



planning consultants

Staging Report

State Significant Development – SSD 17_8926

International Maarif Schools of Australia – Gallipoli Campus

2 Percy Street, Auburn

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1 Introduction

1.1 Purpose of this Report

DFP Planning (DFP) has been commissioned by the Australian Turkish Maarif Foundation (ATMF) to revise the Staging Report approved under State Significant Development Application (SSDA) Reference SSD 8926 by the Department of Planning, Infrastructure and Environment (DPIE) on 9 March 2020.

The approved project involves the staged construction of a new primary and secondary school for up to 728 students and 58 full time equivalent staff, known as the International Maarif Schools of Australia – Gallipoli Campus, located at 2 Percy Street, Auburn (the site).

This Staging Report was originally prepared in response to two (2) request for information (RFI) letters issued by DPIE on 16 January 2020 and 17 January 2020 respectively, and provides all staging information required to complete the assessment of SSD 8926. It has now been revised to support a modification application under Section 4.55(1A) of the EP&A Act, which seeks to amend enrolment numbers at the school to increase students in Stage 1, while retaining approved numbers for the development.

This Staging Report was prepared to address the SEARs and should be read in conjunction with the Environmental Impact Statement (EIS) prepared by DFP and the Statement of Environmental Effects (SEE) to support the Section 4.55(1A) modification application. The information contained herein is additional discussion to that provided in Section 4 and Section 6 of the EIS.

The Staging Report relies on the following information which already supports the EIS and/or the Response to Submissions (RTS) Report:

- Architectural Plans (*PMDL Architecture & Design*)
- Design Analysis Report (*PMDL Architecture & Design*)
- Landscape Plan (*Taylor Brammer Landscape Architects*)
- Stormwater Management Report (*Taylor Thomson Whitting*)
- Stormwater Management Plan + Erosion & Sediment Control Plan (*Taylor Thomson Whitting*)
- Transport Impact Assessment (*GTA Consultants*) and Revised Traffic Statement (*GTA Consultants*)
- Preliminary Construction Pedestrian and Traffic Management Plan (*GTA Consultants*)
- Acoustic Assessment Report (*SLR Consulting*) and Revised Acoustic Statement (*SLR Consulting*)
- Preliminary Construction Management Plan (*General Built*)
- Demolition & Construction Waste Management Plan (*Waste Audit and Consultancy Services*)
- Revised Operational Waste Management Plan (*Waste Audit and Consultancy Services*)
- Revised ISMA Gallipoli Campus - Operational Management Plan (*Australian Turkish Maarif Foundation*)

1.2 DPIE Requests for Information

On 16 January 2020, DPIE issued an RFI letter requesting additional information regarding the staged construction and operation of the proposed school, including the following:

- *plans and details of the proposed layout and facilities, including floor space / area calculations, provided during each operational stage of the development, including:*

1 Introduction

- *proposed learning areas, classrooms, common rooms, staff rooms and amenities.*
 - *areas and type / treatment of open space/play area for students.*
 - *proposed drop-off and pick-up and staff and visitor parking arrangements.*
- *information to demonstrate that the arrangements for each operational stage would provide facilities of adequate capacity and amenity, including natural ventilation and access to daylight, to provide a safe and quality environment for students.*
- *plans detailing the proposed operation and construction of the school at the various operational and construction stages demonstrating how potential conflict between the operation of the school and construction will be managed to ensure the safety of students and staff.*

On 17 January 2020, DPIE issued a further RFI letter requesting that in addition to the matters raised in the letter dated 16 January 2020, “*information be provided that sets out how the impacts of each stage of construction and operation have been appropriately assessed*”.

This Staging Report has been structured to respond to all matters raised by DPIE in the RFI letters.

2 Overview of Staging

2.1 Staging Overview

The requirement for staged construction of the proposed development arises through the need to balance operation and construction of the school on a developed and confined site. It is proposed to carry out the works pursued under SSD 8926 over four (4) stages, enabling the commencement and ongoing operation of the site while the school facilities are constructed and occupied.

The design and staging of the proposed development have taken into consideration the balance between the need to change the use of the site from industrial/office to a school, and the need to commence operations at the site to allow for growth.

As a result, there are works being undertaken at Stage 1 which can be carried out as exempt and/or complying development under the provisions of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (E&C SEPP). These works have been excluded from the scope of works proposed under this development.

The only works proposed at Stage 1 under this DA relate to the installation of an internal stair handrail and bicycle parking. The internal stair handrail is required to be included in the DA because it is the result of an alternative solution to address BCA compliance and so does not meet the requirements of complying development. The bicycle parking is required to be included in the DA because there are no exempt or complying development provisions which would enable the carrying out of this work as exempt development.

Table 1 provides a summary of the proposed staging of works and identifies the planning pathway for each component of work and **Figure 1** indicates the construction staging for Stages 2, 3a and 3b.

Table 1 Stages of Work and Planning Pathways		
Stage	Works	Planning Pathway
Stage 1	Internal refurbishment of existing office building.	Complying Development ¹
	Demolition of existing warehouse building.	Complying Development ²
	External works consisting of landscape improvements, building signage and fencing.	Exempt development
	Install handrail to internal stair and external bicycle parking.	Development Application
	Change of use for whole of site to 'educational establishment'.	Development Application
Stage 2	Construction of basement and primary school building, including playground lift, podium playground, temporary bridge to lift, temporary stairs and temporary hoarding wall.	Development Application
Stage 3A	Demolition of existing parking area	Development Application
	Construction of multipurpose area, secondary school building and playground.	Development Application
Stage 3B	Demolition of existing office building	Development Application
	Construction of admin/staff facilities including 'heart' staircases, cultural rooms, admin, library, staff offices and Maarif offices.	Development Application

¹ Works relating to the "internal refurbishment of the existing office" were approved under Complying Development Certificate No. 183617 by City Plan Services Pty Ltd on 6 June 2018.

² Works relating to the "demolition of the existing warehouse" building are pending approval under a separate Complying Development Certificate from City Plan Services Pty Ltd.

2 Overview of Staging



Figure 1 Staging diagram for Stages 2, 3a and 3b.

2.2 Staged Operation

The school's standard operating hours will be from 8.00am until 4.00pm Monday to Friday, with administration staff working from 7.00am until 6.00pm Monday to Friday. The school will provide before school care from 7.00am until 8.00am and after school care from 3.00pm until 6.00pm on weekdays.

The school will also provide language and extra-curricular tutoring on Saturdays from 9.00am until 5.00pm.

Following is an overview of the staff and student numbers during the staged construction:

- Stage 1 – 154 students and 12 full-time equivalent (FTE) staff;
- Stage 2 – 392 students and 26 FTE staff;
- Stages 3a and 3b – 728 students and 58 FTE staff.

The following sections detail how the school will operate at each stage and how construction for future stages will be managed while the school is operational.

3 Stage 1 – Occupy Existing Building

3.1 Stage 1 Overview

Stage 1 will see the school occupy the existing office building on site. Refurbishment works to the existing office building and external works including landscaping, building signage and fencing have already been undertaken to make the site suitable for use by the school following determination of the State Significant Development Application (SSDA)(see **Figure 2** and **Figure 3**). These works were undertaken pursuant to the complying development and exempt development provisions of the E&C SEPP.

