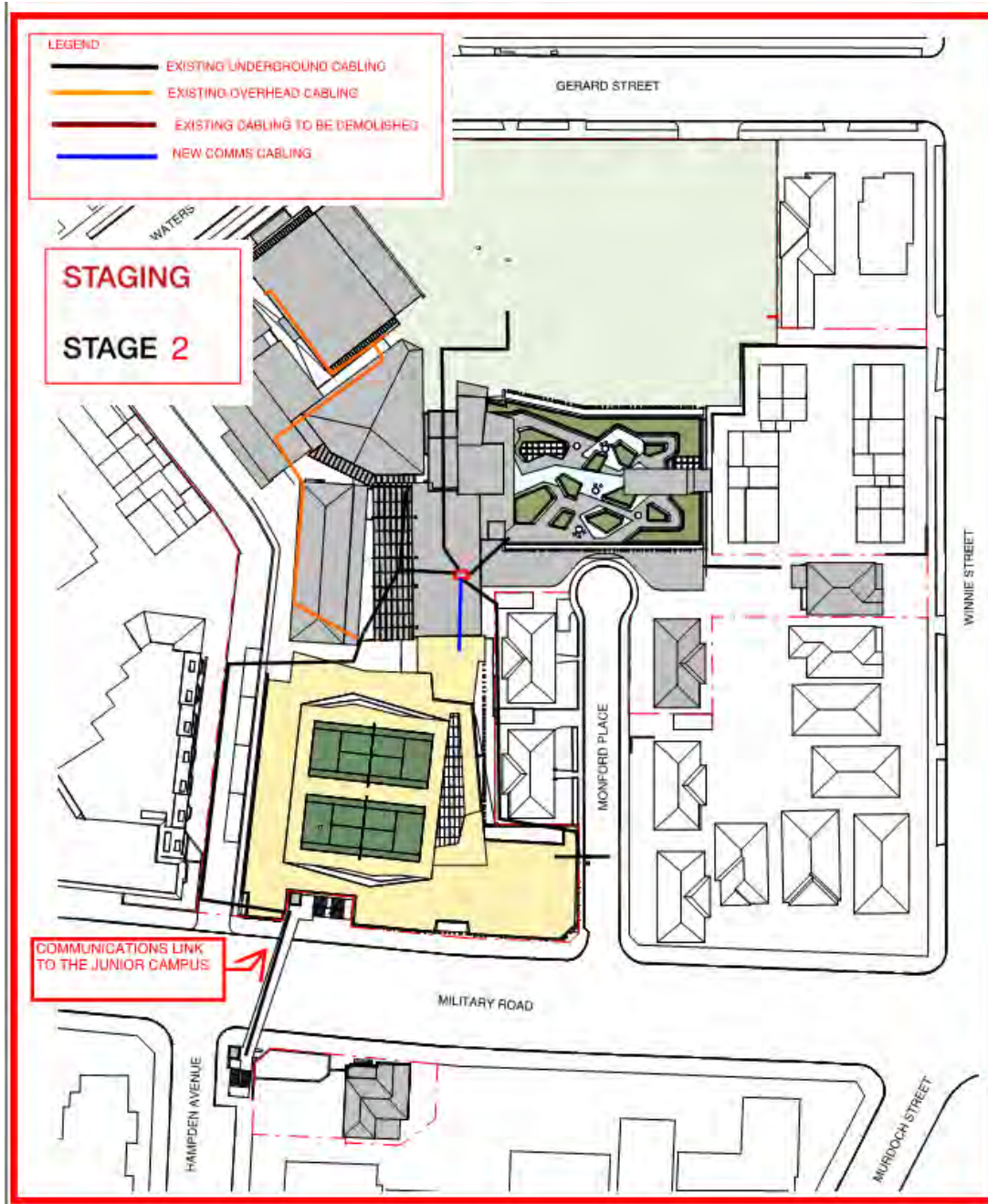
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### Stage 2

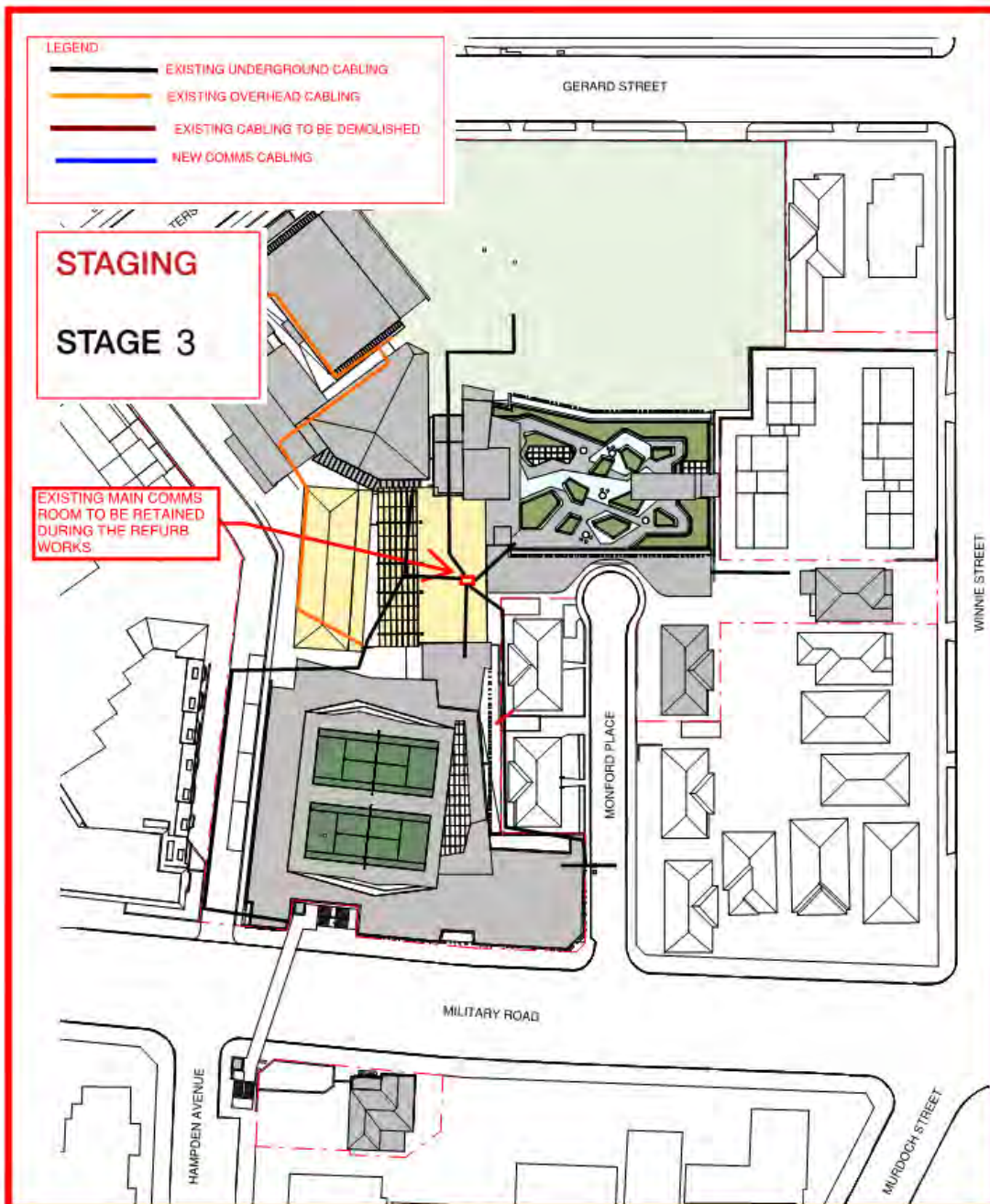
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### Stage 3

