



## **KINCOPPAL-ROSE BAY SCHOOL**

### **STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSD-10325)**

### **FACILITY OPERATIONS PLAN REV B**



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## 1 INTRODUCTION

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This Facility Operations Plan has been prepared by Mahady Management in conjunction with Kincoppal-Rose Bay School of the Sacred Heart (KRB).

This Facility Operations Plan accompanies the Environmental Impact Statement (EIS) in support of the State Significant Development Application (SSD-10325) for Kincoppal-Rose Bay School (KRB) which is located at the corner of New South Head Road and Vaucluse Road, Rose Bay NSW 2029.

This development consists of a suite of projects including:

- ***Internal refurbishment of the Senior School to facilitate a circulation hub.***
- ***Internal alterations to the Hughes Centre.***
- ***Extension and expansion of the student boarding house.***
- ***Alterations and additions to Junior School and expansion of Early Learning Centre.***
- ***New driveway crossing at Vaucluse Road to provide for an internal circulation road.***
- ***Alterations and additions to the Senior School, including expansion and refurbishment of the North Wing.***
- ***Upgrades to the main entry to the Senior School including reconfiguration of the core admin and office admin facilities.***
- ***Improvements and re-configuration of the main forecourt to provide greater landscaped areas, pedestrian-only zones.***
- ***Provision of an on-site bus parking bay and associated parking area adjacent to the main entrance.***

The purpose of this Facility Operations Plan is to provide details of both current operations at KRB and proposed operations as a result of the development works associated with the State Significant Development Application (SSDA).

This plan addresses:

1. ***Staff and Student Numbers***
2. ***School Hours of Operation***
3. ***Before & After School Services***
4. ***KRB Bus Services***
5. ***Community Use of School Facilities***
6. ***Operations during Construction Activities***



## 2 STAFF AND STUDENT NUMBERS

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KRB completed a new Year 12 Hub development in 2018. The project received Development Consent (DA 550/2016) through Woollahra Municipal Council. Included in the consent was Condition I.5 which imposed a cap of 970 students.

The works associated with this SSDA will create capacity in the facilities to accommodate growth in student and staff numbers. The proposed works also include extensive traffic management and parking measures to support the forecast growth in school population.

It should be noted that this SSDA comprises some 14 distinct projects spread across the Junior School and Senior School campuses. These projects are planned to be delivered in stages over a period of 10 years. Accordingly, the forecast increase in school population will also be a staged process over this 10 year period.

The information below summarises the anticipated growth in school population over the 10-year period of development works:

Early Learning Centre: Current:	40 students
10 Year Forecast:	70 students

### Junior School:

Kindergarten to Year 6: Current:	372 students
10 Year Forecast:	445 students

### Senior School

Year 7 to Year 12: Current:	543 students (incl 148 boarders)
10 Year Forecast:	690 students (incl 190 boarders)

TOTAL STUDENT NUMBERS: CURRENT:	955 STUDENTS
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10 YEAR FORECAST:	1205 STUDENTS
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### 3 SCHOOL HOURS OF OPERATION

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#### 3.1 Senior School

The Senior School timetable operates from Monday to Friday as follows:

- Classes Commence: 8.15am
- Classes Conclude: 3.10pm

There are four terms per year, and the terms are broadly defined as:

- Term 1: late January to late March
- Term 2: mid April to mid June
- Term 3: mid July to mid September
- Term 4: early October to early December

#### 3.2 Junior School

The Junior School timetable operates from Monday to Friday as follows:

- Classes Commence: 8.20am
- Classes Conclude: 3.10pm

There are four terms per year, and the terms are broadly defined as:

- Term 1: late January to late March
- Term 2: mid April to mid June
- Term 3: mid July to mid September
- Term 4: early October to early December

#### 3.3 Early Learning Centre

The Early Learning Centre timetable operates from Monday to Friday as follows:

- Classes Commence: 7.30am
- Classes Conclude: 6.00pm

There is extended arrival and departure times for students which spreads the vehicular intensity of drop-off and pick-up times as follows:

- Drop-off: 7.30am - 9.30am
- Pick-up: 2.30pm - 6.00pm

The Early Learning Centre operates for 48 weeks per year from mid-January to mid-December.