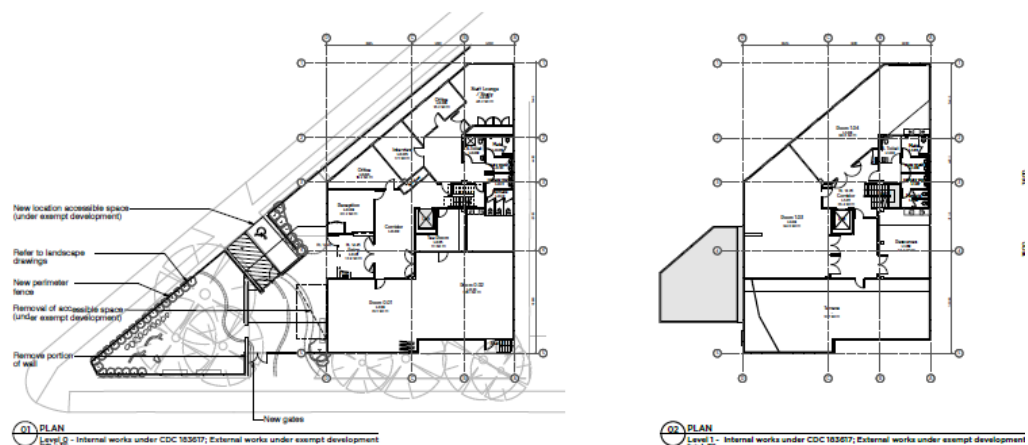


Figure 2 Stage 1 – Exempt and Complying Development works

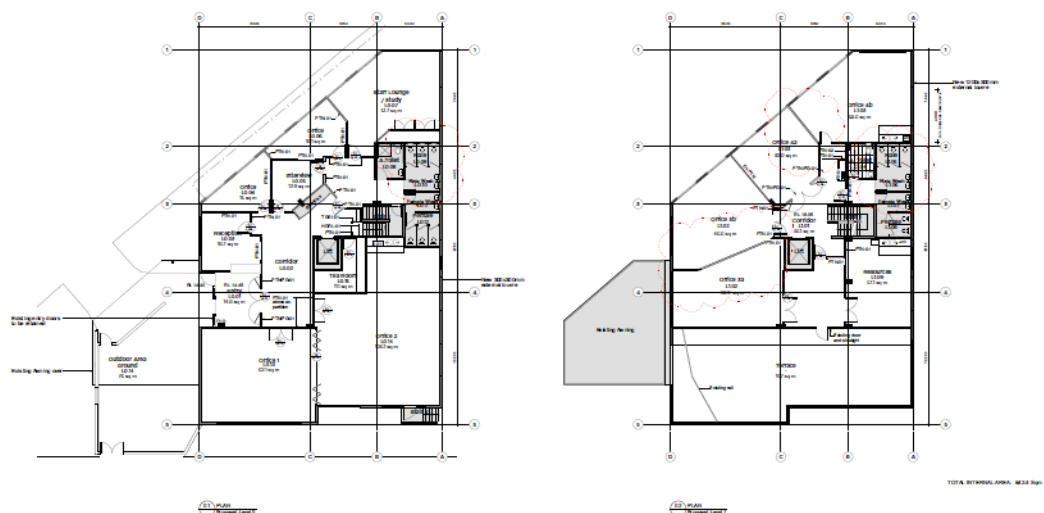


Figure 3 Stage 1 – Further refined internal layout – undertaken pursuant to exempt and complying development provisions of E&C SEPP

A copy of the latest floor plans for Stage 1 are provided at **Appendix A**.

In addition to the change of use for the whole of site to 'educational establishment', the SSDA includes the following physical works for Stage 1 (see **Figure 4**):

- Install handrail to internal stair; and
- Provision of 13 external bicycle parking spaces.

3 Stage 1 – Occupy Existing Building

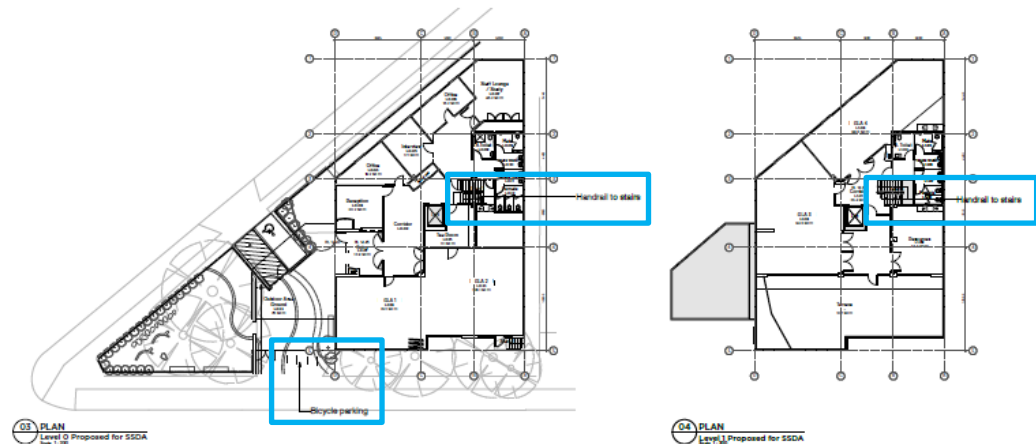


Figure 4 Stage 1 – SSDA works shown in Blue

It is also proposed to relocate the accessible parking space in front of the Stage 1 building (from Gelibolu Parade) to the existing car parking area. This parking space was required to be provided as part of the earlier complying development works to the building but is now able to be relocated as part of this development application. Relocating the parking space will increase the availability of ground floor open space by +15m². It is understood that DPIE will support this work by way of a condition of consent.

Stage 1 will operate with a maximum of 154 primary school students and 12 full-time equivalent (FTE) staff.

In terms of timing for Stage 1 (i.e. until Stage 2 would be ready to occupy), there are a number of factors that contribute to this following determination of this DA, as summarised below:

- Detailed design of the Stage 2 building (11-13 months);
- Tendering and appointment of contractor (2-3 months);
- Construction of Stage 2 building (14-18 months);
- Certification and issuing Occupation Certificate for Stage 2 (2 months).

On the basis of the above, following commencement of Stage 1, it would be between 29 months (2.5 years) and 36 months (3 years) until Stage 2 was ready to be occupied.

3.2 Floor Areas and Uses

The Stage 1 built form provides seven (7) classrooms and ancillary facilities and has a gross floor area (GFA) as follows:

- Ground level – 395m²
- Level one – 295m²
- Total GFA – 690m² (see **Figure 5**)

3 Stage 1 – Occupy Existing Building

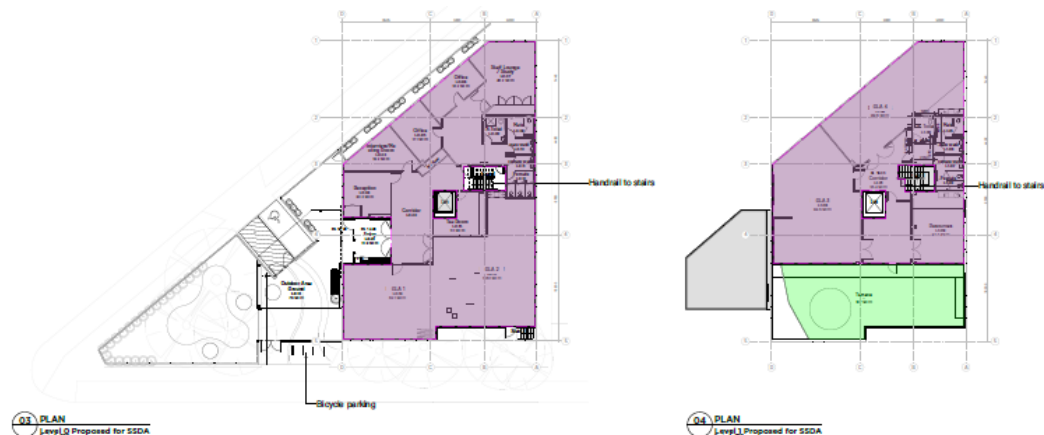


Figure 5 GFA calculations for Stage 1

The ground floor includes:

- Reception;
- Interview meeting room;
- Two (2) offices;
- Staff Lounge/ Study;
- Toilet facilities including an accessible toilet;
- Tea Room;
- Two (2) general learning areas (GLA);
- Circulation space;
- Lift access and stairs.

Level one contains:

- Five (5) GLAs;
- Toilet facilities;
- Circulation space;
- Lift access;
- Stairs; and
- Balcony/terrace.

3.2.1 Stage 1 Amenity

The amenity of the Stage 1 building has essentially been determined on the basis of its original purpose, being an office premises associated with the industrial use of the site.

In terms of natural ventilation, the building does not comprise any operable windows and is designed to be an entirely air-conditioned structure. Because the building has achieved BCA compliance on the basis of fire safety upgrades that reflect this arrangement, it would not be beneficial to retrofit the building with alterations to facilitate natural ventilation, as this would trigger significant fire safety upgrades that would be time-limited in their purpose. It is considered an acceptable planning outcome for the building to remain in its current state as a mechanically ventilated building.

In terms of solar access, the Stage 1 building is designed in a 'triangular' shape with long frontages to both Percy Street (facing east) and Gelibolu Parade (facing west). This orientation, together with the internal layout affords all buildings (save for amenities and storage rooms) with adequate solar access throughout the day.

3 Stage 1 – Occupy Existing Building

In terms of noise, the Stage 1 building has all windows fixed and double-sealed on the western façade, which provides significant noise mitigation similar to what is proposed in the western façade of the Stage 3A building. The internal noise levels of the building are adequate for teaching environments.

Having regard to the above, it is considered that the level of amenity within the Stage 1 building is of a high quality considering it is a building originally designed, fit-out and occupied as an office. Further changes to improve amenity are not considered warranted.

3.3 Open Space Areas

Stage 1 provides play space as follows:

- Open space – 279m²;
- Under cover space – 65m²;
- Total on-site play space – 344m² (see **Figure 6**).

