

Easement Management Plan

Alex Avenue Public School
SSD 9368

March 2020



Education

Document Control

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1 Introduction

This Easement Management Plan has been prepared by TSA Management on behalf of the NSW Department of Education (DoE) for Alex Avenue Public School (SSD 9368). The purpose of the document is to demonstrate how the project will manage the existing and future easements on the subject site, as well as operational implications through to completion of all Stage 1 works.

1.1 Project Overview

A project is underway to provide a new public school for the Schofields area (nominally named Alex Avenue Public School). The project will include:

- 39 innovative learning spaces (home bases);
- a library and a hall;
- modern core facilities such as staff and administration areas; and
- a covered outdoor learning areas (COLA).

1.2 Details of Proposed Staging

Delivery of the school will be via three stages:

- Stage 1a – Construction and operation of the core school facility, including library, hall, partial construction of COLAs and site landscaping, basketball courts, and administration and staff facilities, and 19 home bases to cater for up to 600 students as set out in the Amended Staging Plan prepared by Richard Crookes Construction submitted in August 2020.
- Stage 1b– Construction and operation of landscaped areas including the School Heart as set out in the Amended Staging Plan prepared by Richard Crookes Construction submitted in August 2020.

Stage 2– Construction and operation of the remaining 20 home bases and COLAs and final landscaping works to increase the school capacity up to 1000 students as set out in the Amended Staging Plan prepared by Richard Crookes Construction submitted in August 2020. At the completion of Stage 1a, the area for Stage 1b and Stage 2 will be seeded and will serve as an additional play area. As all core facilities including carparking and pick-up/drop off facilities are in Stage 1a, the School will have the capacity to be fully operational until such time that Stage 1b and Stage 2 can be delivered. The School capacity at the end of Stage 1a will be up to 600 students.

Stage 2 includes the remaining 20 home bases and rectification landscaping works. It will increase the School capacity up to 1000 students. Whilst the timing of Stage 2 delivery is currently unknown, the construction period is anticipated to a minimum of six months.

Construction of Stage 1a is anticipated to be completed Day 1 Term 1, 2021, however in accordance with the operational readiness requirements it is anticipated that Block A and Block B1 will be available for staff to prepare to the new school. Stage 1b is anticipated to be completed in April 2021, for the school to open Day 1, Term 1, 2021.

2 Easements

2.1 Easement Details

The school site is a combination of two Lots, Lot 1 and Lot 2 which is affronted by Farmland Drive. Upon purchase of Lot 1 and Lot 2, the owner of Lot 4 (Schofields Nominee No.5) became land locked until such time that the future Pelican Road is built to the west of the school site (see figure 1). Subsequently, the school site is subject to two easements,

- (a) Temporary, 6m wide easement along the eastern boundary of the site
- (b) Permanent 18m wide easement, through the southern portion of Lot

