

# Staging Report

Fairvale High School  
SSD 8677

July 2020



Education

#### Document Control

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<b>01</b>	DRAFT	Daniel Smith	Lincoln Lawler	09/07/2020
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# Contents

<b>1</b>	<b>Introduction</b>	<b>2</b>
1.1	Project Overview	2
1.2	Details of Proposed Staging	3
<b>2</b>	<b>Staging</b>	<b>8</b>
<b>3</b>	<b>Condition Compliance</b>	<b>10</b>
<b>4</b>	<b>Management of Cumulative Impacts</b>	<b>11</b>
<b>5</b>	<b>Appendix A</b>	<b>12</b>

# 1 Introduction

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## 1.1 Submission to NSW Department of Planning, Industry and Environment for Approval

This Staging Report has been prepared by Johnstaff Projects on behalf of the NSW Department of Education (DoE) for Fairvale High School (SSD 8677). The Staging Report has been prepared in accordance with the conditions of the State Significant Development Approval SSD 8677.

This Staging Report accompanies a Section 4.55(1A) modification to State Significant Development Approval SSD-8574 to allow staged construction and operation of the development. The date of submission of the report is 17 July 2020.

## 1.2 Project Overview

The NSW Government is investing \$6.7 billion over the next four years to deliver more than 190 new and upgraded schools to support communities across NSW. In addition, a record \$1.3 billion is being spent on school maintenance over five years. This is the largest investment in public education infrastructure in the history of NSW.

The Fairvale High School redevelopment project aims to replace existing demountables with 30 new teaching spaces accommodating up to 600 students. This will produce a net gain of 10 teaching spaces taking the total capacity up to 1,560 students, which represents an increase of 200 students. The project will also upgrade the core facilities to 9 stream standard, remove and replace the bini dome structure with a gym. The scope of work developed comprised the following proposed works:

- New covered outdoor learning area (COLA)
- 30 new permanent teaching spaces (Block K) and removal of 18 demountable teaching spaces
- Upgrade of administration facilities (Block A)
- New multi-purpose hall and gymnasium (Block J)
- Demolition of Bini Dome

### 1.2.1 Date of Construction Commencement

Construction commenced in March 2020.

### 1.2.2 Submission to Planning Secretary for Approval.

This Staging Report accompanies a Section 4.55(1A) modification to State Significant Development Approval SSD-8677 to allow staged construction and operation of the development.

The date of submission of the report is 17 July 2020.

## 1.3 Details of Proposed Staging

### 1.3.1 Staging

The SSD pertains to the delivery of the entire package of works. To maintain operational continuity throughout construction the works and as a result of site access restrictions the works must be staged. An indicative five stage approach is proposed as follows:

- Stage 1 is the construction and handover of the COLA.
- Stage 2 is the construction and handover of the new academic building (Block K)
- Stage 3 is the construction and handover of the new multi-purpose hall and gymnasium (Block J)
- Stage 4 is the upgrade of administration facilities (Block A)
- Stage 5 is the removal of 18 demountable teaching spaces and demolition of the Bini Dome plus landscaping

#### **Stage 1**

<b>Indicative works</b>	<b>Indicative timing</b>
Construction and handover of the COLA	4 months

The construction and demolition of the COLA will take approximately 4 months. The new COLA is being provided as a replacement for the existing COLA that will be demolished to make way for Block J. Stage 1 works have been selected to provide the school with the new play area as a priority as the school will experience significant restrictions in available play space and as such have requested these works be completed first. As such, the new COLA has to be handed over prior to Block J works commencing so the school can maintain operational continuity.

The construction of Stage 1 and the subsequent stages are distinct with no overlap in the delivery. Stage 1 will be completed in its entirety prior to Stage 3 commencing.

See **Appendix A** for details regarding condition compliance across each stage of delivery.

#### **Stage 2**

<b>Indicative works</b>	<b>Indicative timing</b>
Construction and handover of new 3 Storey Building Block K	15 months

Stage 2 is to commence at the same time as Stage 1 and run concurrently with it. Block K includes new administration facilities and will become the new entrance for the school. As such, the existing Block A services will be transferred to Block K once complete. This means though, that Stage 4 works comprising the refurbishment of Block A cannot commence until Stage 2 is completed so the school can maintain operational continuity.

Stage 2 will be completed in its entirety prior to Stage 4 commencing.