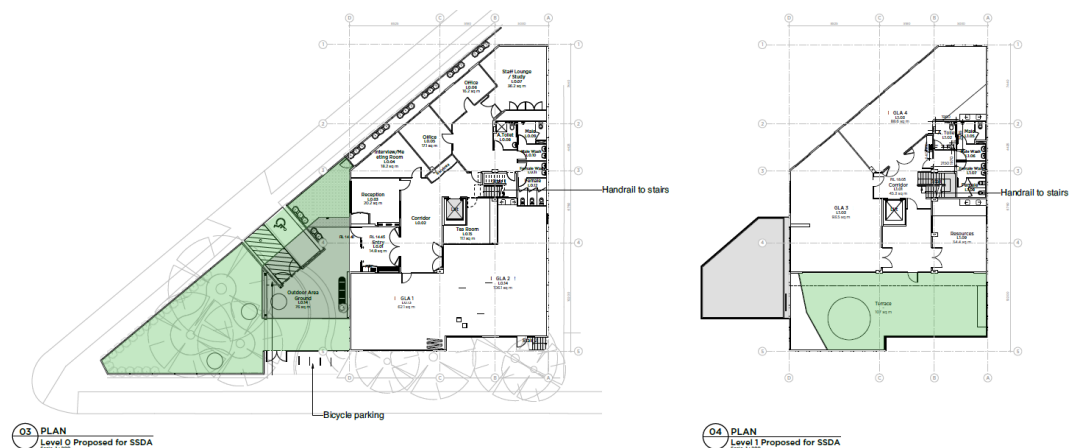


Figure 6 Stage 1 Play space

In addition to the on-site play space, IMSA has agreements in place to use the adjoining Wyatt Park netball courts for outdoor play, and the PCYC facilities for school sport. The Operational Management Plan has been updated to reflect the revised play arrangements and will ensure amenity remains high for students.

The on-site play space on the ground level will be used for active play and the play space on the first-floor balcony will be used for passive play. Both on-site play areas along with Wyatt Park netball courts will be supervised by staff during breaks and when used for lessons. Given the orientation of the first-floor balcony, the School will be erecting an awning over this area pursuant to the exempt development provisions of the Education SEPP.

School sport activities will be carried out at the PCYC facilities within regular classroom hours.

The use of the outdoor play space at Wyatt Park will mean that play times will no longer be required to be staggered. Revised recess and lunch breaks are included at **Figure 7**.

3 Stage 1 – Occupy Existing Building

Hours	KG	Monday	Tuesday	Wednesday	Thursday	Friday
9:00-9:40	1					
9:40-10:20	2					
10:20-11:00	3					
11:00-11:20		RECESS				
11:20-12:00	4					
12:00-12:40	5					
12:40-1:20		LUNCH				
1:20-2:00	6					
2:00- 2:40	7					
2:40-3:10	8					

Figure 7 Proposed Stage 1 timetable

Students from Kindergarten to Year 2 will remain on-site during play times, while students from Years 3-6 will move across to Wyatt Park for recess and lunch breaks.

3.4 Stage 1 Drop Off / Pick Up

3.4.1 Prior to Stage 2 Construction Works

Upon commencement of the use of the property for Stage 1, drop off and pick up movements will be managed within the existing car parking area. The car park will operate with eight (8) staff parking spaces (which exceeds the DCP parking requirements) and provides 11 visitor car spaces to complete drop off and pick up movements. Pedestrians will travel to the main school entry on Percy Street using the existing footpaths.

All parking spaces will be clearly line-marked to assist in the safety and efficiency of movements into/out of the car park. Entry/exit movements of pedestrians will be managed by School staff to ensure no vehicle/pedestrian conflict arises. This arrangement is shown in **Figure 8**.

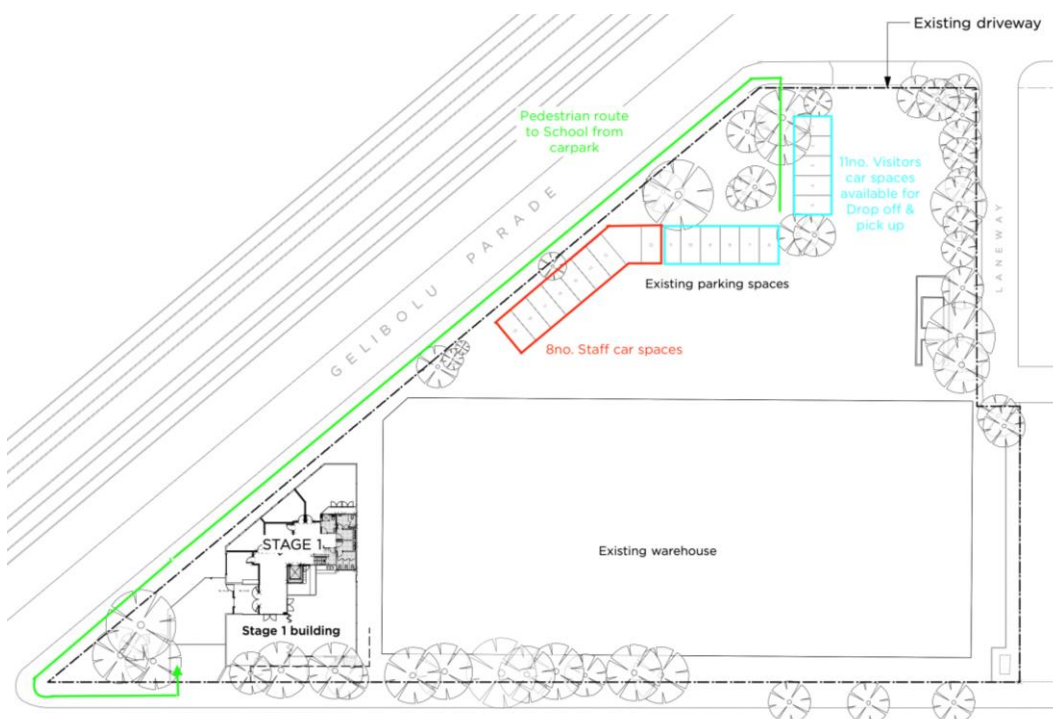


Figure 8 Stage 1 Drop Off and Pick Up Arrangements

3 Stage 1 – Occupy Existing Building

3.4.2 During Stage 2 Construction Works

Prior to the commencement of Stage 2 construction works, the School will have resolved the drop off/pick up signage along the school frontage on Percy Street so that all drop off/pick up movements occur outside of the school car park. This will ensure there is no conflict between drop off/pick up movements and construction contractor movements carrying out the construction of Stage 2.

The proposed drop off and pick up location, as well as the arrangements for a bus zone and pedestrian crossing on Percy Street are shown in **Figure 9**.

It is proposed to have the street signage resolved with Cumberland Council (and the Local Traffic Committee) prior to the commencement of Stage 2 construction works. It is then proposed to have the pedestrian crossing and footpath resolved with Cumberland Council prior to the occupation of Stage 2 facilities.

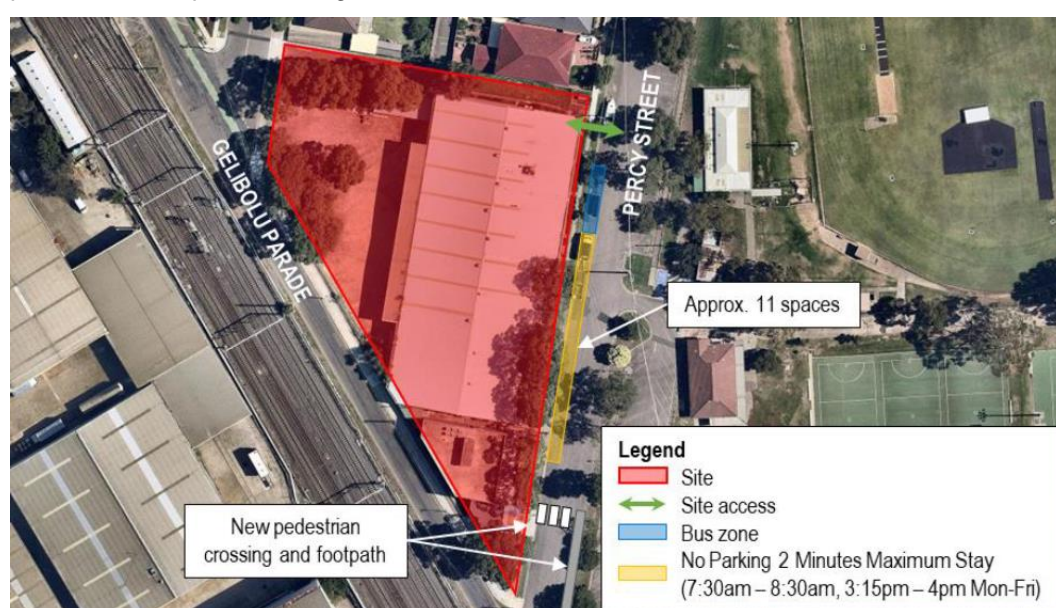


Figure 9 Proposed Drop Off and Pick Up Area, Bus Zone and Crossing on Percy Street – GTA Consultants

3.5 Environmental Assessment of Stage 1 Capacity and Student Amenity

Stage 1 will provide for up to 154 primary school students on site with 12 FTE staff. The proposed student distribution is as follows:

Year Group	2020	2021
Kindergarten	25	25 (25 new students)
Year 1	20	25
Year 2	18	25 (increase of 5 from current Year 1)
Year 3	21	23 (increase of 5 from current Year 2)
Year 4	16	25 (increase of 4 from current Year 3)
Year 5	15	16
Year 6		15
TOTAL	115	154

The Stage 1 built form provides seven (7) classroom spaces, which is suitable to accommodate the proposed class groups of primary school students.