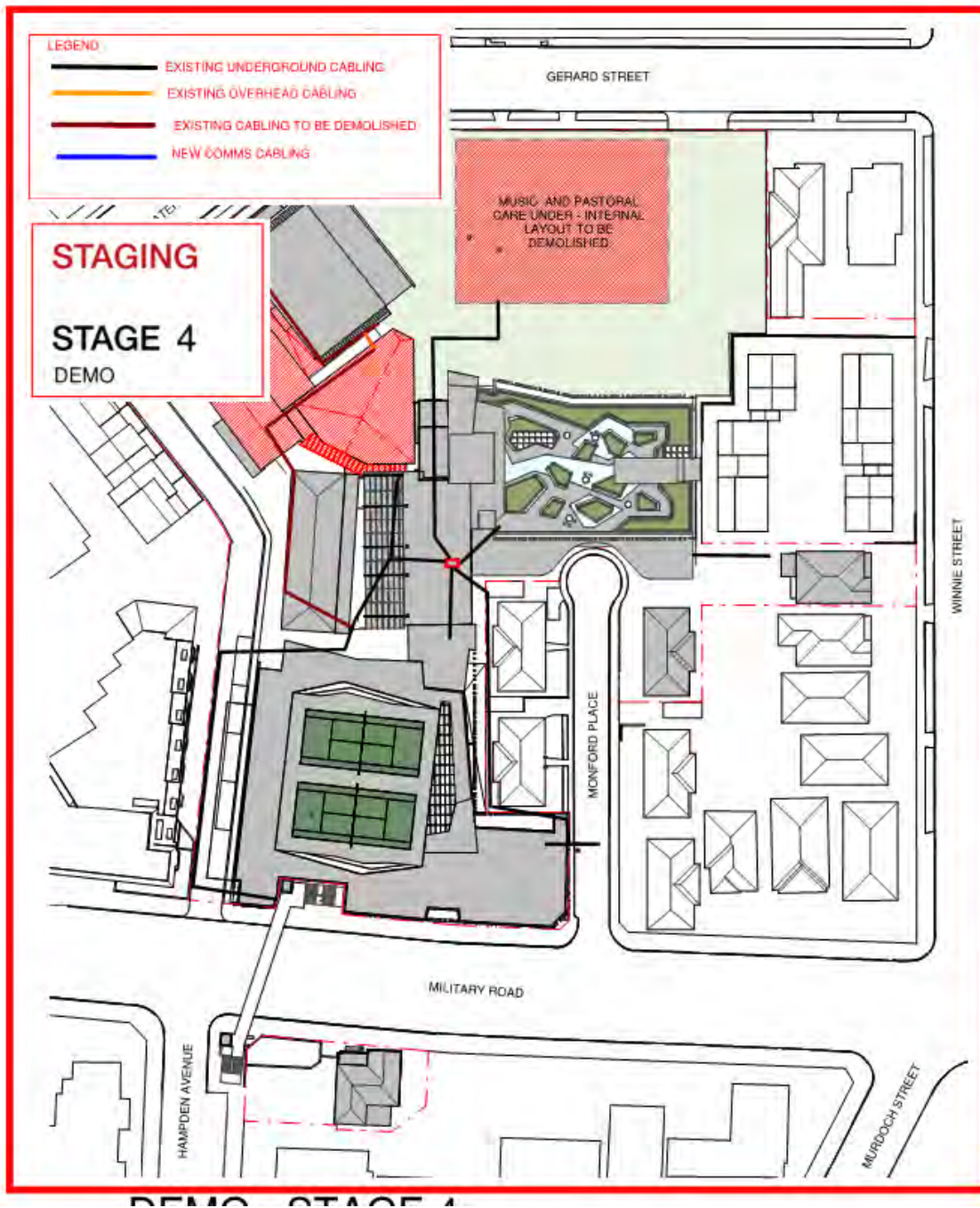
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### Stage 4 Demo

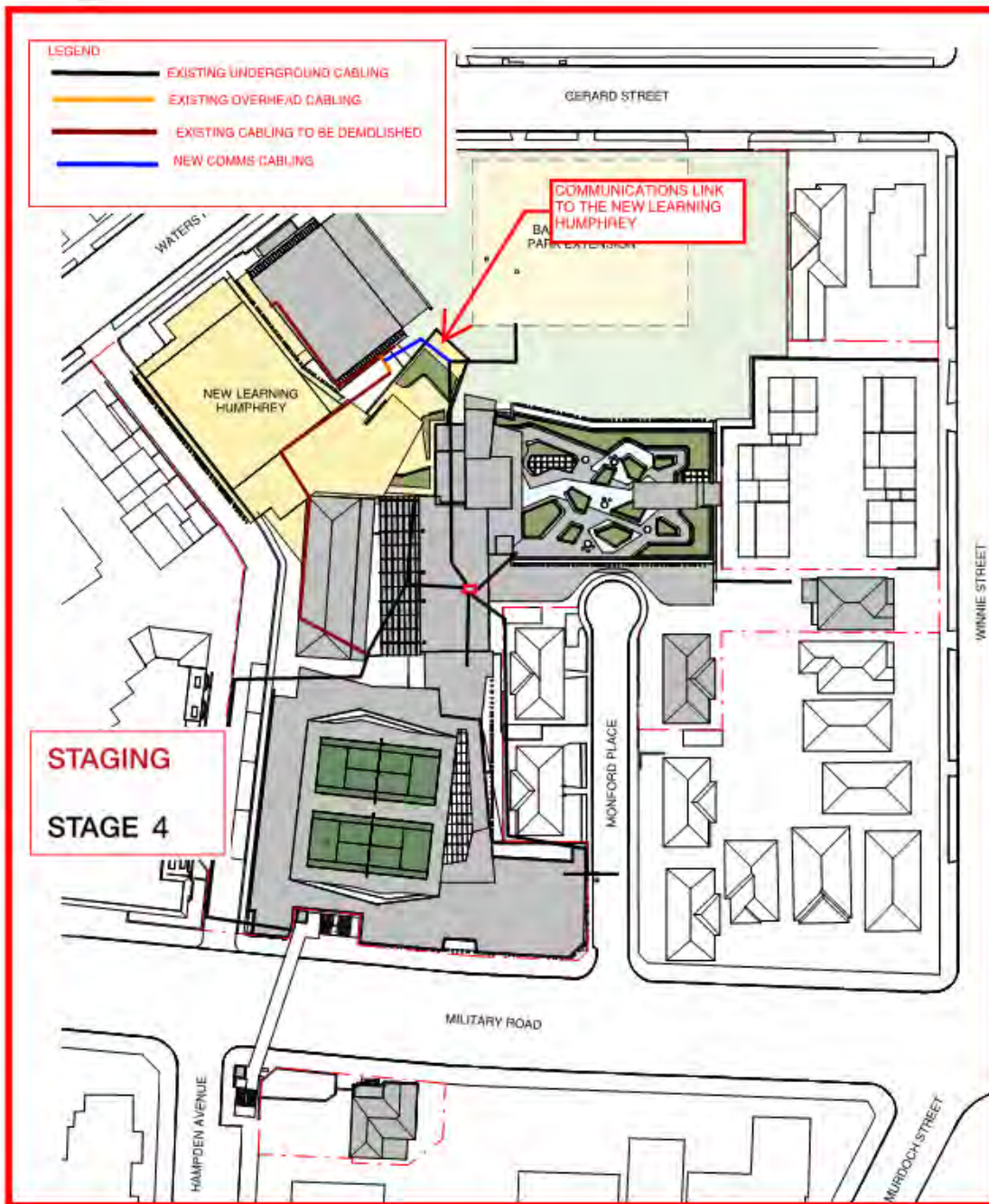
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### Stage 4