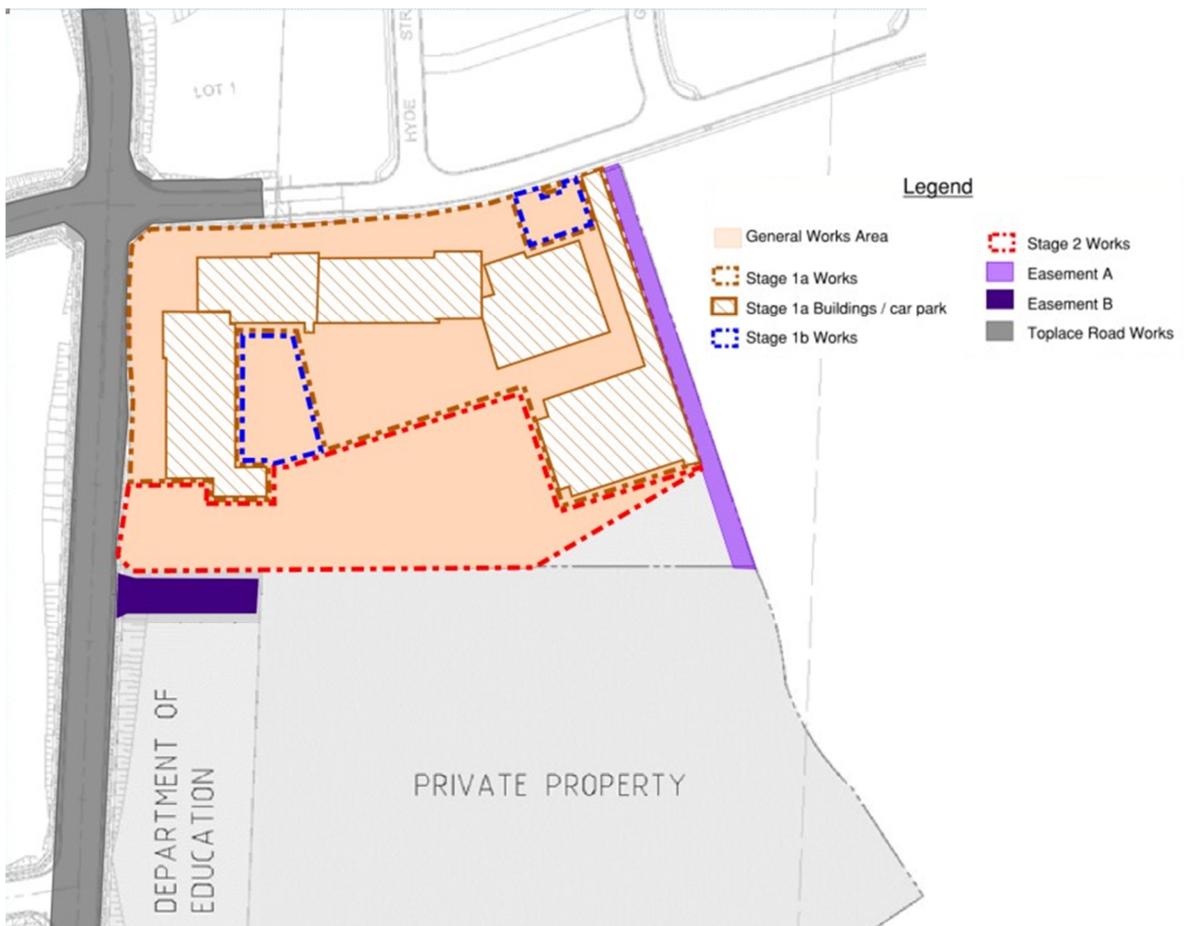


Figure 1 Pelican Road and completion of Farmland Drive, staging of project

2.2 Easement Agreement

In accordance with Transfer Granting Easement AN888804Y, Easement A is a temporary “right of access and easement for services”. The Owner of Lot Benefited (Lot4, Schofields Nominee No.5) “has at all times the right of access to pass and repass across the Lot Burdened [Lot 1, Department of Education] but only within the Site, with or without vehicles, to get to or from the Lot Benefited and may do anything reasonably necessary for that purpose...”. The Owner of the Lot Burdened (Department of Education) must, not disturb or interfere with any Services or other works installed, keep the Site clear from rubbish, and keep the grass reasonably maintained.

2.3 Easement Extinguishment

Easement A will remain in place until such time that Easement B is made available. Accordingly, a condition of purchase of Lot 1 exists whereby, the construction of Pelican Road must be complete by December 2020. Pelican Road will thereby give access to Easement B, at which time Easement A is no longer required for access. Easement A is formally extinguished when Easement B is constructed as a Public Road Access and dedicated to Blacktown City Council. The construction of Pelican Road is by developer Toplace, who are contractually required to complete construction by December 2020. There is a mechanism in the contract for SINSW to take over construction if the program is not met. Toplace commenced the roadworks in early January 2020, with Pelican Road anticipated for completion based on current progress within 12 months of D1T1 2021. However, contractual obligations stipulate a deadline for completion or handover over to DoE by 29 December 2020.