3 Stage 1 – Occupy Existing Building

As indicated in **Section 3.3** above, recess and lunch break times will be staggered. Based on current enrolment numbers of 109, the K-2 group will comprise 63 students and the 3-5 group will comprise 46 students. Accordingly, enrolled students will have between 5.4m² and 7.5m² of outdoor play space during break times.

Extrapolating the play space figures over 115 students (66 in K-2 group and 49 in 3-5 group), maximum enrolments will have between 5.2m² and 7m² of outdoor play space during break times.

This allocation of play space is considered acceptable on the basis of the following:

- Play times are staggered to maximise the availability of play space for students;
- A mixture of active and passive play areas is provided and will remain available to students throughout the Stage 2 building process;
- School transport will enable the students to carry out excursions and visit other play areas. Examples of planned excursions (1 per term) and external play opportunities (weekly) are summarised as follows:
 - Australian National Maritime Museum;
 - Sydney Olympic Park Education Centre;
 - Sydney Powerhouse Museum;
 - Sydney Observatory;
 - Gallipoli Mosque Tour;
 - Seal Life Sydney Aquarium;
 - Creative Science Australia (Kingsgrove);
 - Sydney Zoo; and
 - Auburn PCYC, including the following activities to which will be provided to the school at the neighbouring PCYC facilities:
 - Martial arts;
 - Gymnastics; and
 - Dance.
- This arrangement of play space is temporary and will only be required until Stage 2 can be occupied. As discussed in **Section 3.1**, the timeframe for this is expected to be 2.5-3 years, based on a build time of around 18 months for Stage 2.

3.6 Environmental Assessment of Stage 1 Operation and Construction

3.6.1 Built form

Stage 1 school operations will utilise the existing office building on the site. As discussed above, the building has been refurbished under a CDC approval. The built form is masonry with prefab panel finishes and glazed windows. The ground floor area has been decorated for use as a play space during Stage 1.

3 Stage 1 – Occupy Existing Building



Figure 10 Existing built form for Stage 1 from Gelibolu Parade



Figure 11 Existing built form for Stage 1 from Percy Street

3 Stage 1 – Occupy Existing Building



Figure 12 Interior of front entry



Figure 13 Stage 1 image of ground level play-space looking towards Gelibolu Parade

3.6.2 Traffic and Parking Arrangements

Access

As discussed in **Section 3.4**, the main vehicular access during Stage 1 will be via the existing driveway on St Hillier's Road, which will provide access to the staff and visitor carpark. There will be a limited secondary vehicular access point from the existing driveway on Gelibolu Parade to provide access to the disabled car parking bay.

Prior to the commencement of Stage 2, it is proposed to have the street signage for the Percy Street drop off/pick up zone and bus zone finalised with Cumberland Council. It is then proposed to have the Percy Street pedestrian crossing and footpath resolved with Cumberland Council prior to the occupation of Stage 2.

Traffic

Transport mode share estimates have been provided as part of the Traffic Impact Assessment (TIA), and indicate the following for Stage 1:

- Public transport (train and bus) – students 23%, staff 13%;
- Car – students 60%, staff 70%; and

3 Stage 1 – Occupy Existing Building

- Active transport (bicycle and walking) – students 17%, staff 12%

Based on this mode share, proposed traffic generation estimates for Stage 1 indicate the development would generate up to 180 vehicle trips during the morning and afternoon peak as follows:

- 90 vehicle trips during the morning peak; and
- 90 vehicle trips during the afternoon peak.

The findings of the traffic impact assessment note that the Stage 1 development is not expected to compromise the safety and function of the surrounding road network. The above findings of the TIA are not altered by the subsequent studies carried out by GHD or GTA, as the assessment of traffic was based on total school operations, not just for Stage 1.

Therefore, traffic impacts are not expected to result in adverse outcomes in the immediate or surrounding road network as a result of the operation of the Stage 1 development.

Car Parking

Auburn DCP 2010 (ADCP) requires the school to provide eight (8) car parking spaces for Stage 1 as follows:

- 12 FTE staff – 1 space per 2 staff = 6 spaces; plus
- Visitors – 10% of overall carparking – 1 space; plus
- Staff/Visitor/Student (disabled) – 1 space.

The existing on-site car parking facility currently provides 22 spaces, it is proposed to make 13 of these spaces available for staff and visitor car parking during Stage 1 school operations (see **Figure 14**), in addition to one (1) accessible car parking space located to the south of the Stage 1 building. The provision of 14 car parking spaces for Stage 1 exceeds the ADCP minimum requirement by eight (8) spaces and is in accordance with the DCP requirements.

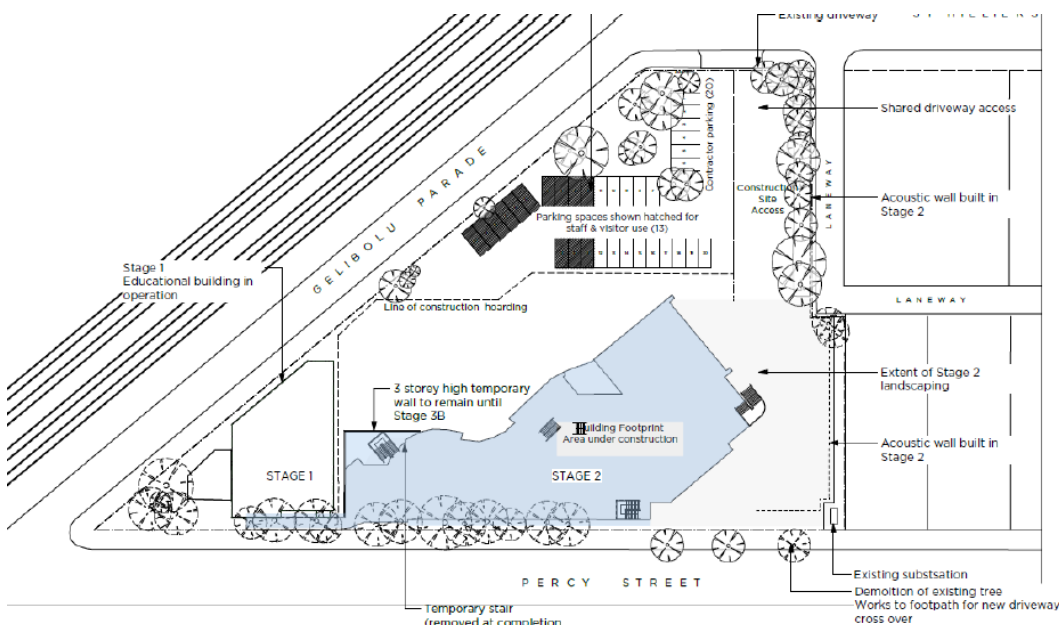


Figure 14 Stage 1 Car parking and vehicle access arrangements

Once construction works commence for Stage 2, the existing car park in the northern portion of the site will be cleared and expanded to accommodate 33 car parking spaces as follows:

- 13 spaces for school operations (as detailed above); and
- 20 spaces for construction workers as identified in **Figure 14**.

3 Stage 1 – Occupy Existing Building

Bicycle Parking

Applying the minimum rates for staff, students and visitors from NSW Planning Guidelines for Walking and Cycling, at Stage 1, the school is required to provide a minimum of seven (7) bicycle spaces. The SSDA proposes installation of 13 bicycle spaces at Stage 1, which exceeds the minimum requirement by six (6) spaces.

3.6.3 Acoustic

The Acoustic Report provided with the SSDA includes an assessment of the suitability of the existing office building for use by the school for Stage 1, finding that *“the existing MPA administration building employs façade constructions that are effective in reducing the impact of external road and rail noise to internal noise levels suitable for the intended use”*.

Outdoor play space will be located in the southern portion of the site during Stage 1, opposite the railway line to the west and Wyatt Park to the east. This location is away from residential receivers and accordingly playground noise during Stage 1 will have minimal environmental impact.

3.6.4 Waste

The Operational Waste Management Plan provided with the SSDA package includes details for estimated waste generation, management and collection during Stage 1. The Plan estimates waste generation will be 424 litres weekly (171L general waste, 25L comingled recycling, 108L paper recycling, and 120L green waste). Accordingly, the school will require four (4) x 240L bins during Stage 1 (requiring a storage area of 5m²). All waste storage is sufficiently provided on site at the moment.

3.7 Managing Construction of Stage 2

The following sub-sections detail how Stage 1 school operations will be managed during the construction works for Stage 2.

3.7.1 Stage 2 Works

Stage 2 construction works will include:

- Site establishment, Dilapidation and Services Surveys Commence;
- Erect a construction hoarding;
- Removal of trees on eastern side of site and on footpath;
- Establish a shared driveway access;
- Acoustic wall to be built as per Acoustic report;
- Excavate to basement level RL's;
- Erect Primary Building;
- Install new services and finish new areas;
- Three story high temporary wall to remain until Stage 3B;
- Installation of a temporary staircase from level 1 to level 2 which is to be removed at the completion of Stage 3B;
- Dismantle the temporary fencing installed on Stage 1B; and
- Dismantle site establishment and demobilise site and hand over Stage 2.

