



planning consultants

Staging Report

SSD 9095

Redevelopment of Armidale High School

158 Butler Street, Armidale

Prepared for: NSW Department of Education
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Contents

1	Introduction	1
1.1	Commission	1
1.2	Purpose of this Report	1
2	Project Background	2
2.1	Project Description and Approvals	2
3	Staging of the SSD Construction	4
3.1	Outline of Stages	4
3.2	Stage 1 – Preliminary Activities	4
3.3	Stage 2 – Commencement of School Operations	5
3.4	Stage 3 – Occupation of Agricultural Facility	5
4	Operation and Completion Timing & Impacts	6
4.1	Timing	6
4.2	Cumulative Impacts	6
4.3	Site Access and Safety	6
4.3.1	Stage 1 – Preliminary Activities	6
4.3.2	Stage 2 – Commencement of School Operations	7
4.3.3	Stage 3 – Occupation of Agricultural Facility	7
5	Addressing Conditions of Approval	8
5.1	Consistency Across Stages	8
5.2	Condition Compliance	8

Appendices

1. Staging Plan
2. Staging Matrix for Conditions of Approval

1 Introduction

1.1 Commission

DFP has been commissioned by School Infrastructure NSW (SINSW) to prepare a Staging Report for the redevelopment of Armidale Secondary College, at 158 Butler Street, Armidale (the site) approved under SSD 9095 (as modified) and in accordance with Conditions A11 – A14 of the consent.

1.2 Purpose of this Report

This report intends to address the requirements of SSD 9095 (as modified) for a Staging Report pursuant to Conditions A11 – A14 of the consent, so as to enable the works approved under the consent to be carried out and occupied in stages, subject to multiple Crown Certificates.

As per the modified conditions of consent in relation to the staging of works, the following is required to be included in this report (condition No. A12):

A12. The Staging Report 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 (refer **Section 3**);
- (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) refer **Section 4**);
- (c) specify how compliance with conditions will be achieved across and between each of the stages of the project (refer **Section 5** and **Appendix 2**); and
- (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging (refer **Section 4.2**).

This Staging Report provides the required details for the staged construction of the SSD.

2 Project Background

2.1 Project Description and Approvals

On 29 May 2019, the (then) Department of Planning and Environment granted development consent to State Significant Development Application (SSDA) No. 9095 for the redevelopment of the existing Armidale High School to establish a new Armidale Secondary College. The application included the following works:

- Site preparation works including excavation works to accommodate new buildings;
- Construction of a new part two (2), part three (3) storey building consisting of three (3) separate buildings linked by an undercroft created by the levels above comprising:
 - Lower Ground Floor – ‘Science’ and ‘General Learning Neighbourhood’;
 - Ground Floor – ‘Science’ and ‘General Learning Neighbourhood’;
 - Ground Floor – ‘Wood and Metal’ and ‘Food and Textiles’;
 - Upper Ground Floor, ‘Wood and Metal’ and ‘Food and Textiles’;
 - Upper Ground Floor ‘General Learning Neighbourhood’ and ‘Support General Learning Neighbourhood’ and ‘Administration’; and
 - Second Floor ‘Administration’;
- Construction of a single storey extension to the existing Gymnasium (Building O) to create a Fitness and Movement wing;
- Consolidation of existing Agriculture facilities into a single custom building with ancillary infrastructure;
- New site fencing;
- Two (2) additional car parks, including a 35 space car park adjacent to the gymnasium and 8 car spaces associated with the administration area and support unit as well as 2 accessible parking spaces on the southern side of the building adjacent to the General Learning Neighbourhood entrance. A total of 45 car parking spaces will be provided as part of the subject application;
- Landscaping works including the planting of new trees, decorative shrubs, grasses and groundcovers around Block B, endemic/ native planting across the broader school and an indigenous garden;
- Removal of 44 trees;
- Installation of new supporting infrastructure, including power substation and communications infrastructure; and
- Minor and major stormwater drainage system with the minor system accommodating a 1 in 5 year ARI via a piped system and OSD, and the major system accommodating a 1 in 20 year ARI via overland flow paths. The stormwater drainage system will incorporate a 240m³ on-site detention (OSD) tank, a new rainwater tank and utilisation of the existing connection into the Council system via a headwall at Mann Street.

The above works commenced shortly after approval of the application.

Furthermore, an early works package was carried out under separate planning pathways, with works commencing prior to the works approved under the SSDA. These works include the following:

- Renovation of Building B to create a Visual Art and Performance Building;
- Car park for 119 vehicles on the southern side of the main building; and
- Removal of 45 trees.