2.4 Joint Use Agreement with Blacktown City Council

The school has established a shared use arrangement with Blacktown City Council, whereby the construction of the adjacent carpark along Farmland Dr at Reserve 885, will be undertaken by the council. The carpark will provide permanent facilities and access to the school under this Joint Use Agreement. This shared use arrangement will allow the permanent operational location of teachers' & accessible car spaces, kiss & drop, bin enclosure & storeroom along Farmland to function. Should Easement A still be in play since Pelican Road is not completed and therefore Lot 4 access is via Easement A, then there are two scenarios to consider:

2.4.1 Council carpark not complete, shared use facility not available – In-boundary school Temporary Carpark required

In this scenario, the Pelican Road network and the council carpark construction has not been completed and a temporary contingency will be in place to provide teachers' & accessible car spaces, kiss & drop, bin enclosure & store at the sports court's location, as per Figure 2.

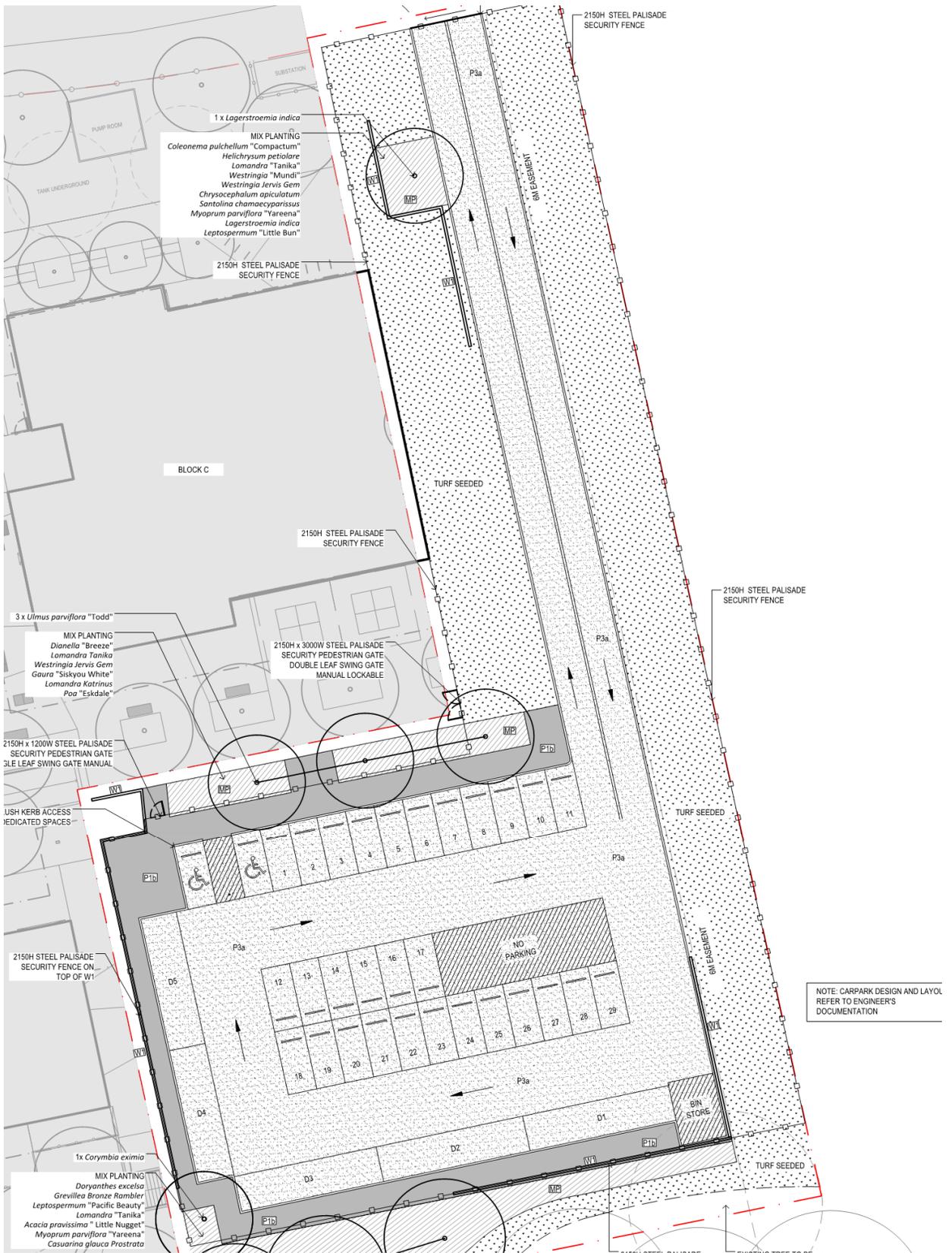


Figure 2 Temporary on-site school carpark

Figures 3 & 4 indicatively illustrate that cars will enter from Farmland Drive and travel along a driveway that will be directly adjacent to 6m easement.

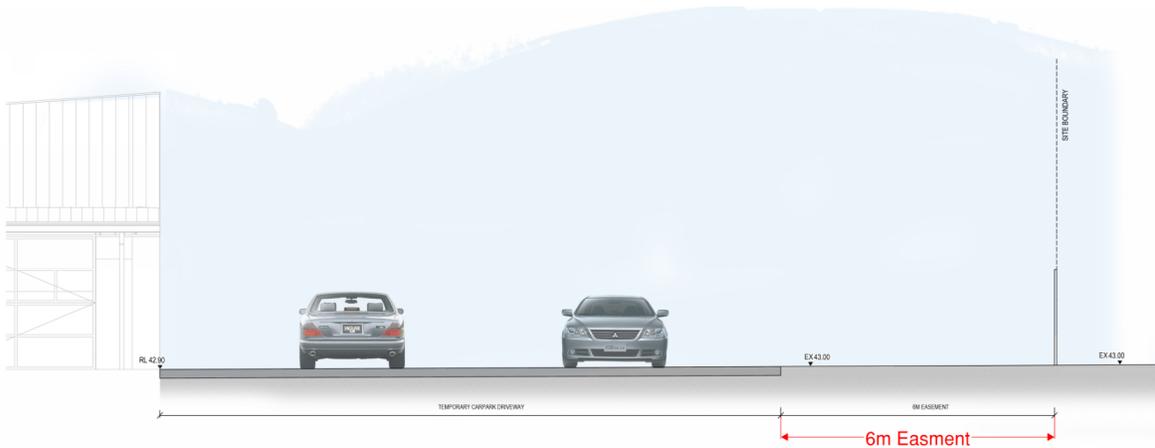


Figure 3 Shared plaza not constructed – temporary carpark driveway/circulation

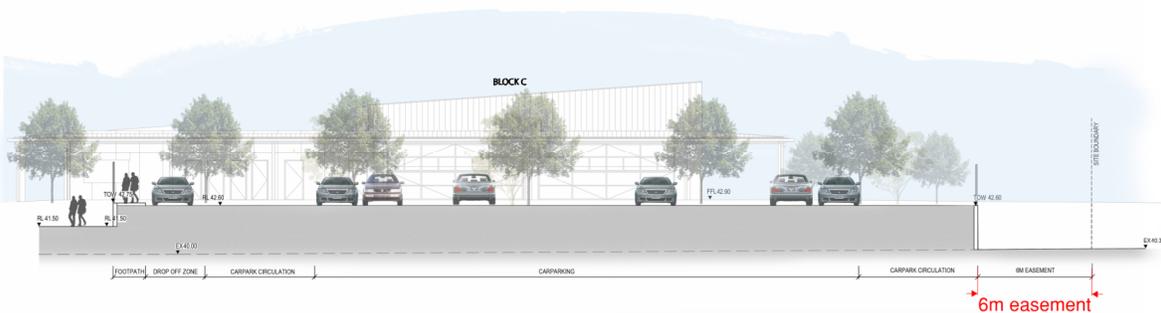


Figure 4 Sport's court location – temporary carpark and Easement A

2.4.2 Council carpark completed, shared use facility fully functional and Pelican Road works completed, thus Easement B dedicated to council - All works along Easement A in-boundary can be completed & operational

In this scenario, Pelican Road network has been completed and Easement B has been dedicated to council which therefore becomes the primary access road to the Catalina development at Lot 4. As a result of Easement B coming in play, Easement A is then extinguished and the works along the Reserve 885 boundary can be completed.