See **Appendix A** for details regarding condition compliance across both stages of delivery.

#### **Stage 3**

Indicative works	Indicative timing
Construction of new Multi-purpose Hall Block J	12 months

Stage 3 can only commence once the new COLA and relocation of the shade sail in Stage 1 is completed. Further to this, as the new Multi-purpose Hall is a replacement for the bini-dome, the demolition of the bini-dome in Stage 5 cannot commence until Stage 3 is completed.

Stage 3 will be completed in its entirety prior to Stage 5 commencing.

See **Appendix A** for details regarding condition compliance across each stage of delivery.

#### **Stage 4**

Indicative works	Indicative timing
Refurbishment of administration facilities Block A	4 months

As already noted, Stage 4 cannot commence until Stage 2 is completed.

See **Appendix A** for details regarding condition compliance across each stage of delivery.

#### **Stage 5**

Indicative works	Indicative timing
Demolition of Bini-dome Block G, removal of demountables and landscaping.	3 months

As already noted, Stage 5 cannot commence until Stage 3 is completed.

See **Appendix A** for details regarding condition compliance across each stage of delivery.

Figure 1 Stage 1 Delineation

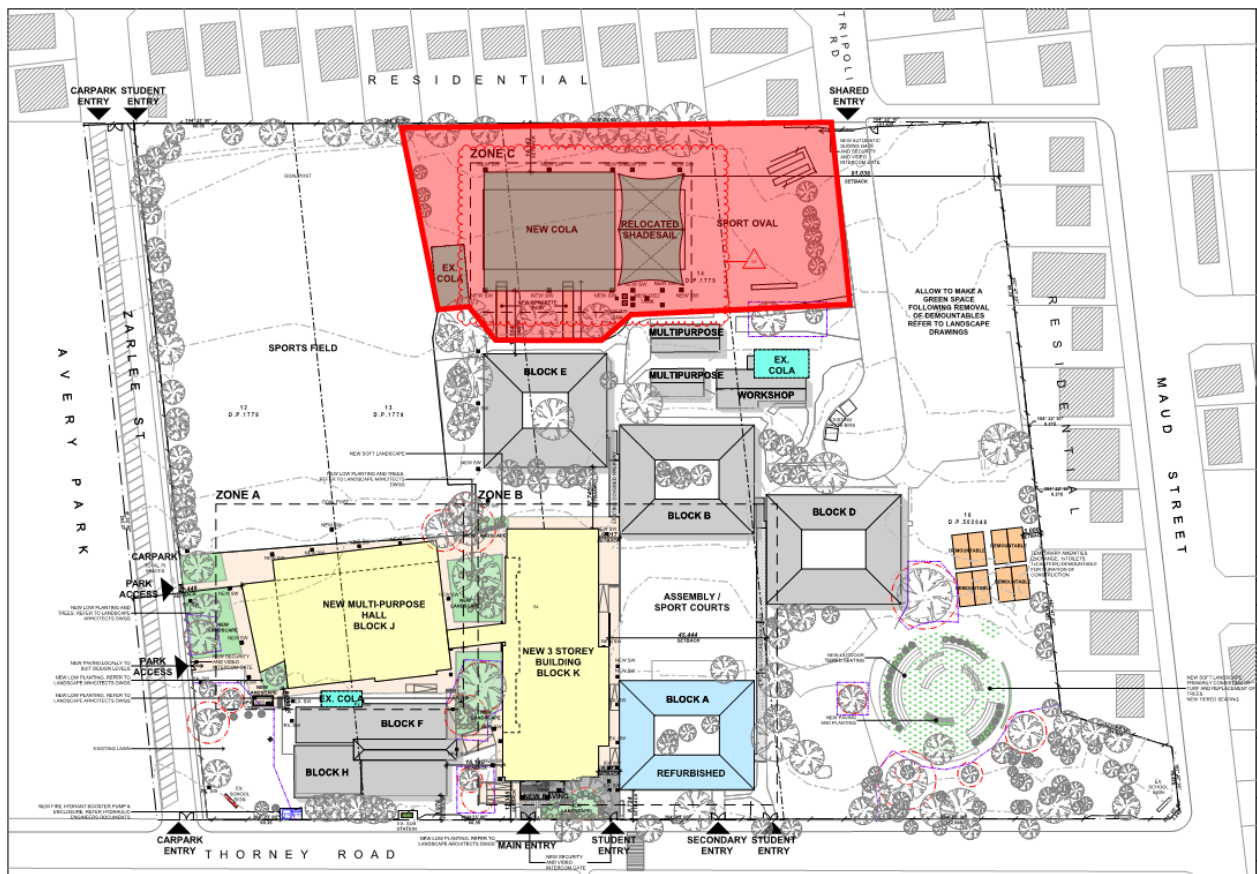


Figure 2 Stage 2 Delineation

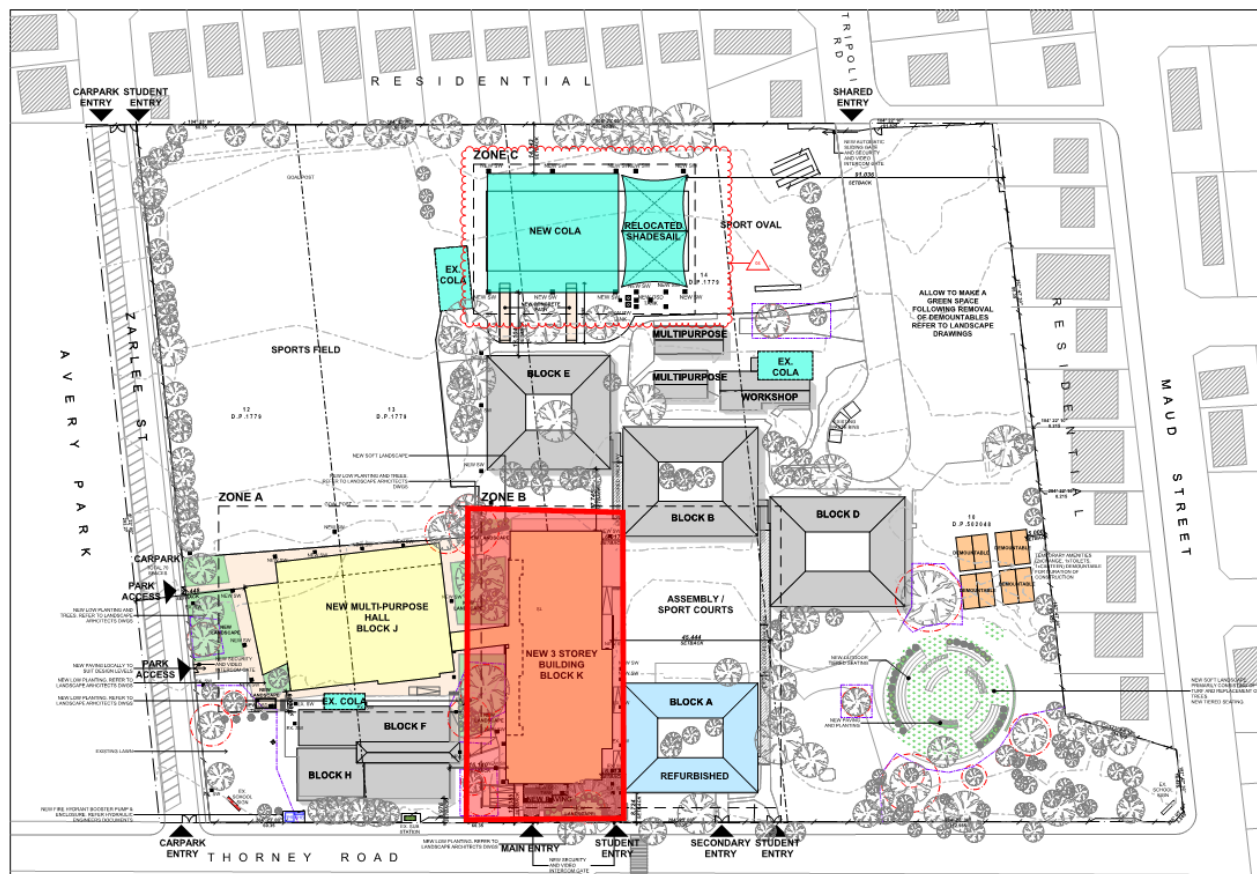




Figure 3 Stage 3 Delineation

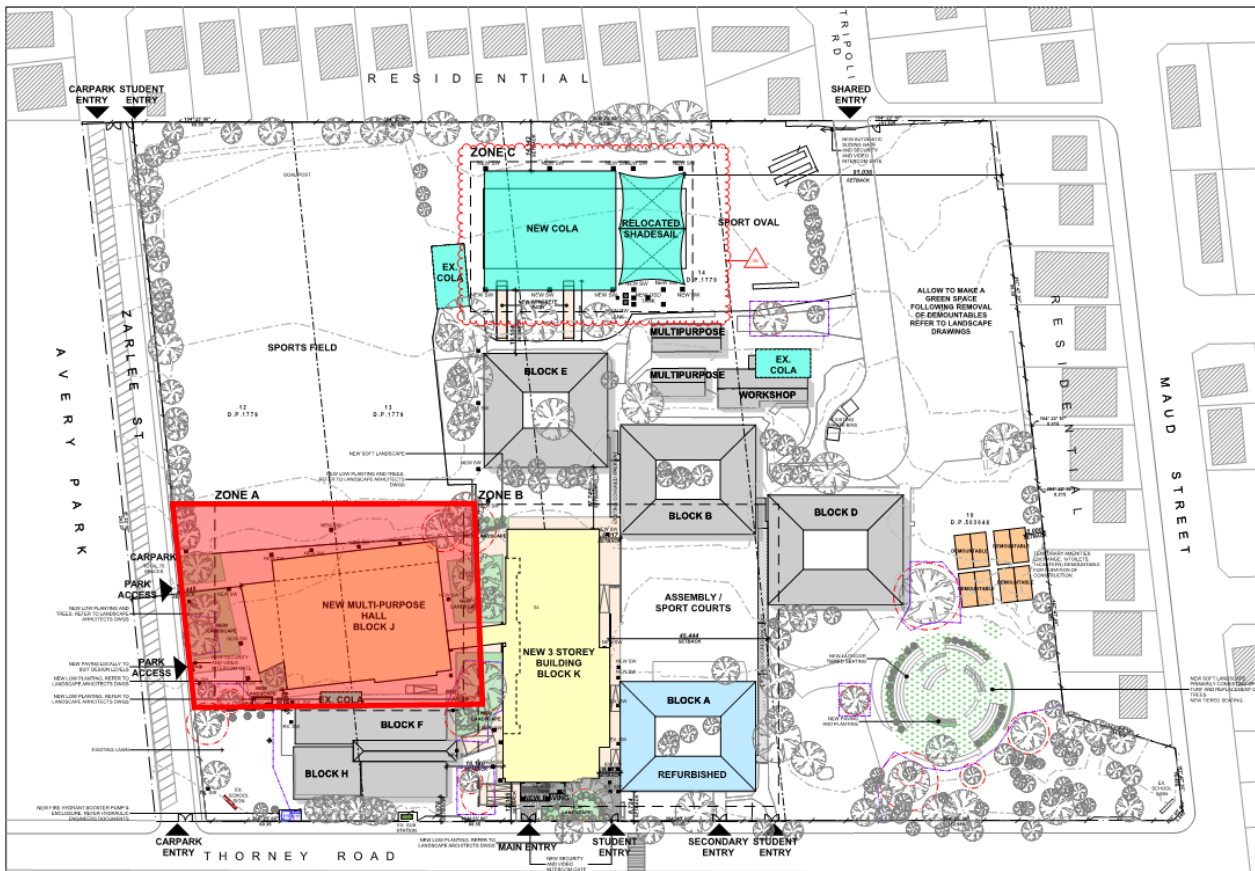
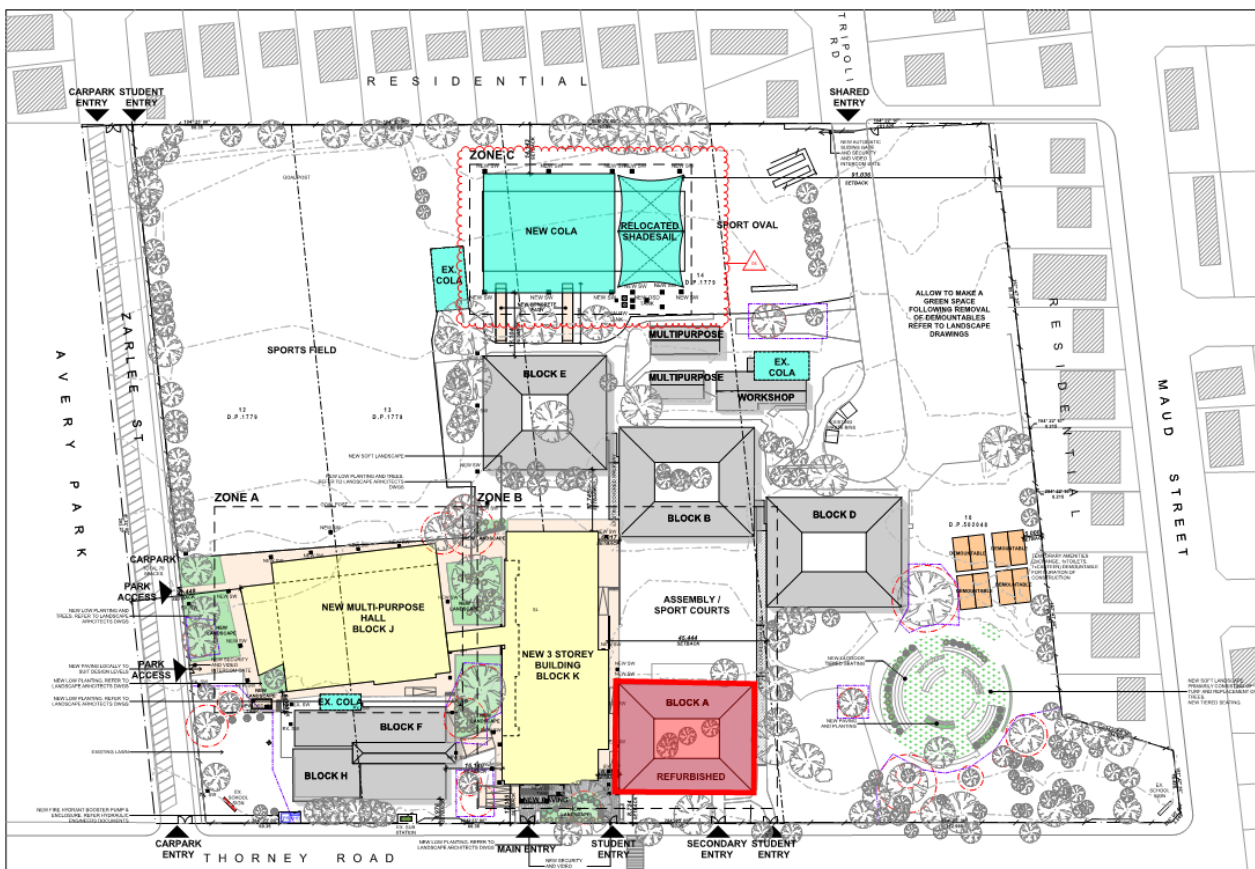
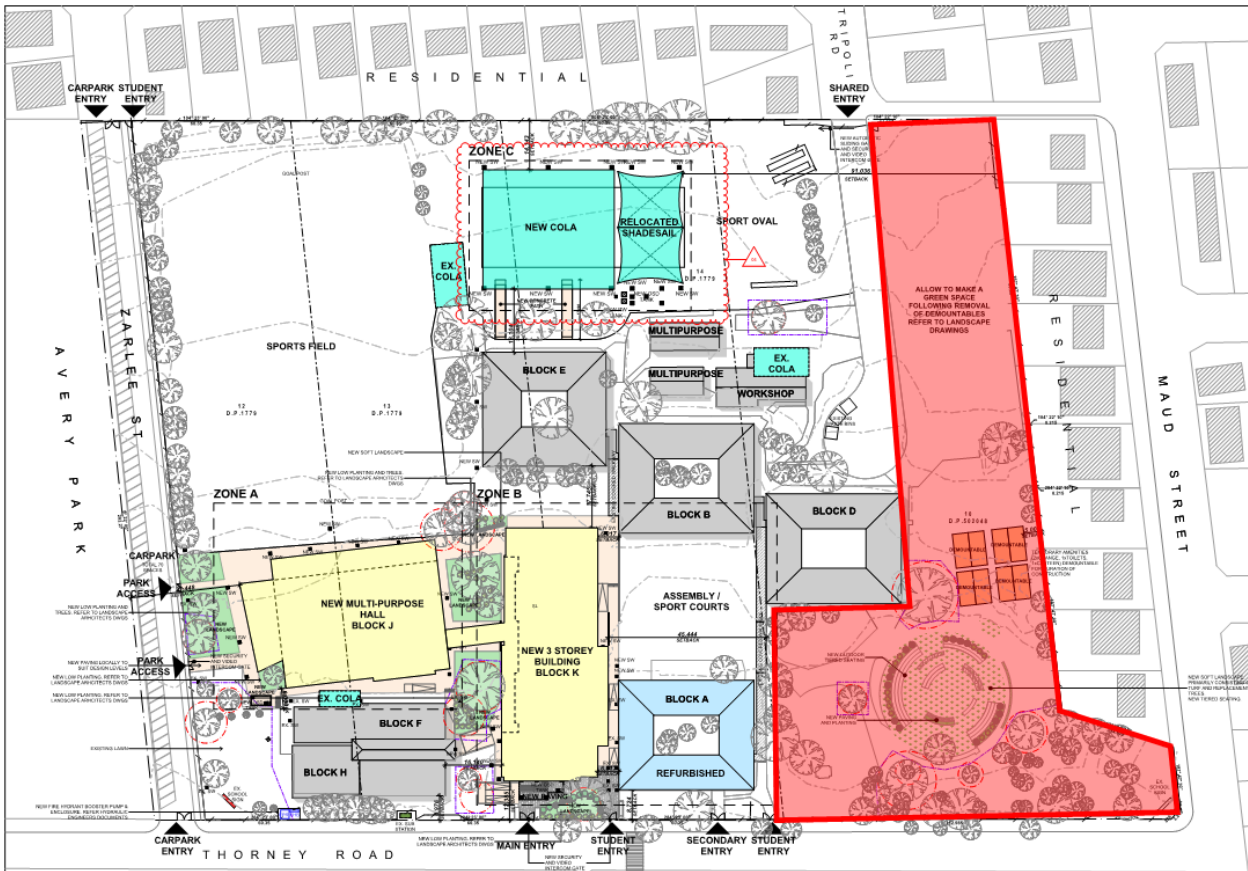