Prior to commencement of construction works for Stage 2, demolition works will be undertaken to remove the existing warehouse building on the site (this being Stage 1B). These works will be undertaken pursuant to the complying development provisions of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*. For the purposes of this assessment, Stage 1B is considered as part of the construction

3 Stage 1 – Occupy Existing Building

staging. Demolition will be undertaken entirely during the school holidays to minimise impact to school operations. **Figure 15** indicates the construction plan for Stage 1B and identifies that construction materials will be stored within the school car parking area. As these works will take place during the school holidays the impact is expected to be minimal.

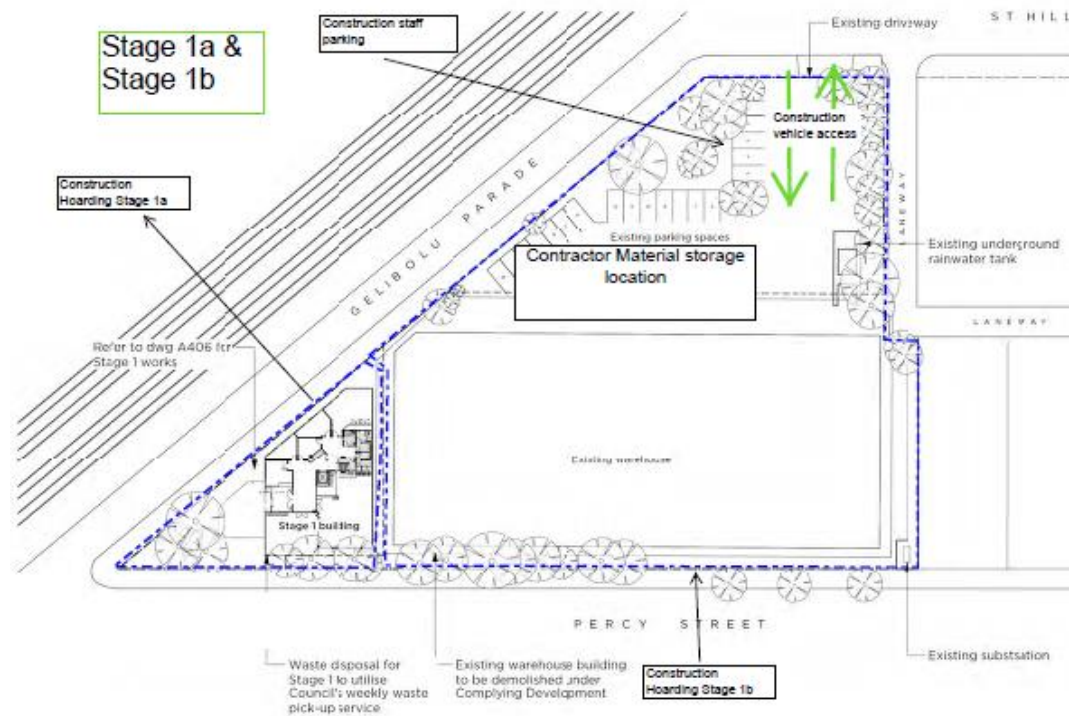


Figure 15 Stage 1B construction works plan – demolition of existing warehouse building

Following the demolition of the warehouse building, the site will be prepared for Stage 2 construction works and site hoarding will be erected to ensure there is no unauthorised access to the construction zone during the works (see **Figure 16**).

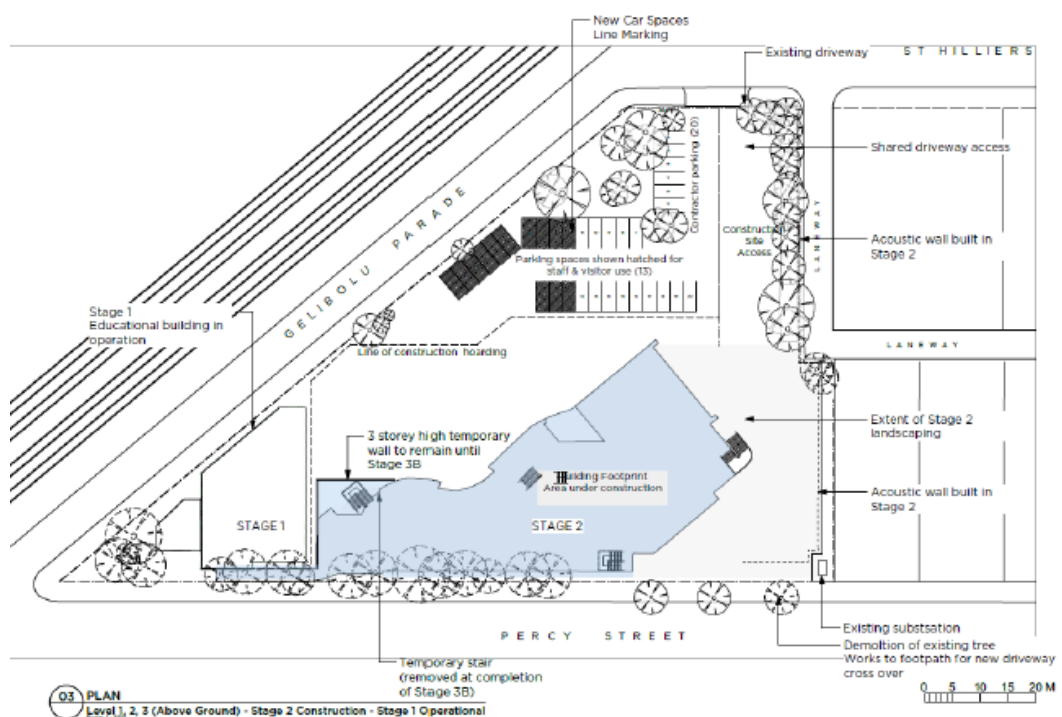


Figure 16 Stage 2 construction works plan – construction of permanent primary school building

3 Stage 1 – Occupy Existing Building

3.7.2 Construction Traffic and Parking

Site access during Stage 2 construction will be left-in and right-out via the existing crossover point on St Hillier's Road with a truck loading area proposed within the site. There will be no on-street works area and all construction traffic and loading/unloading will take place within the site.

The existing on-site car park will be re-delineated to provide a total of 33 car parking spaces, of which 20 spaces will be allocated to construction workers and 13 spaces retained for use by the school.

3.7.3 Construction Noise

The Acoustic Report has predicted that Stage 2 and Stage 3A construction is likely to have the highest noise levels at the closest residential receivers. **Figure 17** is an extract from the Acoustic Report predicting the noise impacts for the nearest residential receivers during Stage 2 construction.

Stage	Scenario	NML - Noise Affected (RBL + 10 dB)	Predicted Noise Level (Worst case) LAeq dBA	Number of receivers exceeding NML	Number of receivers exceeding Highly Affected
2	Site Establishment	55	76	11	1
	Excavation	55	87	44	4
	Excavation (No Rockbreaking)	55	79	17	1
	Construction	55	74	9	0

Figure 17 Noise impacts for nearest residential receivers during Stage 2 construction

The Acoustic consultant has provided a series of best practice measures to mitigate and manage construction noise where feasible and reasonable as follows:

- *Judicious selection of mechanical plant and equipment (eg quieter machinery and power tools).*
- *Maximising the offset distance between noisy plant items and nearby noise sensitive receivers.*
- *Avoiding the coincidence of noisy plant working simultaneously close together and adjacent to sensitive receivers.*
- *Orienting equipment away from noise-sensitive areas.*
- *Carrying out loading and unloading away from noise-sensitive areas.*
- *Localised shielding of noisy equipment.*
- *Minimising consecutive works in the same locality.*
- *Considering periods of respite.*

Through the programming of work, consultation/coordination with affected receivers and the adoption of the above management and mitigation measures, it is anticipated that the construction stage (including excavation) will not result in unacceptable impacts upon the local acoustic amenity or for existing students/staff in the Stage 1 building.

4 Stage 2 – New Primary School Building

4.1 Stage 2 Overview

Stage 2 involves the construction of the new primary school building to accommodate a maximum of 392 students and 28 FTE staff. The building will be located on the site of the existing warehouse, which is being demolished as Stage 1B under the complying development provisions of the Education SEPP.

The works for Stage 2 (see **Figure 18**) include:

- Site preparation works as follows:
 - Excavation for basement level carpark;
 - Earthworks (fill) for the primary school building platform;
 - Site access;
 - Landscaped areas;
 - Stormwater drainage features; and
 - Construction of a new vehicle crossing from Percy Street.
- Construction works as follows:
 - Construction of lift;
 - Basement level including car park with 56 spaces, changerooms, plant facilities and OSD tank;
 - Three-storey primary building adjacent to the Percy Street boundary;
 - Landscaping works;
 - Temporary bridge to lift; and
 - Installation of building identification signage



Figure 18 Stage 2 façade

Upon completion of Stage 2, the primary school students will be moved out of the Stage 1 building into the completed Stage 2 building, with administration staff remaining in the Stage 1 building.