3 Completion of Works in Easement A

As detailed in section 2.3 Easement Extinguishment, works required in Easement A to complete Stage 1 of the school, will commence following the dedication of Pelican Road and extension of Farmland Drive. The school anticipates opening Day 1, Term 1, 2021 (27th January 2021). The works are forecast to take 5 months to complete. The below sections deal with the staging of construction of works within Easement A.

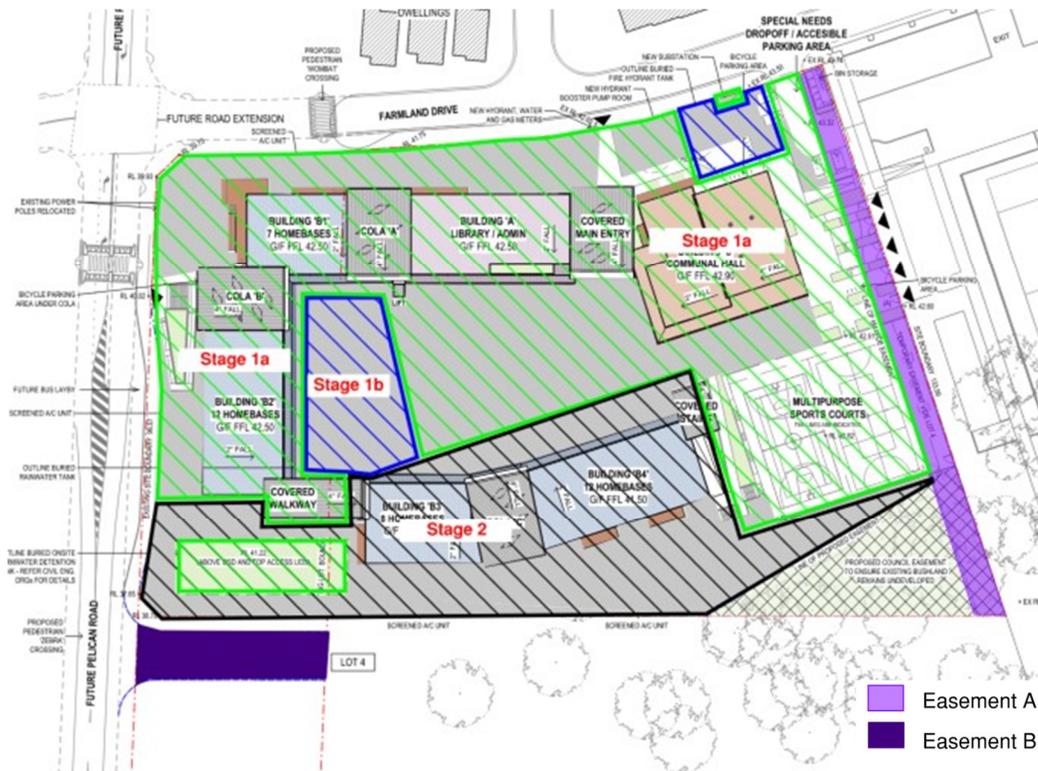


Figure 7 Stage 1 – Phase 2 (Pelican Road complete)

3.1 Construction Management

In order to complete the works in the 6m easement corridor (Easement A), the construction zone will extend to the eastern boundary from the school hall and around the basketball courts (See Figure 9), following the completion of Pelican Road .

The onus is on the Toplace who have commenced the works by 26/6 and finish by 29/12, in accordance with the contract. If this isn't delivered on time for commencement for operation, it is in the contract that the DoE has the ability to take control over the delivery of the road. Works have commenced on the site for the construction of the road. DoE will proactively engage with Toplace in the leadup to 29/12/20, to ensure a smooth transition of work or possible early step-in in the event that it appears Toplace may not complete works by 29/12.