Figure 4 Stage 4 Delineation





## Figure 5 Stage 5 Delineation



## 2 Staging

Condition A11 requires Department of Education to prepare and submit a strategy, plan or program required by the consent on a staged basis. This is outlined in Table 1.

The identification of the staging and relevant construction works allows each stage to identify the independence of a stage and key interdependencies.

**Table 1 Staging schedule**

Item	Area and activity (scope)	Duration	Relevant Stage				
			1	2	3	4	5
1	Construction Delivery of the new COLA and relocated shade sail, landscaping and make good. Activities include site preparation, construction and installation, power and services commissioning	March 2020 to July 2020	1				
2	Construction Delivery of 30 new permanent teaching spaces and administration facilities Block K, landscaping and make good. Activities include installing foundations, construction of the new building, external landscaping, power and services commissioning.	March 2020 to June 2021		2			
3	Operation At the completion of Stage 1, the COLA will be handed over and be fully operational.	July/August 2021	1				
4	Construction Delivery of new multi-purpose hall Block J and associated landscaping installing foundations, construction of the new building, external landscaping, power and services commissioning.	August 2020 to July 2021			3		
5	Operation	June 2021		2			

Item	Area and activity (scope)	Duration	Relevant Stage				
			1	2	3	4	5
	At the completion of Stage 2, Block K will be handed over and fully operational.						
6	Refurbishment Delivery of a refurbishment of the existing administration building Block A. Activities include internal clearance and refurbishment.	July 2021 to September 2021				4	
7	Operation At the completion of Stage 3, Block J will be handed over and fully operational.	July 2021			3		
9	Demolition of Bini-dome and demountable removal Removal and clearance of the Bini-dome Block G and landscaping as well as removal of the existing 18 demountables and landscaping.	July 2021 to September 2021					5
10	Operation Complete delivery of all works under the SSD.	September 2021				4	5

### 3 Condition Compliance

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The Department of Education has identified relevant conditions in relation to construction and operational stages being proposed. These are outlined in ***Appendix A***.

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## 4 Management of Cumulative Impacts

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The Department of Education notes that the staging is not likely to lead to cumulative impacts and as detailed in previous sections, the Stages will be completed in distinct phases with no overlapping of delivery. The school is wholly operational with no outstanding functional amenities. As such, no cumulative impacts are anticipated for this development.

# 5 Appendix A

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