

DOC20/680628

21 July 2020

Karen Harragon
Director, Social and Other Infrastructure Assessments
Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

Attn: Jason Maslen

Dear Karen

**Fairvale High School (SSD 8677): Section 4.55(1A) Modification Application
Proposed Staging of Development**

The Department of Education (DoE) is seeking to modify the development consent for Fairvale High School (SSD 8677) under section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The proposed modification is required to allow the development to be constructed and operated in stages.

The staging of the development is needed to facilitate the continued operation of the school with minimal disruption throughout the construction phase and to accommodate site access requirements.

Accordingly, the development is proposed to be delivered over the following five stages:

- Stage 1 - Construction and handover of the COLA (4 months)
- Stage 2 - Construction and handover of the new academic building (Block K) (15 months)
- Stage 3 - Construction and handover of the new multi-purpose hall and gymnasium (Block J) (12 months)
- Stage 4 - Upgrade of the administration facilities (Block A) (4 months)
- Stage 5 - Removal of 18 demountable teaching spaces, demolition of the Bini Dome and landscaping (3 months)

Construction works associated with Stage 1 and 2 commenced in March 2020 with Stage 1 works now nearing completion. Additional detail of works and other activities to be carried out in each stage, as well as indicative timing, is included in the supporting Staging Report (see **Attachment A**).

The Staging Report also outlines how compliance with conditions will be achieved across and between each stage of the development. Additionally, it is noted that the development will continue to be constructed in accordance with the approved environmental management plans and relevant post approval requirements.

Proposed Modification – New conditions A20 to A24

DoE is seeking to modify the consent to allow the development to be constructed and operated in stages by inserting new conditions A20 to A24 in Schedule 2, Part A, as follows:

Staging

A20. The project may be constructed and operated in stages in accordance with the Staging Report entitled Staging Report, Fairvale High School SSD 8677, prepared by Johnstaff Projects on behalf of the NSW Department of Education, dated 17 July 2020.

A21. Staging of the proposed development may be varied (for either construction or operation) in accordance with a revised Staging Report submitted to and approved by the Planning Secretary.

A22. Any revised Staging Report prepared in accordance with condition A21 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;*
- 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);*
- c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and*
- d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.*

A23. The project must be staged in accordance with the Staging Report approved under condition A20 or in accordance with a revised Staging Report approved under condition A21.

A24. The terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the approved Staging Report.

DoE consider the modification can be assessed under section 4.55(1A) of the EP&A Act as it involves substantially the same development and would have minimal

environmental impact. DoE note that no change to the proposed scope of works as approved under the original SSD application are proposed under the modification. Additionally, the proposed staging arrangement will not will create any additional environmental impacts beyond those considered under the original SSD application.

A response to Part 6, Division 12, clause 115 of the *Environmental Planning and Assessment Regulation 2000* has been included at **Attachment B**.

DoE looks forward to working with the Department of Planning, Industry and Environment to progress this matter. Should you require any additional information or a meeting, please feel free to contact Olivia Hirst on 0428 306 763, or via email at olivia.hirst1@det.nsw.edu.au.

Yours sincerely



Thomas Lennon
Project Director
Schools Infrastructure NSW

Enc: **Attachment A** – Staging Report, Fairvale High School SSD 8677, prepared by Johnstaff Projects on behalf of the NSW Department of Education, dated 17 July 2020

Attachment B – Response to requirements under Part 6, Division 12, Clause 115 of the *Environmental Planning & Assessment Regulation 2000*



Attachment A – Staging Report, Fairvale High School SSD 8677, prepared by Johnstaff Projects on behalf of the NSW Department of Education, dated 17 July 2020



Attachment B – Response to requirements under Part 6, Division 12, Clause 115 of the Environmental Planning & Assessment Regulation 2000