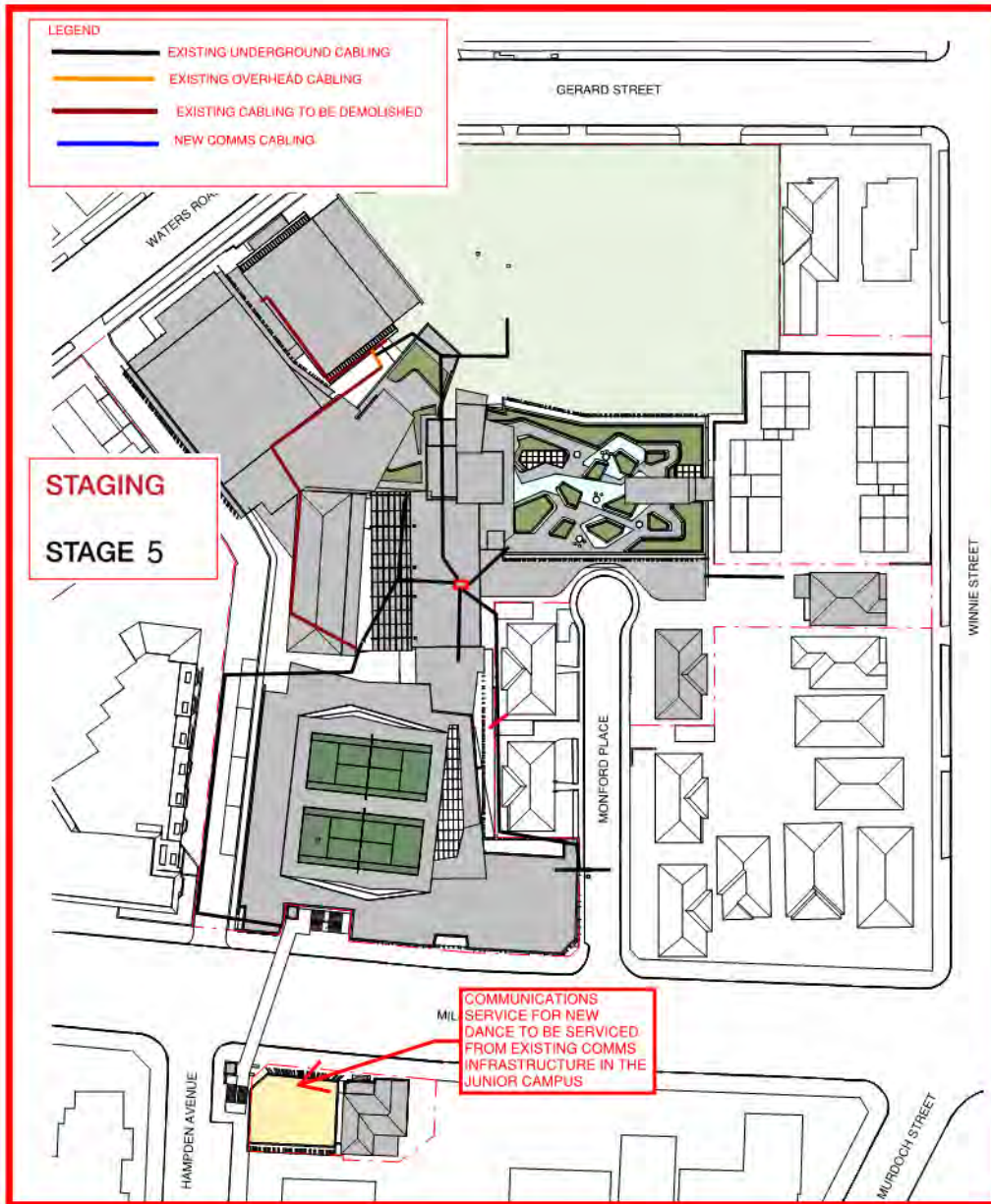
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Stage 5

## 2.2 Electrical

### Overview and Stage 1

The senior school electrical supply is obtained from an existing kiosk substation #6228, located off Waters Road and is rated at 600kVA. This existing substation services other customers and the school is fed from distributor two via a 600 amp fuse.

Therefore, the electrical supply to the school is currently set at 600 amps / phase.

Based on our investigation we have identified the following existing maximum demand loads associated with the senior school.

- Ausgrid : The last reading on the distributor was 408 amps / phase.
- Electrical Testing Company: sustained load measured at 417 amps/phase and short term peak load measured at 433 amps/phase.

Therefore, based on the above the remaining spare electrical capacity available for future stages is approximately 167 to 192 amps / phase.

Based on the calculations it is anticipated the existing spare capacity will not be sufficient to service the Stage 1 and future stages. An upgrade to the existing kiosk substation or provision of a new substation in a new location to suit the masterplan would be required. The solution for the power supply upgrade to the site is subject to review and approval by Ausgrid.

This new substation will be commissioned during Stage 1C. The cable mains from the substation would feed into a new site main switchboard as part of Stage 1C phase 2. This main switchboard would then back feed into the old main switchboard to service the existing buildings on the site.

The new site main switchboard will also service the new learning hub. The following provides a brief indication of the overall strategy for power supply during the Stage 1 works. The detail of these proposed works will have to be developed during the detail design stage of the project.

#### Stage 1 A

The new demountables will be serviced from the existing site main switchboard. New submain cable will be reticulated to the demountables for power supply.

The existing power supply to the 7 and 8 Monford place will be used to service the relocated music, staff room, storage and visual arts. The extent of changes to power feed to the 7 and 8 Monford place will be determined based on the final changes proposed to accommodate the music, staff room, storage and visual arts.

#### Stage 1 B

The shell space for the new car park, music, general classrooms will be serviced from the existing site main switchboard. This will be a temporary arrangement. Once

the main switchboard is installed in the basement main switchroom of the new leaning hub the shell space will be supplied from the new main switchboard.

#### Stage 1 C Phase 1

The additional modular classrooms and the relocated new demountables will be serviced from the existing main switchboard.

#### Stage 1 C Phase 2

This new learning hub will be serviced from the new main switchboard to be located in the basement of the learning hub. The new main switchboard will be fed from the new kiosk substation.

#### Stage 1 D Phase 1 and 2

This stage will involve removal of the power cabling to the demountables along with the other services removal for the demountables. The relocated faculties in the new learning hub will use the power supply infrastructure in the learning hub.

#### Stage 1 E Phase 1 and 2

The relocated pastoral care in the music hub will use the power infrastructure in the learning hub. The existing electrical service in the cottages to be demolished will be made redundant with other services in the cottages.

### **Masterplan**

The substation that will be installed as part of Stage 1 will feed power supply for the future stages of the project. An overview of the proposed changes to the site power infrastructure is illustrated via the diagrams provided below.

The main items to be noted for power infrastructure for the future stages are as follows

- The new sports and multi-purpose centre will be serviced from the main switchboard located in the new learning hub.
- All the works involving internal refurbishment will be serviced from the existing power supply to the respective buildings. Detailed calculation will be required to ascertain if the existing power supply in the buildings to be refurbished is sufficient to service the new works. Upgrade works required will depend on the assessment. However it is anticipated the new substation installed as part of Stage 1 will be sufficient. All buildings which are to remain live and fed from the existing main switchboard will be fed from the new MSB before the demolition of existing MSB in Stage 4.
- The existing main switchboard which is located within the Canteen & Assembly Hall building will be demolished during the Stage 4 works.
- Relocation of the existing Ausgrid pole currently located in front of 9 Gerard Street is under consideration as part of Stage 1 works. Relocation of the distribution pole is subject to review and approval by Ausgrid.