4 Stage 2 – New Primary School Building

4.2 Floor Areas and Uses

Upon completion of Stage 2, students will be moved into the new building. The existing Stage 1 building will house the administrative function of the school on the ground level and a library on the upper level. The Stage 1 ground floor play space will be used as required during the construction phase of Stage 3A.

The new Stage 2 primary school building will provide 21 learning spaces and ancillary facilities with +2,501m² of GFA over three (3) storeys. Details of the facilities provided follows:

Basement (see Figure 19)

- Carpark comprising 56 parking spaces, including one (1) accessible space;
- Vehicle circulation space;
- Lobby;
- Changerooms;
- Storage;
- Services including communications, pump room, sewer pump and hydrant pump;
- Bicycle storage;
- Lift and stairs.

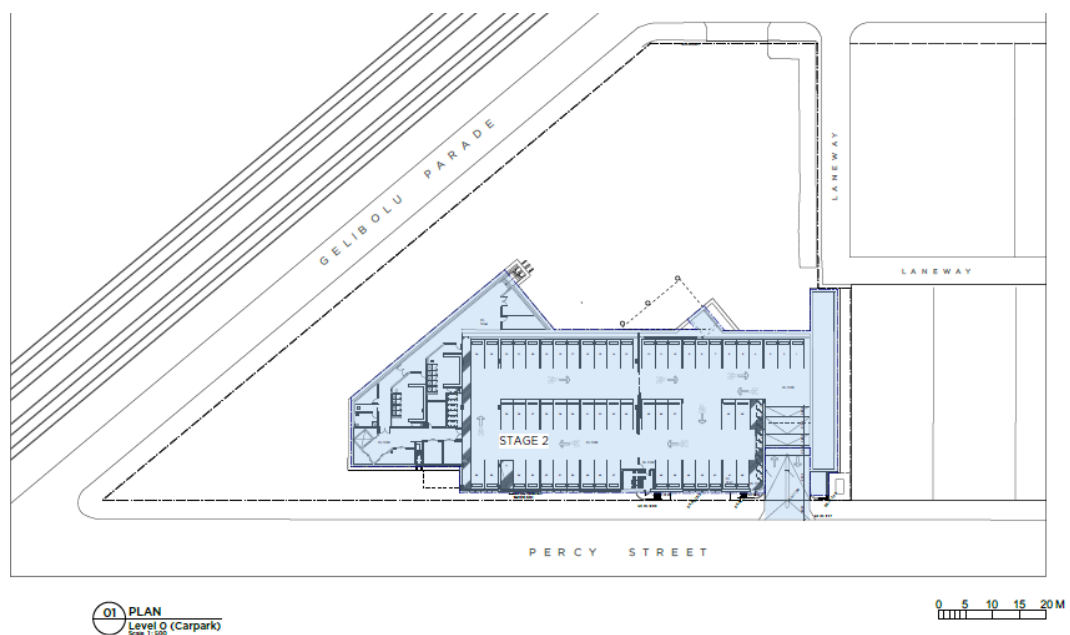


Figure 19 Stage 2 – Basement Floor Plan

Level 1 (Ground level) (see Figure 20):

- Main Entry to Percy Street;
- Six (6) GLAs
- Two (2) practical rooms;
- One (1) food technology room and ancillary kitchen and storage rooms;
- Three (3) offices;
- Three (3) covered outdoor learning areas (COLAs);
- Toilet facilities;

4 Stage 2 – New Primary School Building

- Acoustic wall;
- Circulation spaces and stairs.

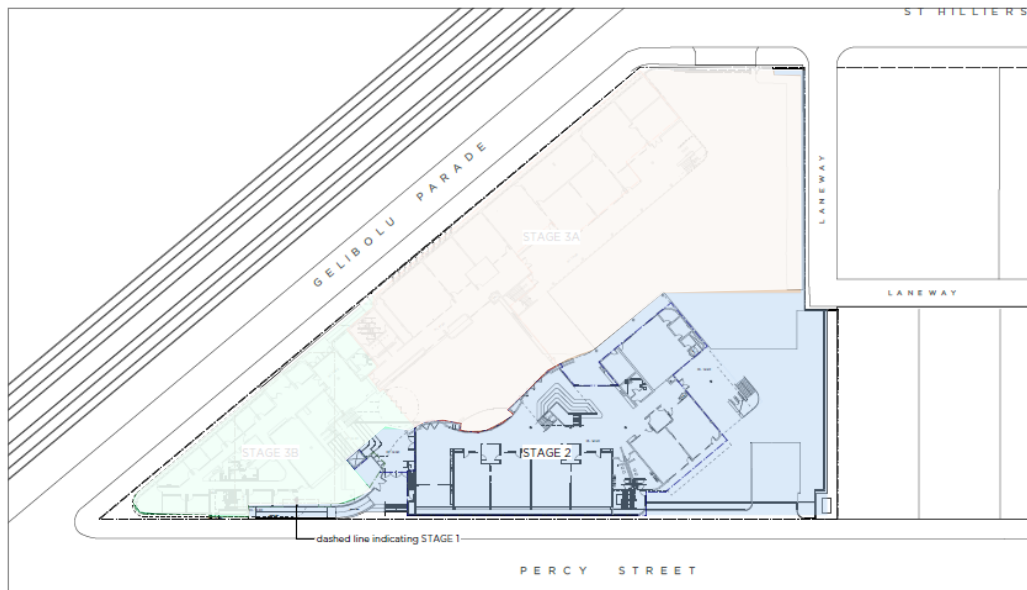


Figure 20 Stage 2 – Level 1 Floor Plan

Level 2 (see **Figure 21**):

- Eight (8) GLAs;
- Four (4) offices;
- Two (2) practical rooms;
- Three (3) COLAs;
- Toilet facilities;
- Circulation spaces and stairs.

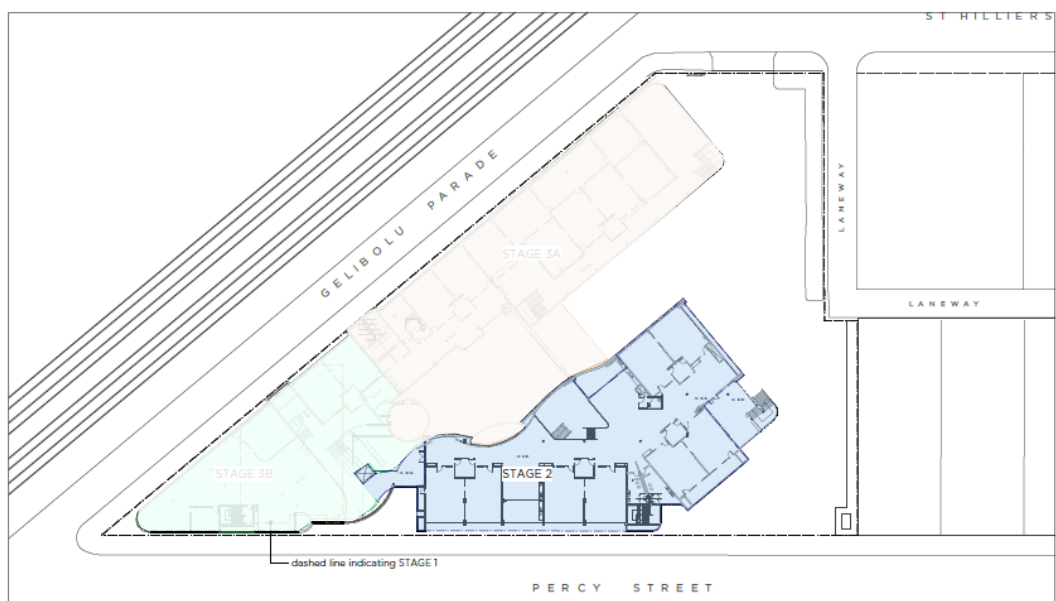


Figure 21 Stage 2 – Level 2 Floor Plan

Level 3 (see **Figure 22**):

4 Stage 2 – New Primary School Building

- One (1) GLA;
- Pottery room and kiln;
- Eastern Plant Room;
- Rooftop Play Space.

