

Kiersten Fishburn
Planning Secretary
Department of Planning and Environment
12 Darcy Street
Parramatta NSW 2150

18 March 2024

Attn: Shiraz Ahmed

Dear Ms Fishburn,

Meadowbank Education and Employment Precinct Schools Project (SMEEP) (SSD 9343): Conditions D14 (f) and D15 Public Domain Upgrades.

I refer to Meadowbank Education and Employment Precinct Schools Project approved on 21 May 2020 and Modification 04 approved on 12 April 2022. On 17 October 2023, the Department of Planning and Environment approved an extension of time for completion of the Hermitage Road public domain works to 26 April 2024.

At the time of applying for the request for extension, it was made clear that the unknown asset identified within the works zone had not yet been fully resolved. Since then, there have been further delays experienced with Sydney Water approvals. The current delay is attributed to encountering an unknown and undocumented asset impacting on the approval of a 'FIFM' (Flow Isolation Flow Management) Application that is critical to progress works. As such, School Infrastructure NSW (SINSW) on behalf of the Department of Education is unable to construct the footpath required under Conditions D14(f) and D15 on the western side of Hermitage Road by the currently approved date and submits a further request to the Department of Planning and Environment for an extension to 31 December 2024. A detailed monthly update and breakdown of delays experienced to the program and their impacts are below:

August 2023:

- An unknown and undocumented asset was located on 9 August 2023 in the Hermitage Road northern area work zone. Sydney Water's Unknown Services procedures were implemented with the SINSW Contractor undertaking investigative works which allowed the asset to be identified as an abandoned DN750 Sydney Water asset.
- The first FIFM application was submitted by the SINSW Contractor to Sydney Water on 24 August 2024 for critical works towards the southern end of the Hermitage Road work zone, not related to the recently discovered abandoned DN750 service.

September 2023:

- Sydney Water requested a re-design of the DN150 service being installed by SINSW to account for the DN750 encountered within the work zone.
- The re-design was submitted to Sydney Water on 20 September 2023 to accommodate the abandoned DN750 service. Please note, the redesign has resulted in both time and cost impacts being borne by SINSW.

October 2023:

- Sydney Water notified a 'deactivation' of the first FIFM application due to submission of the re-design. Please note, as advised above, the FIFM application was not relating to works near the abandoned DN750 therefore should have been treated separately. However, Sydney Water would not allow a FIFM application to proceed until Sydney Water had issued an updated design approval.

November 2023:

- Re-design approval was issued by Sydney Water on 29 November 2023. Despite reiterating the critical nature of this approval (which was initially prompted by the discovery of the unknown Sydney Water asset), the approval of the re-design took almost 3 months. Again, all time and cost impacts of this delay was borne by SINSW.

December 2023:

- FIFM Application resubmitted to Sydney Water on 4 December 2023. The first part of this application requested a trial shutdown to test Sydney Water valves and assets.

January 2024:

- No update on FIFM application from Sydney Water despite multiple follow ups by SINSW and the Project Team.
- Completion of works associated with DN750 re-design in northern area.

February 2024:

- Trial shutdown conducted 20 February 2024 by Sydney Water contractors. During this trial shutdown, a Sydney Water valve failed.
- Sydney Water reattended site on 21 February 2024 to remediate their broken valve. During this process, two additional Sydney Water valves failed.
- Due to failure of their assets, Sydney Water placed the FIFM approval process on hold. Sydney Water has not been able to confirm future shutdown dates due to the failures of their assets.

March 2024 (Current)

- Sydney Water has been unable to remediate their failed valves to date. Sydney Water has now requested the SINSW Contractor provide tankers of potable water for the three currently planned shutdown nights to maintain water services to the Sydney Water Depot in the event of further Sydney Water assets failure. These works are unlikely to be approved without SINSW agreeing to Sydney Waters' request posing further time and cost risks.

Due to these unforeseeable delays experienced with Sydney Water, SINSW is currently unable to proceed with the works to date and our civil subcontractor has demobilised from site. The SINSW Contractor has re-sequenced and completed all other works associated with the Hermitage Road footpath construction in an attempt to mitigate program delays including relocation of Jemena, NBN and Optus works and works adjacent to the Sydney Trains driveway. The City of Ryde Council has been kept informed of the continuing delays and Sydney Water issues and the Project meets with the Council monthly to discuss progress.

Given the uncertainty regarding Authority approvals, SINSW is unable to provide a confirmed completion date for these works. The most recent indicative program from the Contractor is attached for reference (**Attachment A**) however, without Sydney Water FIFM approval, are only an estimation of the revised forecast completion date.

In accordance with Condition D15 and based on the advice from Authorities and the SINSW Contractor regarding timeframes to complete the works, the Department of Education requests an extension to complete the works associated with Condition D14 (f) and D15 from 26 April 2024 until 31 December 2024, noting SINSW will work closely with the Contractor, Authorities and the City of Ryde Council to improve this timeframe.

Should you wish to discuss the above further, please do not hesitate to contact the undersigned.

Yours sincerely



Michael Kavanagh
Senior Project Director
Schools Infrastructure NSW

Attachment A – Contractor Hermitage Road Programme – to October 2024