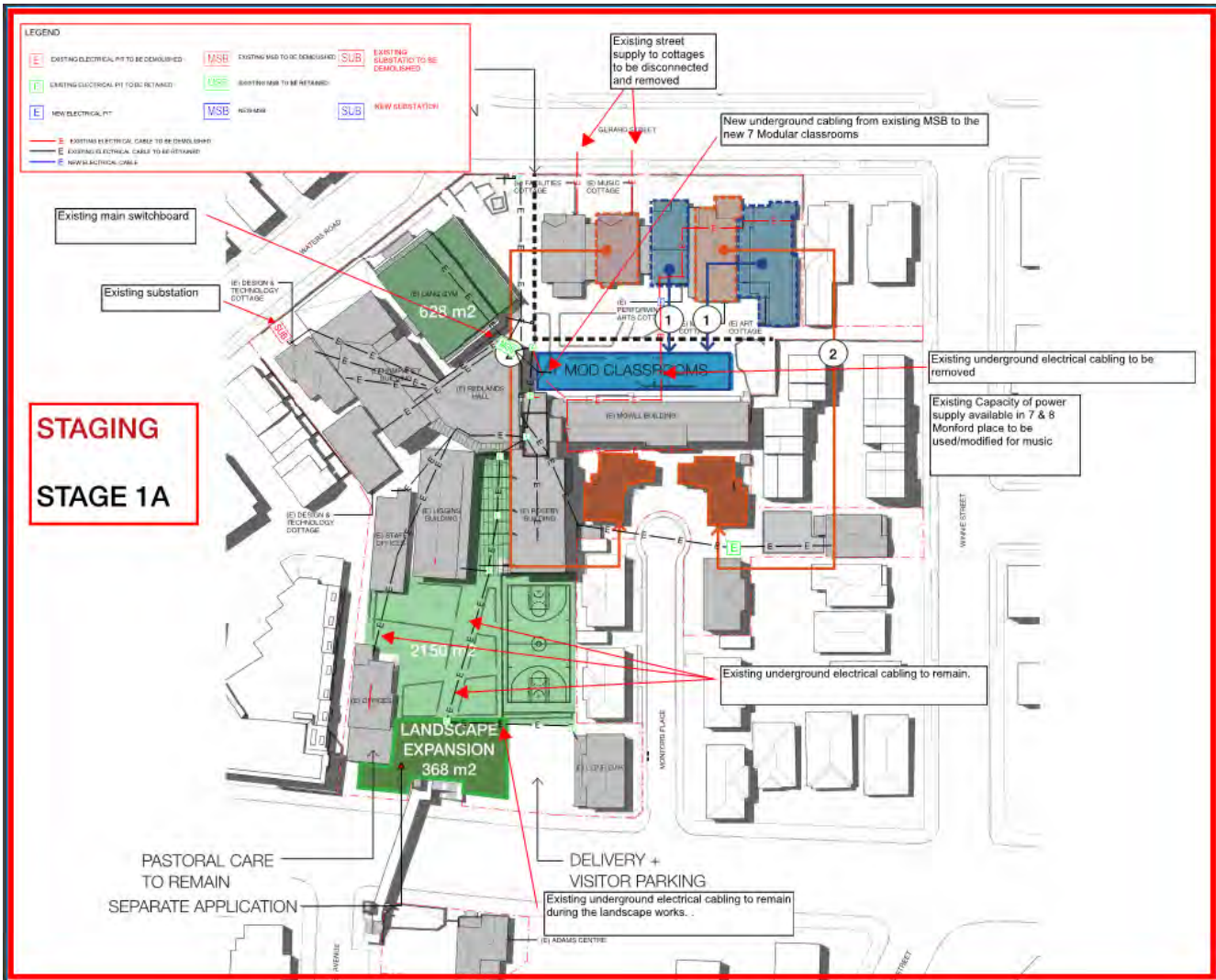
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**Stage 1A**

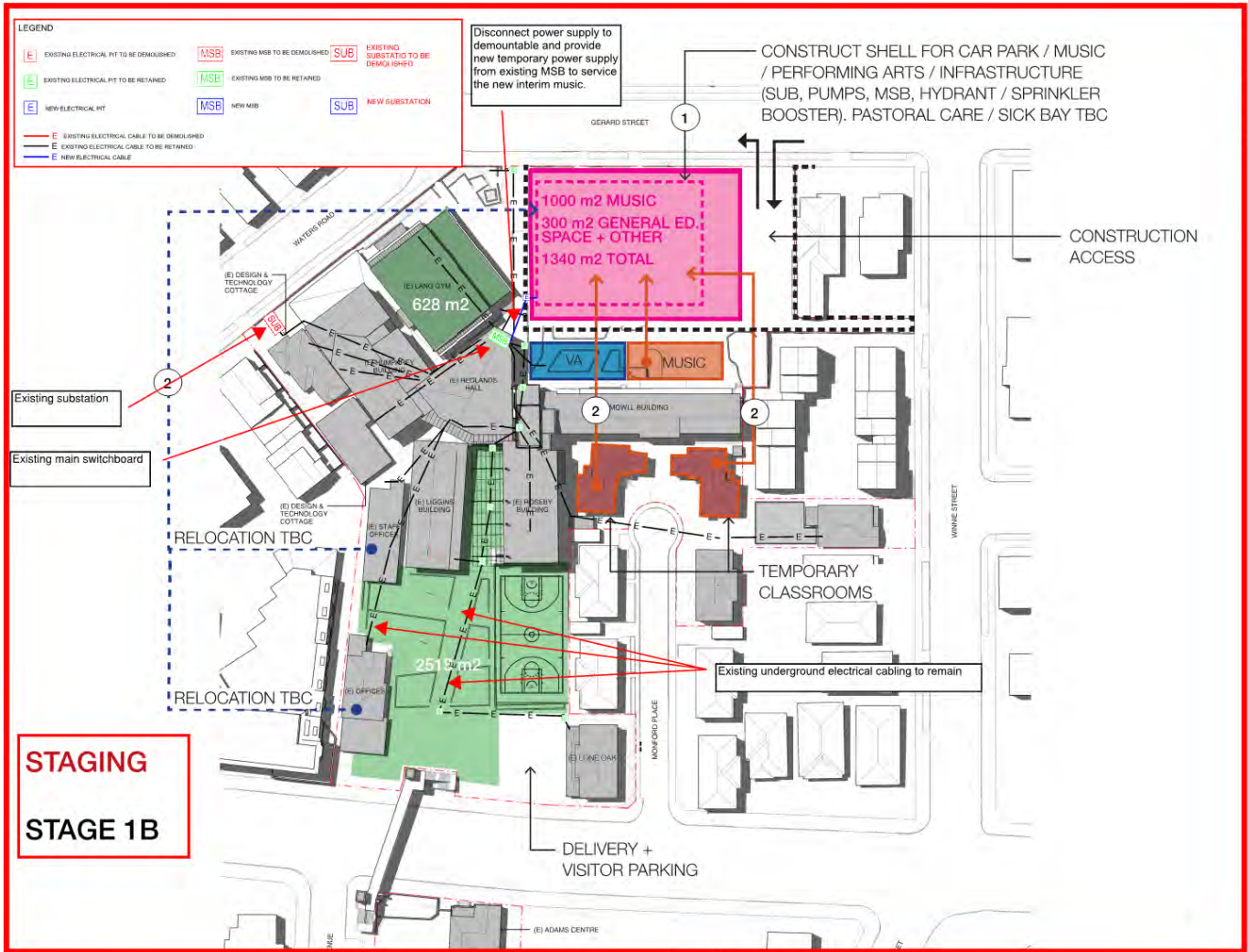
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Stage 1B

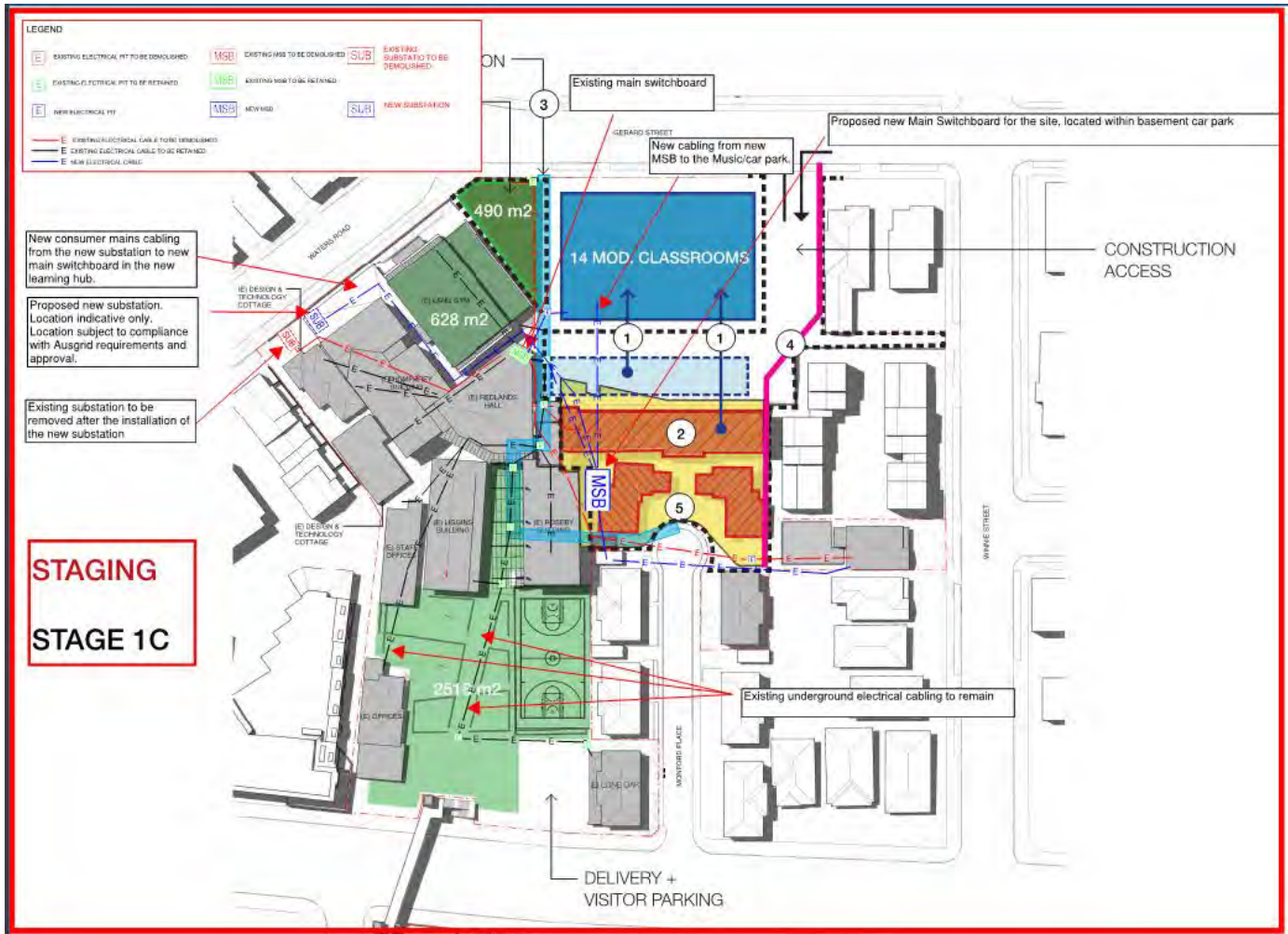
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**Stage 1C**