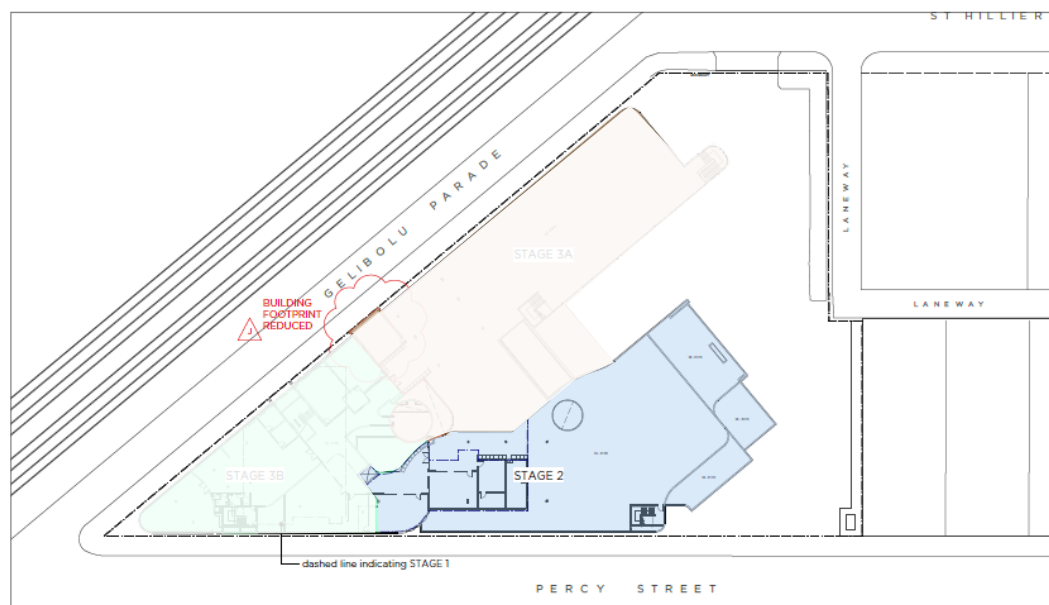


Figure 22 Stage 2 – Level 3 Floor Plan

Connections between future Stage 3A and 3B will be blocked and made safe until their construction and occupation of those future stages.

4.3 Open Space Areas

Stage 2 will provide +1,983m² of primary school play space in addition to the 344m² from Stage 1, making a total of 2,327m². The Stage 2 play areas comprise:

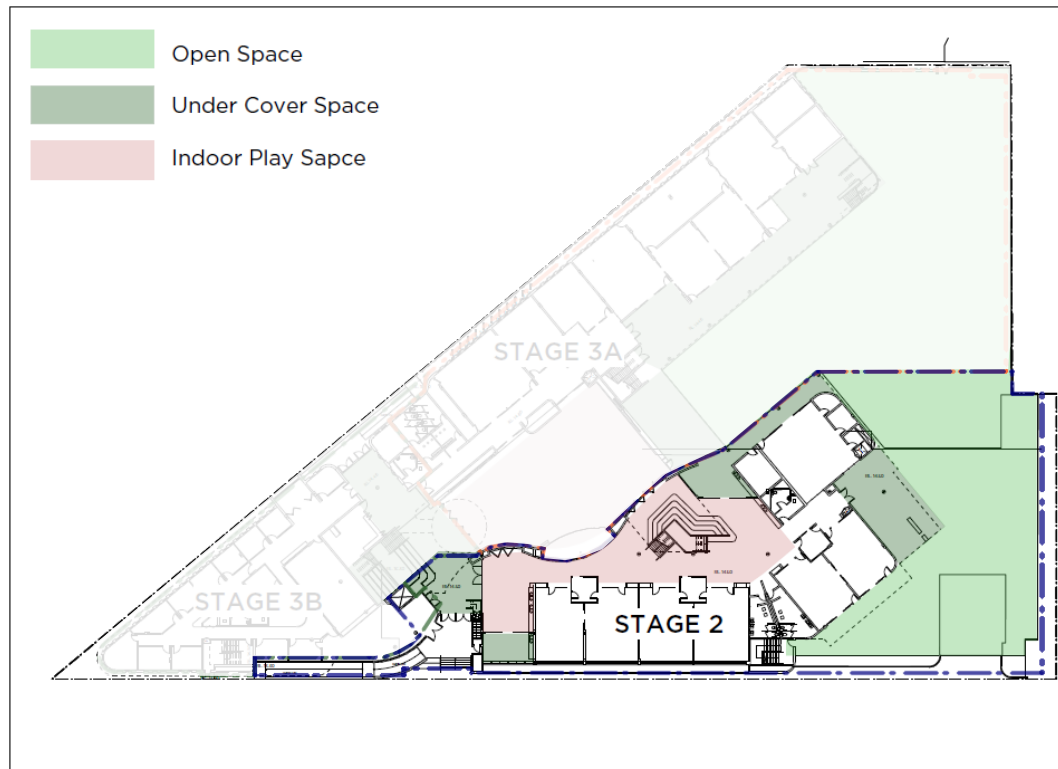
- Open space play-space: 860m²
- Under-cover play-space: 411m²
- Indoor play-space: 711m²

Open space, under cover and indoor play space at Stage 2 is shown in **Figure 23** and **Figure 24**. Note that roof-top play would not be permitted during Stage 2.

The indoor play spaces at Stage 2 generally comprise a combination of generous internal hallways, practical areas and breakout areas together with the internal stepped seating area. These areas provide a variety of opportunities for gathering and indoor activities, and will later on provide direct linkages to the ‘community heart’ of the building as well as the multi-purpose space, both of which are provided from Stage 3A onwards.

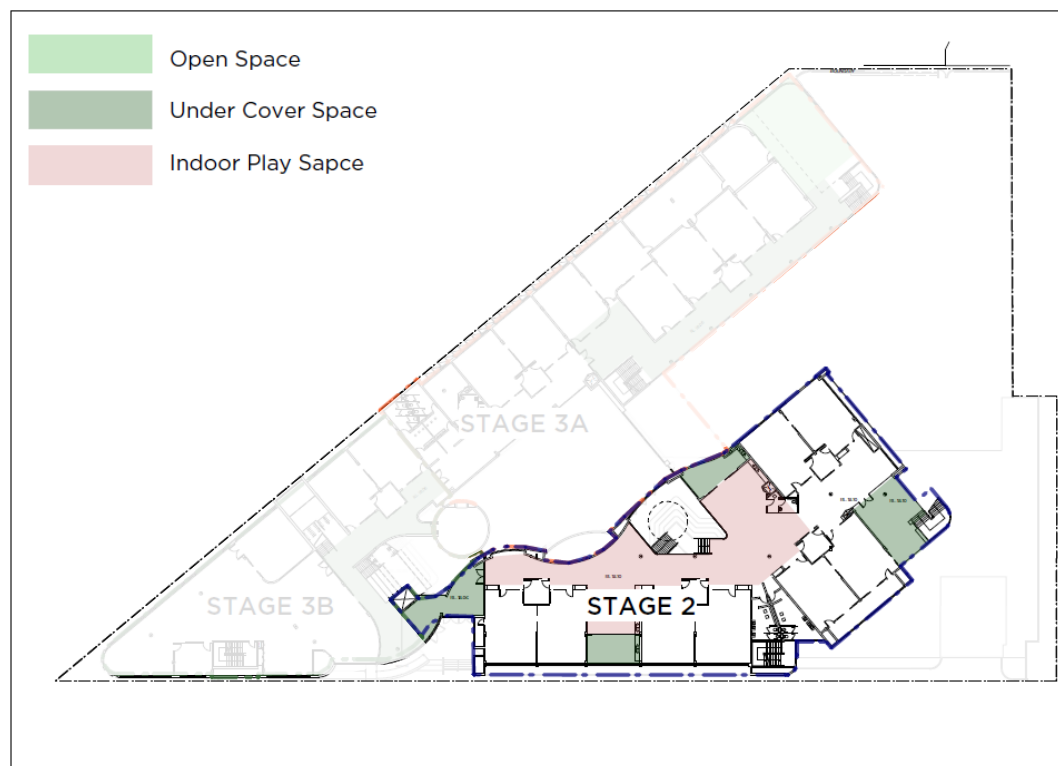
Outdoor and under-cover play space are inter-linked in the northern area of the site, providing a variety of landscaped opportunities for play, in particular for the primary school aged students, as well as balconies at the first floor level. Students can move freely between the indoor and outdoor/under-cover play space areas, offering options for active or passive play in spaces that are able to be monitored by teachers throughout play breaks.

4 Stage 2 – New Primary School Building



01 PLAN
Level 1 (Ground)
Scale 1:500

Figure 23 Stage 2 Play Areas – Ground Floor



02 PLAN
Level 2
Scale 1:500

Figure 24 Stage 2 Play Areas – First Floor

4 Stage 2 – New Primary School Building

Landscaping plans for Stage 2 open space areas are indicated in **Figure 25**.



Figure 25 Stage 2 Landscaping Plans

4.4 Environmental Assessment of Stage 2 Capacity and Student Amenity

Stage 2 will provide fifteen (15) classrooms and six (6) specialist/ practical rooms for the 392 pupils. Students will be moved out of the Stage 1 building and into the Stage 2 building upon completion of the works. The Stage 1 building will be used for administration functions and a temporary library. These facilities are sufficient in providing adequate teaching spaces to students.

