

[SSD 8373]

Jim Betts
Planning Secretary
Department of Planning
GPO Box 39
Sydney NSW 2001

13/8/20

Attention Shiraz Ahmed

Dear Mr Ahmed

Alexandria Park Community School Redevelopment - SSD 8373: Submission of revised Staging Report in accordance with Condition A24.

I refer to Alexandria Park Community School Redevelopment – SSD 8373 approved on the 11 February 2019 and Modification 1 approved on 21 July 2020.

Under condition A24 of the consent, the Department of Education is submitting a revised staging report. The Staging report is submitted with “tracked changes”. A register of changes made is included in Attachment 1.

Department of Education therefore seeks the Planning Secretary's approval of the revised staging report dated 11 August 2020.

Yours sincerely



Robert Crestani
Senior Project Director
School Infrastructure NSW

Attachment 1 – Summary of changes to revised Staging Report
Attachment 2 – Construction & Operation Phasing (Staging) Report 11 August 2020

Attachment A – Summary of changes to revised Staging Report

SSD 8373 – Alexandria Park Community School Redevelopment

Condition number	Condition	Previous Construction Phase	Revised Construction Phase	Justification
D4	<p>Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a postconstruction dilapidation report at the completion of construction. This report is:</p> <ul style="list-style-type: none"> a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: <ul style="list-style-type: none"> i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. c) to be forwarded to Council. 	1, 3	2, 3	<p>The Staging Report contains an error whereby the post-construction dilapidation report for phases 1 and 2 was to be carried out after phase 1.</p> <p>This should have read after phase 2.</p> <p>Construction is continuous throughout phases 1 and 2 in the same general area, utilising the same public roads.</p> <p>The additional post-construction dilapidation report after phase 3 is unchanged.</p>
D22	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.	1	1,2	<p>The Staging Report contains an error whereby the way-finding signage and signage identifying the location of the staff car parking was to be installed in phase 1.</p> <p>The staff car park is only constructed in phase 2.</p> <p>The condition is to be staged such that signage relevant to a phase is installed prior to the occupation of that phase.</p>

Condition number	Condition	Previous Construction Phase	Revised Construction Phase	Justification
D10	Prior to the commencement of operations of Phase 1, the Applicant must submit to Council, for approval from Council's Pedestrian Cycling and Traffic Calming Committee, documentation for the installation of '15P Parking' and associated 'No Parking' restrictions on the southern side of Buckland Street in accordance with the Transport Assessment titled Alexandria Park Community School , prepared by ARUP and dated 29 November 2018. The restrictions are to apply on a part-time basis on School Days only between 8 am to 9.30 am and 2.30 pm – 4 pm. Any fees associated with reporting to the Pedestrian Cycling and Traffic Calming Committee must be paid by the Applicant prior to processing the application. The installation of the signs must be at no cost to Council. Evidence of approval and installation of relevant signage must be submitted to the Planning Secretary prior to the commencement of operations of Phase 1.	1	3	<p>City of Sydney have determined that no parking changes will occur at this time. Evidence has been submitted to the Department in accordance condition with D10.</p> <p>Upon operation of phase 1, there is no increase in demand compared to the existing school. The developent will not operate at capacity until phase 3 is complete.</p> <p>Condition to be triggererd in phase 3 when demand increases.</p>
B11, B12, D26, D27, D28	Refer to Staging Report for full conditions relating to the remediation of the site, including the Site Audit Report, Site Audit Statement, Validation Report and Long Term Environmental Plan	1	1,2	The remediation of the site and accompanying documentation will relate to the relevant portion of the site for each phase.
N/A	N/A	N/A	N/A	Report sections 1 and 2 contain minor updates to dates and student numbers to correct errors in the original report.