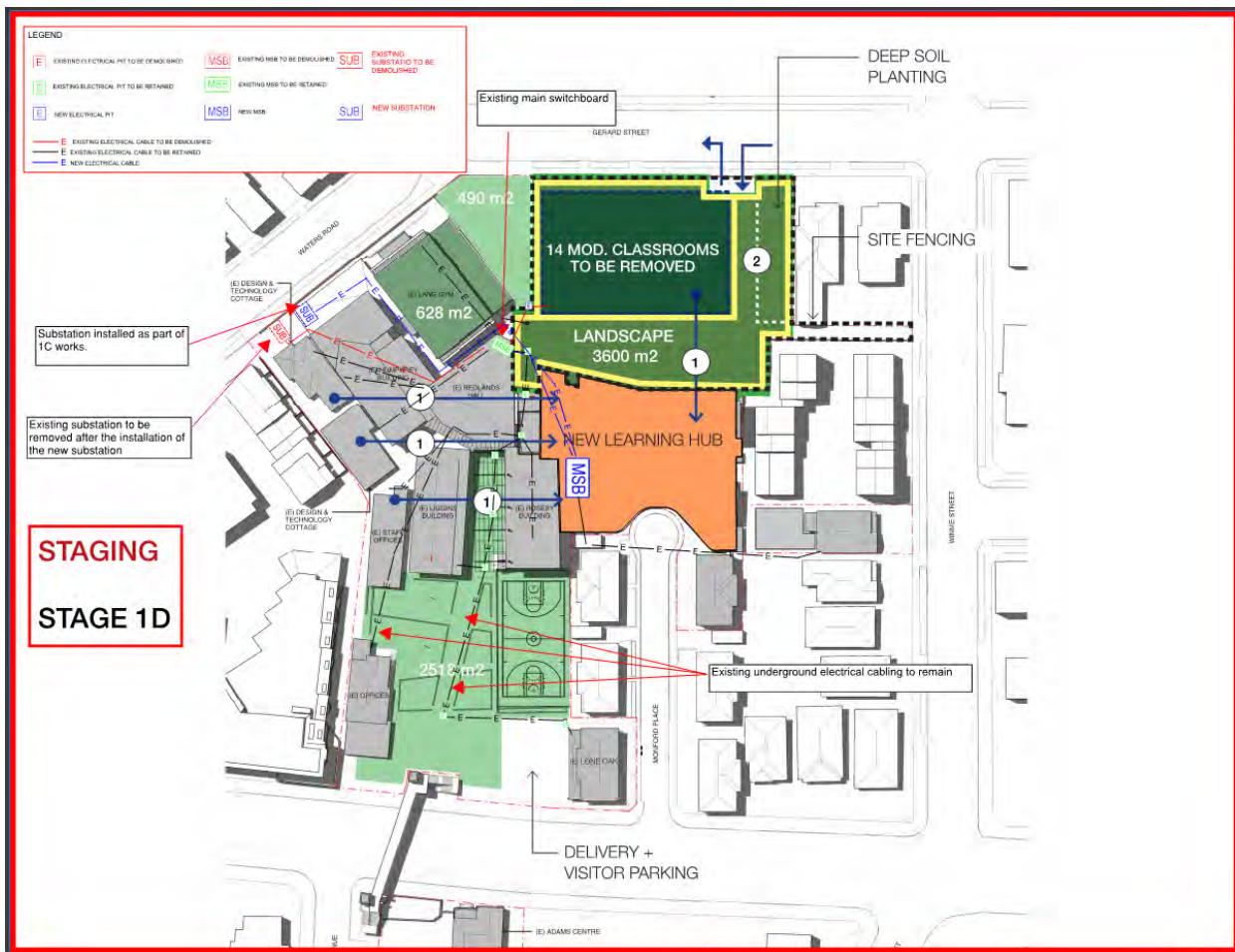
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**Arne Jacobsen**

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 Sustainable Design  
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**Stage 1D**

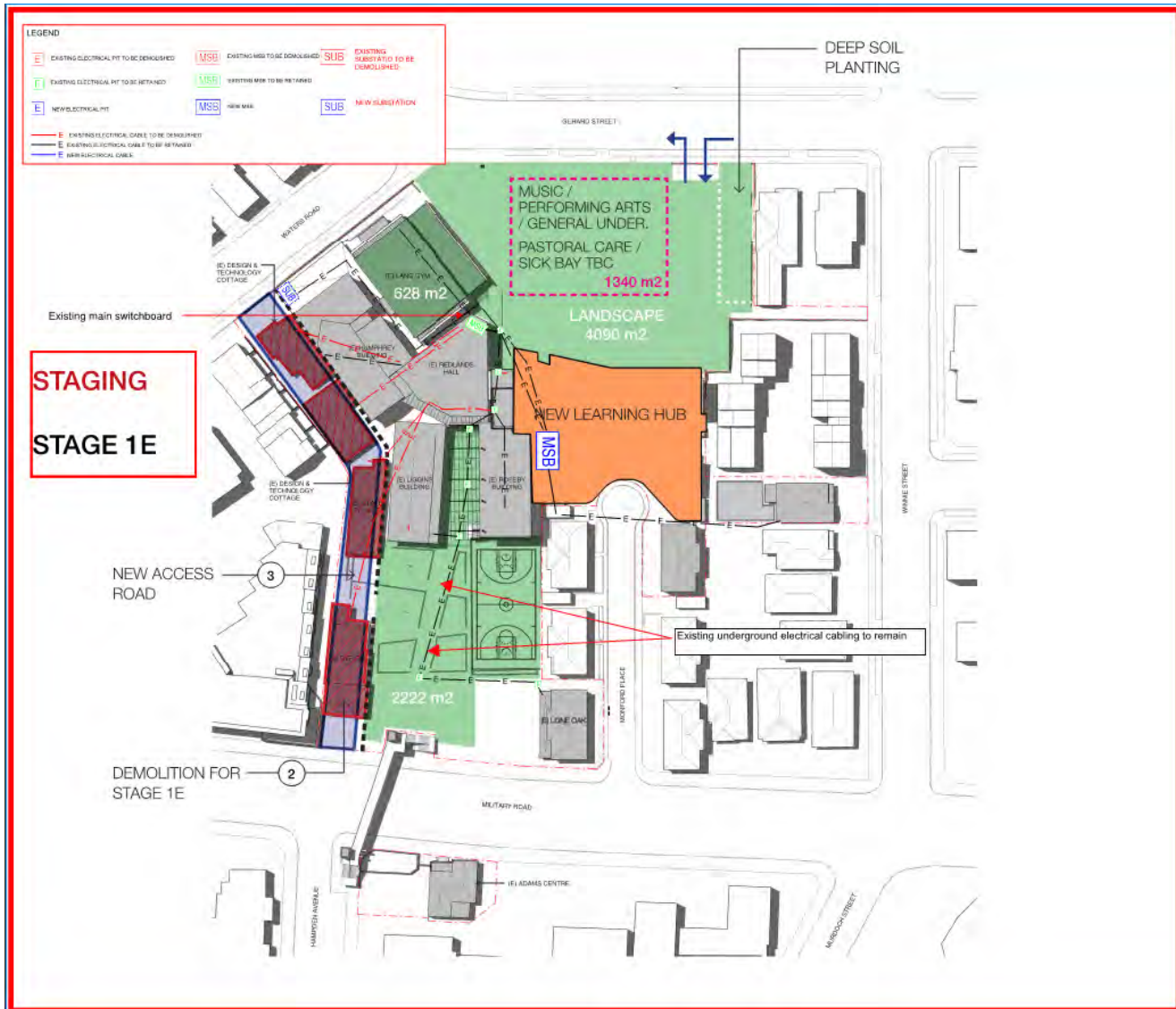
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**Stage 1E**