2 Project Background

On the 16 July 2020, the Minister for Planning and Public Spaces granted approval to the Modification No. 1 (Mod 1) of SSDA 9095, which included:

- Modifications to the location and design of the agricultural facility building;
- Deletion of the approved addition to the DEN facility (gym);
- Minor changes to the design of the Main Building and revised canopies to Block B (heritage building);
- Amendments to the basketball courts;
- Relocation of the GA shed;
- Adjustments to the car and bicycle parking areas, provision of a new main pedestrian access from Butler Street;
- Relocation of the gas enclosure and electricity substation;
- Updated signage; and
- Updated landscaping and stormwater drainage infrastructure to reflect proposed amendments.

On 11 September 2020, Modification No. 2 of SSDA was lodged to DPIE for pre-consultation. The proposed modifications include:

- Construction of a multi-purpose hall, consisting of:
 - Gymnasium
 - Stage
 - Movement studio
 - Fitness Lab
 - Male and female change rooms and amenities
 - 2 x General Learning Space
 - Storage rooms
 - Staff room
 - Kitchen and servery
- Associated landscaping for the multi-purpose hall;
- Amendment to the Ag Building including:
 - Removal of skylights
 - Doors to Ag lab and animal holding area changed to roller shutters
- Fencing modifications around the DEN, AG building and multi-purpose hall; and
- Amendments to the Ag Plot including:
 - Service poles removed;
 - Gravel driveway added; and
 - Location of Chicken shed and greenhouse amended.

At the time of lodgement of this Staging Report, Modification No. 2 was yet to be determined.

Once approved, this Staging Report will need to be updated to accommodate/reflect the construction and occupation of the proposed multi-purpose hall.

3 Staging of the SSD Construction

- a. Students and staff will be visiting the site for student familiarisation from 13 October 2020 through to 11 December 2020 (maximum of 200 students at any one time, with 8-10 staff supporting students with each visit);

These activities would take place within the areas of the site excluding those identified in black and yellow in **Figure 1** and **Appendix 1**.

3.3 Stage 2 – Commencement of School Operations

The school commencement stage has been identified as a separate stage to allow for occupation for the entire student body by the first day of the school term in January 2021, being Day 1, Term 1 2021.

The only element of the site that will not be ready for occupation will be the Agricultural Facility, which will be fenced off from students and staff. This is indicated in yellow in **Figure 1** and **Appendix 1**.

3.4 Stage 3 – Occupation of Agricultural Facility

Stage 3 involves the completion of the Agriculture facilities, which will include the following:

- AG Lab, seminar room and GLS;
- Communication room, amenities and storage/cleaners rooms;
- Staff room;
- Animal holding areas; and
- Associated external works

Occupation of the agricultural facilities is forecast for some time after Day 1 Term 1 2021. At this stage, the whole of the site will be accessible to students and staff.

4 Operation and Completion Timing & Impacts

4.1 Timing

Indicative occupation dates for each stage are set out in the table below:

Summary of Timing		
Stage	Description	Indicative Date
Stage 1	Preliminary Activities	October 2020
Stage 2	Commencement of School Operations	Day 1 Term 1 2021 (January 2021)
Stage 3	Occupation of Agricultural Facility	After Day 1 Term 1 (February 2021)

The above indicative dates are set out as the earliest estimated dates of handover and occupation of each stage.

This Staging Report does not preclude the completion of Stage 3 earlier than identified.

This Staging Report contemplates the conditions under Part D of the development consent to be satisfied prior to the occupation and commencement of the use at the completion of Stages 1, 2 and 3. Further discussion on conditions of approval is carried out in **Section 5**.

4.2 Cumulative Impacts

The occupation of the project will be carried out in three (3) stages in accordance with the Staging Plan as shown in **Appendix 1** and **Figure 1**.

Details of site access and safety of students are discussed further below, however the safety procedures and fencing required to facilitate the proposed staging will not result in any cumulative impacts compared to delivering the project through a single stage. All environmental outcomes assessed, mitigated and conditioned by the terms of SSD 9095 will remain as approved.

All on-site management measures arising from the carrying out of the works over stages have been addressed. There are no cumulative impacts that require further assessment.

4.3 Site Access and Safety

Below is a summary of the site access and safety details across each stage.

4.3.1 Stage 1 – Preliminary Activities

There are three (3) separate components of use under Stage 1, each being subject to separate site access and safety procedures as discussed in the table below.