On 27th December 2019, there was a CC granted for the subdivision works at 14 Schofields Rd, being the adjacent land, (Council REF CC-19-01916). This was further modified from the 18th Feb 2020, Council REF MOD-20-00057.

While the forecast program will achieve the completion of the works prior to the opening of the school, to ensure any potential delays do not hamper school operations, the works at the north-eastern boundary including the refuse and special needs bays, will be prioritised to ensure completion following D1, T1 2021. The temporary car park is anticipated to be active for D1T1. Thus, the remainder of the works including the works in the southern portion of Easement A and the basketball courts will be completed while the school is operational. Appropriate hoarding and traffic management strategies will be implemented to ensure the safety of staff and students – refer section 2.4.

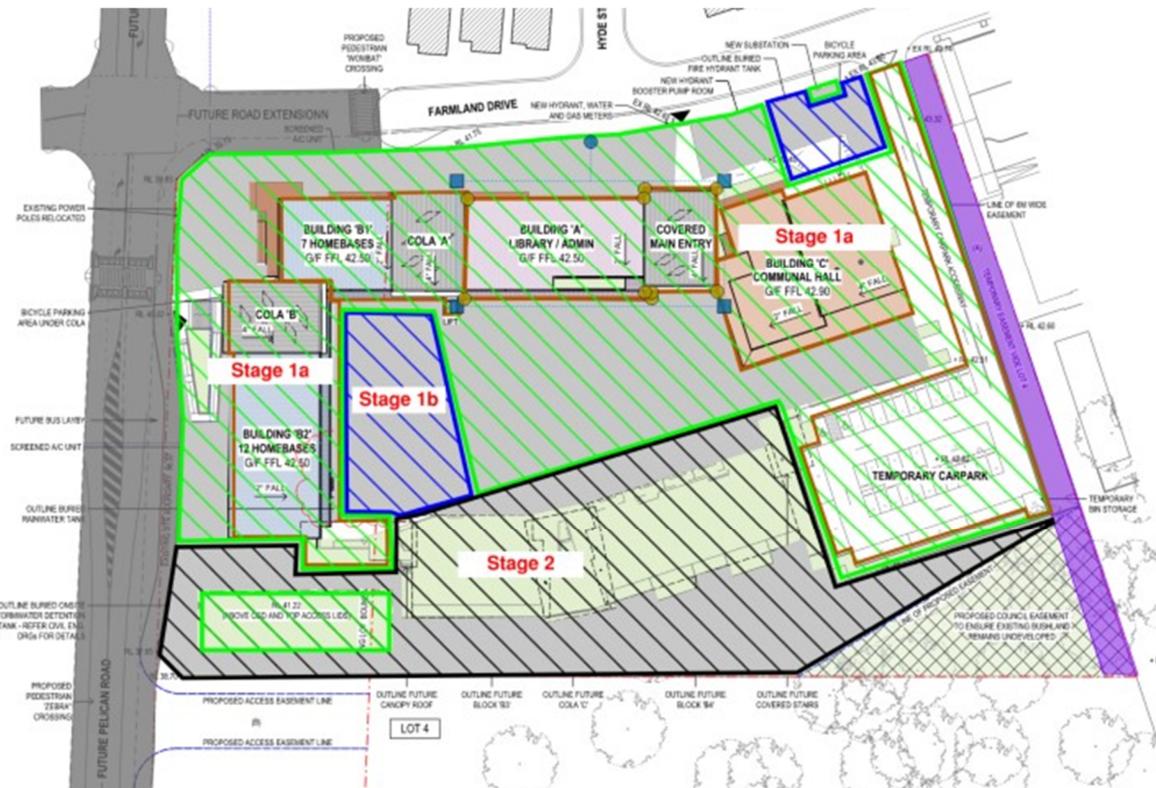


Figure 8 Day 1, Term 1 2021 completed works

3.2 Operational Management

3.2.1 Student drop-off and pick-up

The school carpark, which also operates at the pick-up/drop-off zone, is to be constructed by Blacktown City Council and will be complete for D1T1 2021.