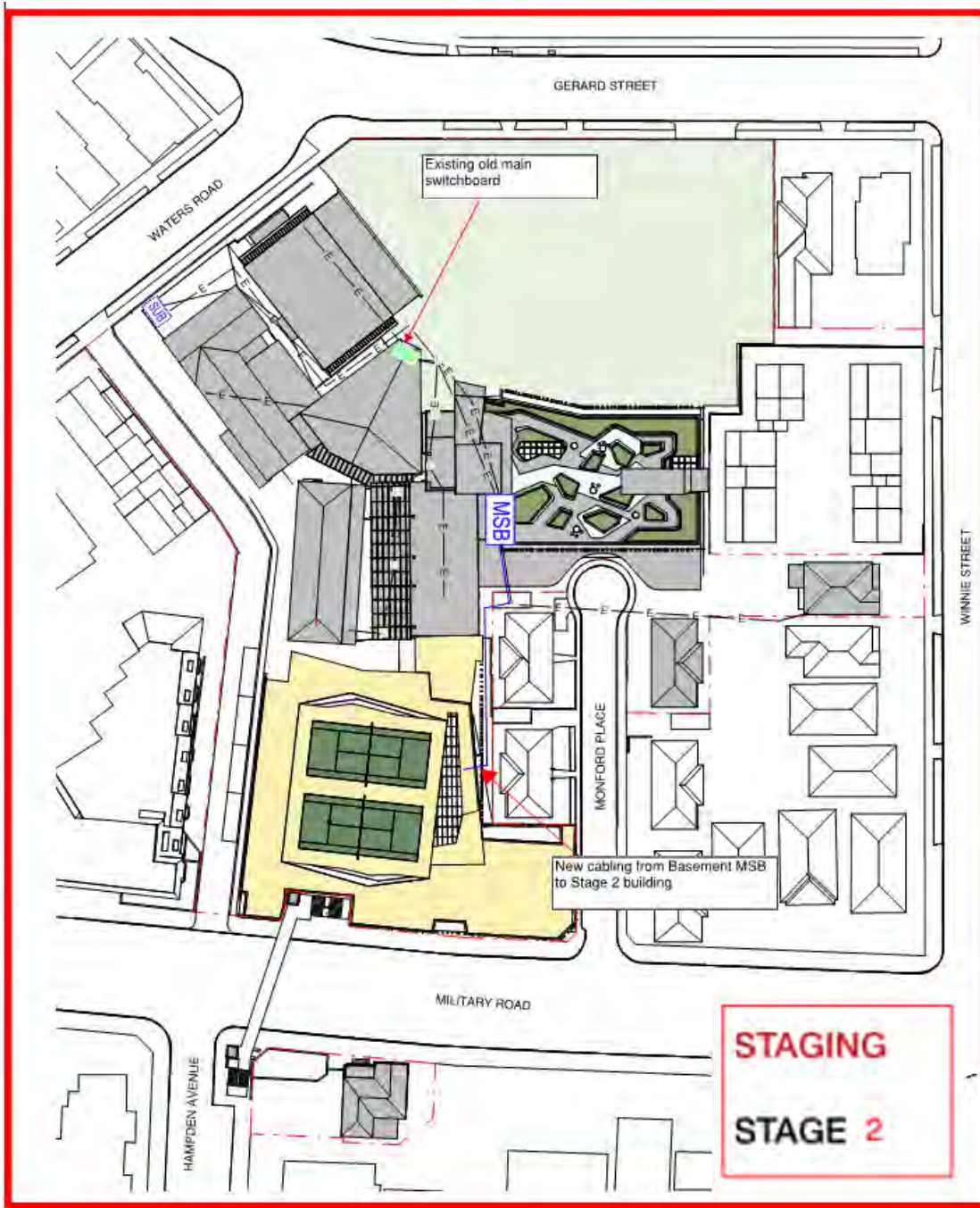
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Stage 2

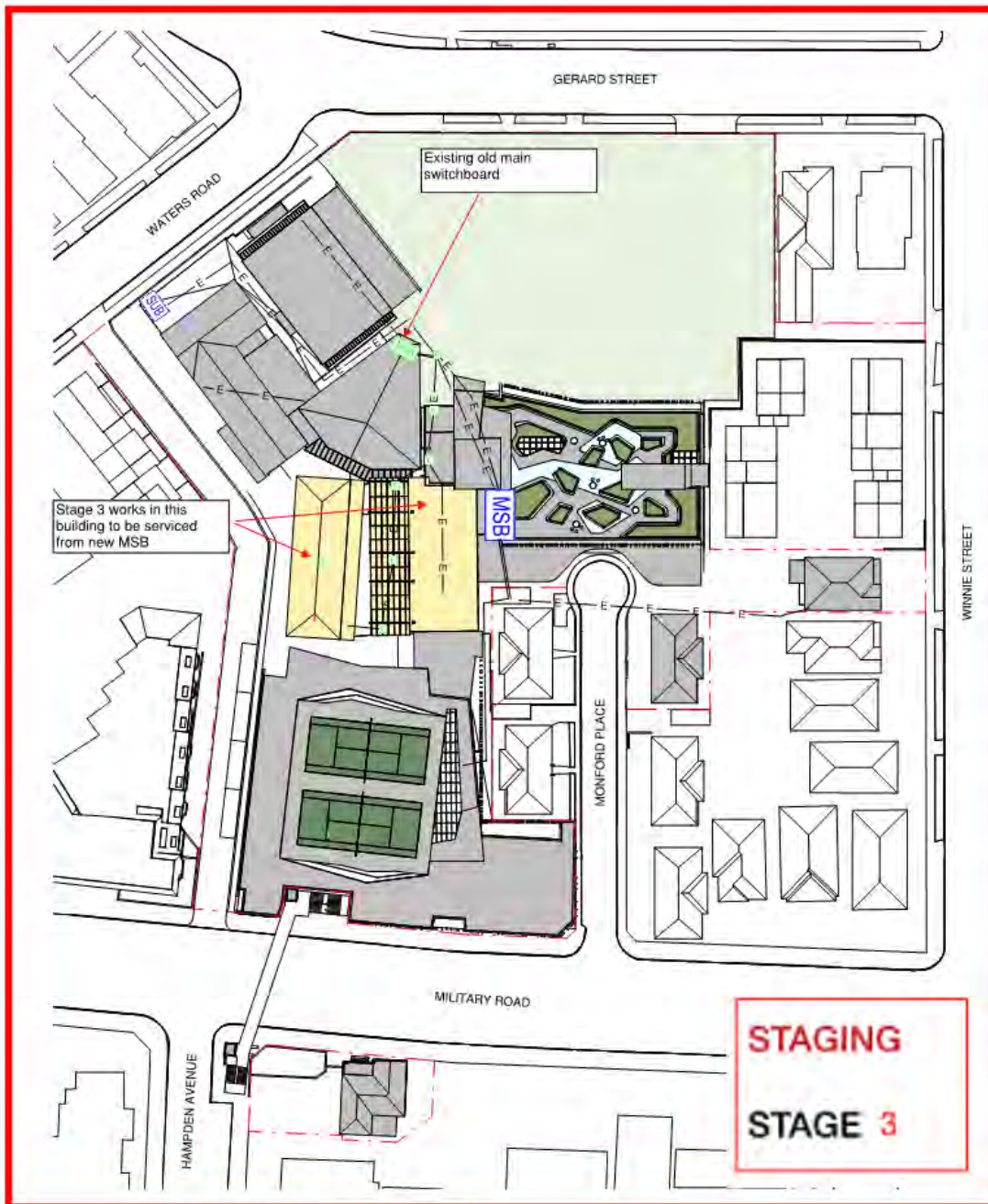
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## STEENSEN VARMING