Stage 1 Site Access and Safety Assessment	
Component of Preliminary Use	Assessment
Administrative and Operational Readiness Activities	<p><u>Access</u>: Staff travelling to the site will utilise the staff car park in the south of the site. Internal access is available via footpaths, stairs and ramps to the remainder of the accessible campus.</p> <p><u>Safety</u>: Vehicle/pedestrian conflicts will be avoided through the use of designated driveway and parking areas for vehicles, and designated pedestrian walkways and crossings for pedestrians.</p>
Access for HSC Exams	<p><u>Access</u>: Students attending the site for HSC exams will park off-site in Butler Street, Mossman Street and Hargrave Streets, and will then enter via the pedestrian entry at Gate 1 to the administration building and then on to Building B. All pedestrian access will be sign-posted, and HSC students will receive a specific orientation trip before tests commence to ensure access arrangements are clearly understood by students.</p>

Stage 1 Site Access and Safety Assessment

Component of Preliminary Use	Assessment
	<p><u>Safety:</u> Students will not be accessing or walking through any part of the site that is excluded under Stage 1, including the area surrounding the Den (hall) and the agricultural facilities. Student safety will be maintained through the briefing of students, use of way-finding signage and monitoring of movements to/from Building B by teaching/examination staff.</p> <p>First aid kits will be taken on site. In the case of an accident, the parent (and ambulance as required) will be called per regular protocols. The Senior Executive staff member on site will meet the parent/emergency services at the public reception area and guide them into the school campus. All staff have access to student contacts via the school's 'Sentral' app. If a student becomes sufficiently ill to warrant going home, the parent will be called and met at reception. If the child is mildly unwell, they will be moved to the staff study and monitored on site by a member of staff.</p>
Student Familiarisation Program	<p><u>Access:</u> All students and staff travelling to the site for the familiarisation program will arrive and depart by bus, parking either on Butler Street (access via pedestrian entry Gate 1) or in the main car park. Access will only be provided to the areas not excluded from Stage 1 (refer Appendix 1) and will not be allowed access to Building B (due to HSC examinations taking place), or staff common room facilities or behind front-desk administration facilities.</p> <p><u>Safety:</u> All student movements to, from and within the site will be under staff supervision. Staff groups of up to 8-10 will be supporting each group of students and this will ensure student safety, wellbeing and coordination is maintained.</p> <p>First aid kits will be taken on site. In the case of an accident, the parent (and ambulance as required) will be called per regular protocols. The Senior Executive staff member on site will meet the parent/emergency services at the public reception area and guide them into the school campus. All staff have access to student contacts via the school's 'Sentral' app. If a student becomes sufficiently ill to warrant going home, the parent will be called and met at reception. If the child is mildly unwell, they will be moved to the staff study and monitored on site by a member of staff.</p>

4.3.2 Stage 2 – Commencement of School Operations

At Stage 2, the near-full school operations will commence and all regular movement, operation, management and safety procedures will be in place. These access and safety arrangements were approved as per the terms of SSD 9095.

The only aspect of the site that will not be accessible or subject to continued work is the Agricultural facility, which will be fenced off to which student access will be denied. This arrangement presents no issues in terms of access across the site, and does not represent a safety issue given all works will take place within the fenced-off area of the site (refer **Appendix 1**).

4.3.3 Stage 3 – Occupation of Agricultural Facility

At Stage 3, the full school operations will commence and all regular movement, operation, management and safety procedures will be in place. These access and safety arrangements were approved as per the terms of SSD 9095.

5 Addressing Conditions of Approval

5.1 Consistency Across Stages

SSD 9095 sets out a range of conditions which apply to the works at various stages of the works, including:

- Part A: Administrative Conditions;
- Part B: Prior to Commencement of Works;
- Part C: During Construction;
- Part D: Prior to Occupation or Commencement of Use; and
- Part E: Post Occupation.

This Staging Report details how the works approved under SSD 9095 can be carried out over three (3) stages. As the various conditions of consent will apply to the work differently depending on the stage the works are up to, it is necessary to address how the conditions of approval will be approached so that there is consistency across all stages of the work so that the original intent of the consent is achieved.

5.2 Condition Compliance

A Staging Matrix for conditions of approval has been prepared (**Appendix 2**) which outlines how each condition will be implemented across each stage of work (as outlined in this Staging Report).

It is intended that the Staging Matrix for conditions of approval will be utilised by a Crown Certifier for the purpose of issuing Crown Certificates (for each Stage of work) and fulfilling the requirements of each condition as Stages are completed.

[End]