Students are to walk along the internal footpath of the Joint Use car park and then travel across the street footpaths at the north-east corner of the project directly into the main entry along Farmland Dr. Therefore, the pick-up and drop-off of students will be as per the permanent arrangements, via the drop-off zone in the Council carpark and through the plaza north-east of the hall.

3.2.2 Disability Parking

The northern portion of the works in Easement A will not be completed prior to D1T1 2021. Therefore, access car spaces will be available per Joint Use car park. Disabled parking available in the temporary car park, as illustrated in figure 9.

3.2.3 Refuse management

The northern portion of the works in Easement A will not be completed prior to D1T1 2021. Therefore, the waste collection will occur via the temporary car park.

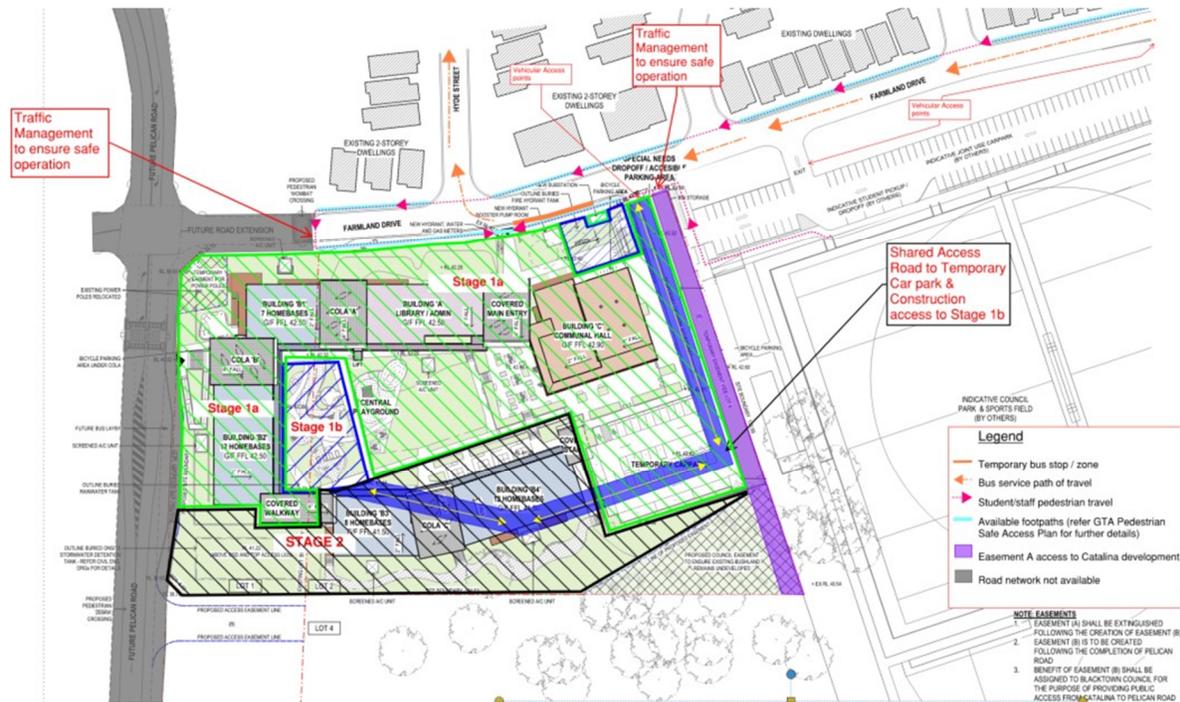


Figure 9 D1T1 Operation with Joint Use car park in play (indicative illustration and detailing)

Table 1 Staging schedule

Item	Area and activity (scope)	Timing	Relevant Stage	
			1.1	1.2
1	Stage 1.1a & 1.1b Construction Library, hall, covered outdoor learning areas, core facilities for administration and staff, and 19 home bases.	2020 – January 2021	Y	
2	Stage 1.1 - Works in Easement A	Upon dedication of Pelican Rd and Easement B		Y
3	Stage 1.2 Operation The school will have access to all Stage 1 facilities.	Term 1, 2021		Y