### Stage 3

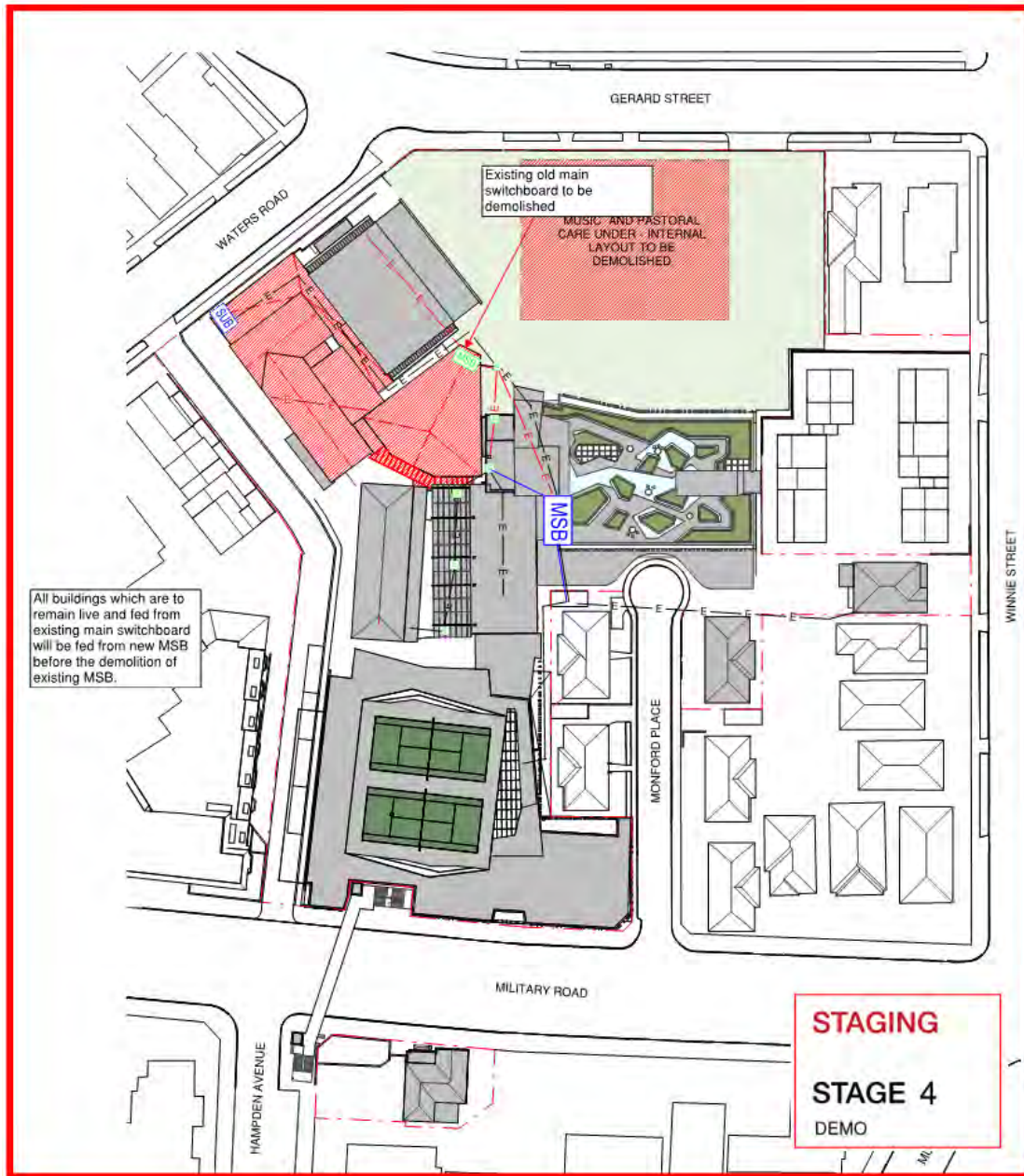
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## STEENSEN VARMING



**Stage 4 Demo**

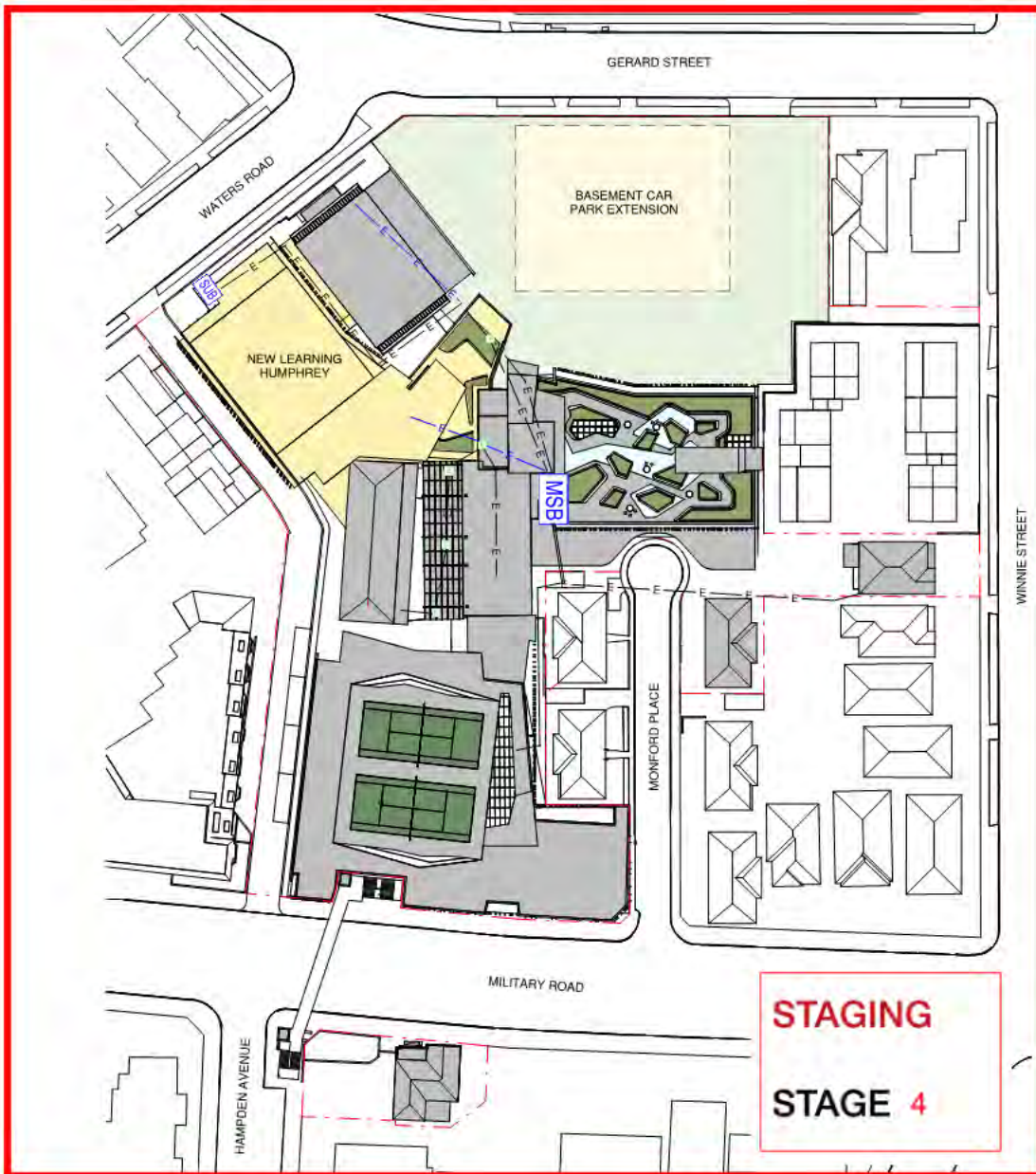
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**Stage 4**