## 4 BEFORE AND AFTER SCHOOL SERVICES

KRB provides a before and after school program for Junior School students utilising classroom facilities and outdoor areas of the Junior School campus. Timeframe for the service is as follows:

Before School Care: 6.30am – 8.20am

After School Care: 3.00pm – 6.00pm

## 5 KRB BUS SERVICE

KRB provides a dedicated school bus service for students which services the following areas:

- Little Bay/Maroubra/Coogee/Bronte/Bondi/KRB
- Stanmore/Annandale/Balmain/City/Woollahra/Double Bay
- Rozelle/Hunters Hill/Lane Cove/Kings Cross
- Willoughby/Northbridge/Cammeray/Edgecliff
- Marrickville/Paddington/Woollahra/Bondi

Additionally, a student bus service is also provided in the evenings for:

- Edgecliff Station/William Street/Macquarie Street/Circular Quay

For staff, KRB provides a shuttle bus service between the KRB Campus and Edgecliff Station as follows:

- 3 x morning runs (accommodating around 30 staff)
- 3 x evening runs (accommodating around 30 staff)

## 6 COMMUNITY USE OF SCHOOL FACILITIES

KRB has two facilities within the campus which are used by the Community.

The first is the indoor 25 metre swimming pool – the Blann Family Pool. This pool provides swimming training for the community on weekdays as follows:

- Morning Squad: 5.30am – 9.00am
- Afternoon Squad: 4.00pm – 7.30pm

The second facility used by the community is the school's heritage Chapel. The Chapel hosts weddings on Saturday afternoons, generally around 12 – 15 times per year.



## 7 OPERATIONS DURING CONSTRUCTION ACTIVITIES

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This SSDA comprises 14 separate projects across the entire KRB Campus. This suite of projects includes new roads and parking facilities, external heritage landscaping renewal, internal refurbishment of existing facilities, and several new elements of built form. KRB plans to build individual projects to a strategic timetable and to deliver the full suite of projects over a 10 year period.

A construction works Staging Plan has been prepared and is included within the Construction Management Plan – a separate report included in this SSDA.

Any building activity within an operating environment will be disruptive. The challenge of project management is to minimise the disruption and the time to complete the works.

### STAGE 1 WORKS - Senior School Campus

These works include:

- New Year 8 Centre
  - internal refurbishment/new build
  - no decanting of students required
  - to be constructed during Christmas holidays
  - minimal disruption to normal school operations
- Senior School Reception & Administration
  - Internal refurbishment
  - No decanting of staff required
  - to be constructed during Christmas holidays
  - minimal disruption to normal school operations
- Senior School Entrance Courtyard
  - Landscape Works
  - to be constructed during Christmas holidays
  - minimal disruption to normal school operations
- Road renewal and Bus/Carpark Works
  - New carpark structure & roadways
  - Commencement at end of school year
  - Indicative 5 month construction program
  - minimal disruption to normal school operations
  - alternative staff parking arrangements will be required

These projects are physically separated from each other. The KRB campus has multiple entry/egress points which will allow for the safe management of pedestrians and vehicles during construction activities, and clear delineation of construction zones.



## STAGE 1 WORKS - Junior School Campus

These works include:

- New Road, Pedestrian Bridge and Main Entrance Re-work
  - External civil works
  - Commencement at end of school year
  - Indicative 5 month construction program
  - minimal disruption to normal school operations
  - Staging of the works requires the Junior School main entrance re-work to be the priority – to ensure vehicle access for drop-off/pick-up is reinstated prior to start of the new school year
  - KRB's multiple access points allows for safe management of construction zones
- New Early Learning Centre
  - A new stand-alone building
  - Clearly segregated construction zone
  - All ground works completed during Christmas holidays
  - Balance of construction during school term time
  - Temporary arrangements for student access to Sophie's Cottage via Junior School drop-off/pick-up and western playground
- New Assembly Hall, General Learning Area's (n/s wing) and part Trafficable Roof
  - Refurbishment & vertical expansion of existing building
  - New ELC Building provides GLA for decanting of students
  - New structure works completed during Christmas holidays
  - Balance of construction during school term time
  - KRB's multiple access points allows for safe management of construction zones
- New General Learning Area's (e/w wing) and part Trafficable Roof
  - Refurbishment & vertical expansion of existing building
  - New n/s GLA's provide area for decanting of students
  - New structure works completed during Christmas holidays
  - Balance of construction during school term time
  - KRB's multiple access points allows for safe management of construction zones
- Vertical Circulation Link
  - Demolition and new construction
  - New structure works completed during Christmas holidays
  - Balance of construction during school term time
  - KRB's multiple access points allows for safe management of construction zones
- New General Learning Area's (years 5 & 6) and internal Amphitheatre
  - Refurbishment & vertical expansion of existing building
  - New n/s + e/w GLA's provide area for decanting of students
  - New structure works completed during Christmas holidays
  - Balance of construction during school term time
  - KRB's multiple access points allows for safe management of construction zones





## CONCEPT WORKS

The Concept Works include the following projects:

- Senior School Circulation Hub
- Senior School Hughes Centre
- Boarding Accommodation Extension

Each of these projects will be the subject of a future detailed Development Application. The specific requirements to manage ongoing school operations during the construction activities will be addressed as part of these Development Applications.