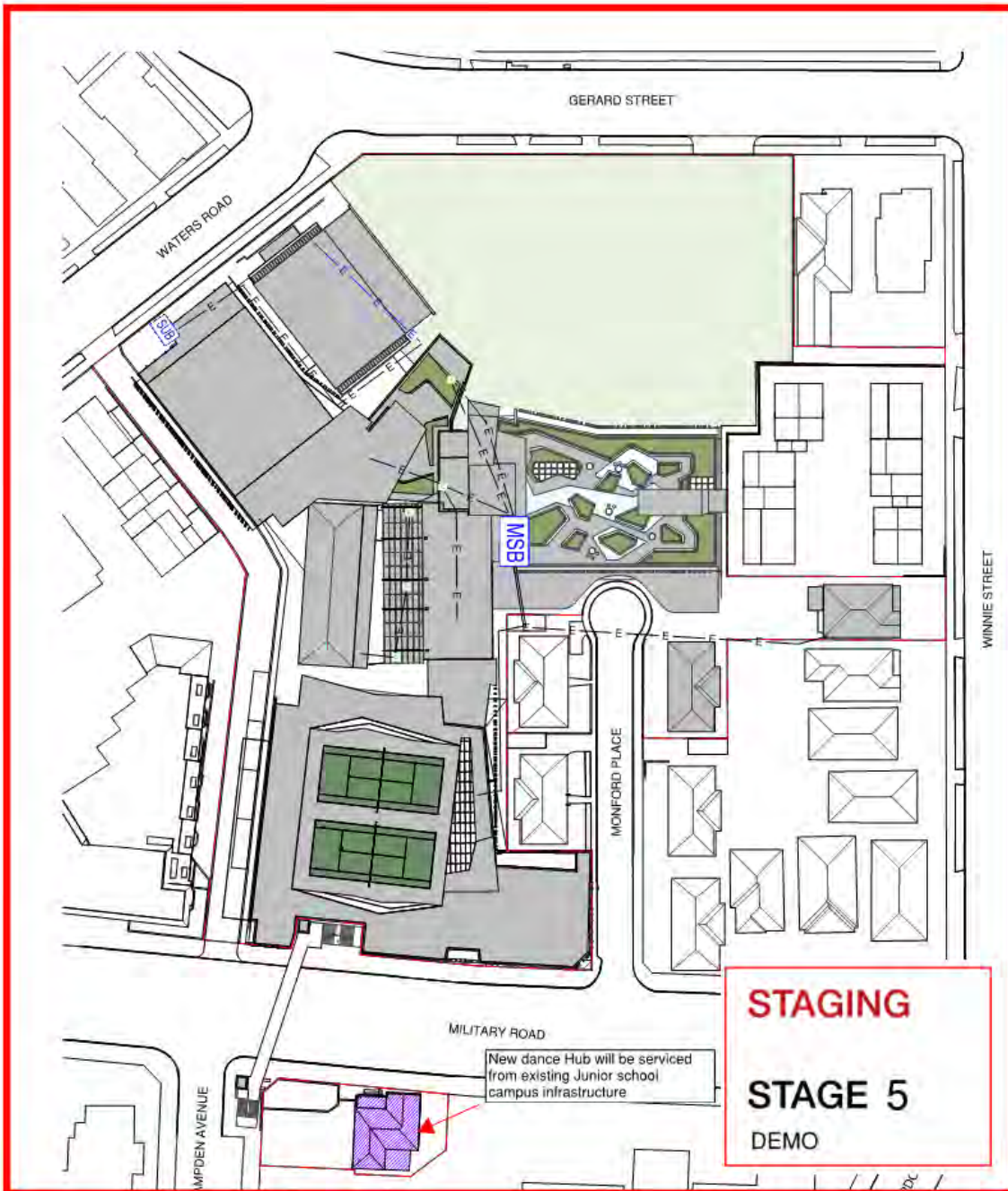
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## STEENSEN VARMING



**Stage 5 Demo**

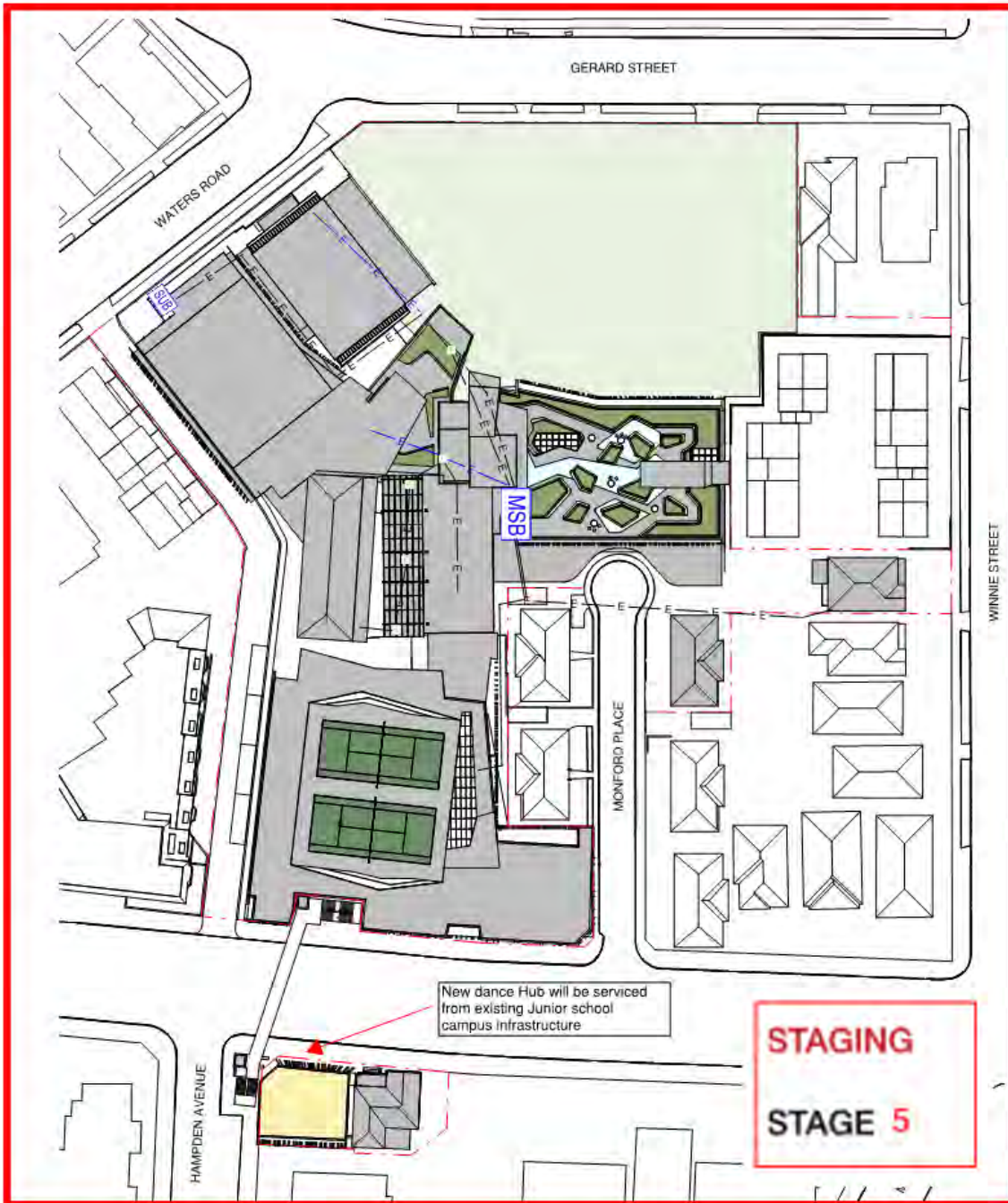
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## STEENSEN VARMING



Stage 5