Recess and lunch break times will remain staggered, and will be based on student groups and enrolments at that time. Based on 56 students per year group (2 stream), students would be grouped similar to the following:

- K-3 group: 224 students
- 4-6 group: 168 students

Based on total play space areas of 2,327m², maximum enrolments will have between 10.4m² and 13.9m² of play space during break times. These play areas are adequate for the students, providing an acceptable level of amenity and opportunity for recreation. Availability to the play space will not be reduced throughout the construction of Stage 3A.

4.5 Environmental Assessment of Stage 2 Operation and Construction

4.5.1 Tree Removal

A total of 35 trees require removal to facilitate the development. Stage 2 will require the removal of eighteen (18) of the 35 trees as follows:

- Thirteen (13) trees along the Percy Street frontage (Trees 5-17) to enable construction of the basement carpark and Stage 2 building;
- Three (3) street trees on Percy Street (Trees 2-4) to enable construction of the new vehicle access driveway to the basement carpark; and
- Two (2) trees on the northern boundary (Trees 1 and 49) to enable construction of the Stage 2 building.

4 Stage 2 – New Primary School Building

4.5.2 Traffic and Parking Arrangements

Access

Vehicular access for school traffic will move to the new driveway on Percy Street, providing access to the new basement. The existing driveway on St Hillier's Road will only provide access for construction traffic following the completion of Stage 2.

Student Drop off/ Pick Up Zone

A pick up/ drop off zone will be located along Percy Street adjacent to the main entry to the new primary school building. **Figure 26** identifies the arrival and departure routes and the location of the pick up/drop off zone.



Figure 26 Vehicle Access and Pick Up/ Drop Off Zone from Stage 2

It is anticipated that the street signage for this drop-off/pick-up area would be coordinated with Council and the Local Traffic Committee prior to the commencement of Stage 2.

Traffic

Transport mode share estimates in the Traffic Impact Assessment (TIA), indicate that the mode share figures identified for Stage 1 are expected to be consistent for the remaining stages of the development:

- Public transport (train and bus) – students 23%, staff 13%;
- Car – students 60%, staff 70%; and
- Active transport (bicycle and walking) – students 17%, staff 12%

Based on this mode share, and the fact that Stage 2 will have a maximum of 392 students and 26 FTE staff, the proposed traffic generation estimates for Stage 2 indicate the development would generate up to 506 vehicle trips during the morning and afternoon peak as follows:

- 253 vehicle trips during the morning peak; and
- 253 vehicle trips during the afternoon peak.

The traffic impact assessment (TIA) has considered traffic impact from the school at Stage 1 and the ultimate stage (Stage 3, which would see 728 students and 58 FTE staff). Stage 2 falls in the middle of these and accordingly will have reduced traffic impacts than the ultimate stage of the development. The above findings of the TIA are not altered by the subsequent studies carried out by GHD or GTA, as the assessment of traffic was based on total school operations, not just for Stage 2. This is discussed further in **Section 5.5.2**.

4 Stage 2 – New Primary School Building

The TIA provides an assessment that supports the ultimate operational stage of the development, therefore the traffic impacts associated with the completion of Stage 2 are considered acceptable.

Car Parking

Auburn DCP 2010 (ADCP) requires the school to provide 16 car parking spaces for Stage 2 as follows:

- 26 FTE staff – 1 space per 2 staff = 13 spaces; plus
- Visitors – 10% of overall carparking – 2 spaces; plus
- Staff/Visitor/Student (disabled) – 1 space.

The basement carpark will provide 56 car parking spaces including one (1) disabled space, 36 of these spaces will be available to staff and visitors from Stage 2 onwards. The remaining 20 spaces will be reserved for construction vehicles. The provision of 36 car parking spaces for Stage 2 exceeds the ADCP minimum requirement by 20 spaces but is also constructed for the future stages of the development, when staffing numbers will require additional parking (refer **Section 5.5.2**)

Bicycle Parking

Applying the rates for staff, students and visitors from NSW Planning Guidelines for Walking and Cycling, at Stage 2, the school is required to provide a minimum of 21 bicycle spaces. The SSDA proposes installation of 31 bicycle spaces in the basement carpark at Stage 2, which exceeds the minimum requirement by ten (10) spaces.

4.5.3 Acoustic

The Acoustic Report provided with the SSDA identifies that rail noise is likely to cause the largest internal noise intrusion to the built form. Accordingly, mitigation measures including specific glazing and plasterboard requirements are incorporated to mitigate noise intrusion for students.

The assessment of the impacts of operational noise on the nearest residential receivers indicate that a 2.1 metre acoustic barrier should be installed along the northern boundary of the site to mitigate playground noise, noise from the out of hours school care (OOSH) and community events (see **Figure 27**). The entirety of the acoustic barrier will be constructed at Stage 2.

4 Stage 2 – New Primary School Building

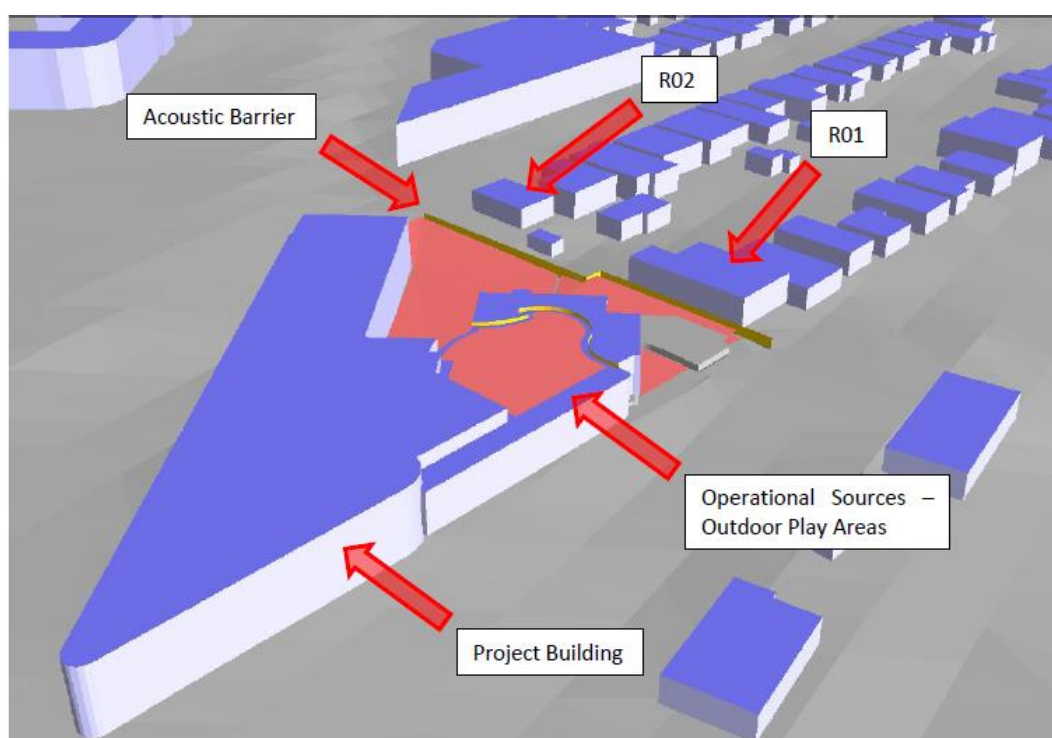


Figure 27 Acoustic diagram indicating noise sources and location of proposed acoustic barrier

4.5.4 Waste

The Operational Waste Management Plan provided with the SSDA package includes details for estimated waste generation, management and collection during Stage 2. The Plan estimates waste generation will be 2,074 litres weekly (1,079L general waste, 239L comingled recycling, 516L paper recycling, and 240L green waste). Accordingly, the school will require ten (10) 240L bins during Stage 2 (requiring a storage area of 13m²).

A temporary bin storage area will be located in the basement carpark during the operational phase of Stage 2 as the main waste storage room will not be constructed until Stage 3. Waste collection will be coordinated so that waste is transported to the street for collection by a private contractor.

4.6 Managing Construction of Stage 3A – The Secondary School

The following sub-sections detail how Stage 2 school operations will be managed during the construction works for Stage 3A.

4.6.1 Stage 3A Works

Stage 3A involves the construction of permanent secondary student accommodation along the western side of the site and the construction of the multipurpose hall, secondary GLA areas and special teaching spaces and the completion of the playground facilities.

Stage 3A works include:

- Site establishment, dilapidation and services surveys;
- Decant public and staff from outdoor carpark areas;
- Erect a construction hoarding;
- Demolition of existing outdoor parking spaces and removal of tree works west of site;
- Erection of secondary school building;
- The construction of a temporary bridge link and balustrade on Level 2;

4 Stage 2 – New Primary School Building

- Erection of temporary internal walls until Stage 3B works are completed;
- Installation and connection of new services and finish new areas to works done in stage;
- Dismantle all temporary fencing and construction hoardings north of Stage 3B works; and
- Dismantle site establishment and demobilise site and hand over Stage 3A.

Prior to commencement of Stage 3A construction works, site hoarding will be erected to ensure there is no unauthorised access to the construction zone during the works. A construction site plan is at **Figure 28**.

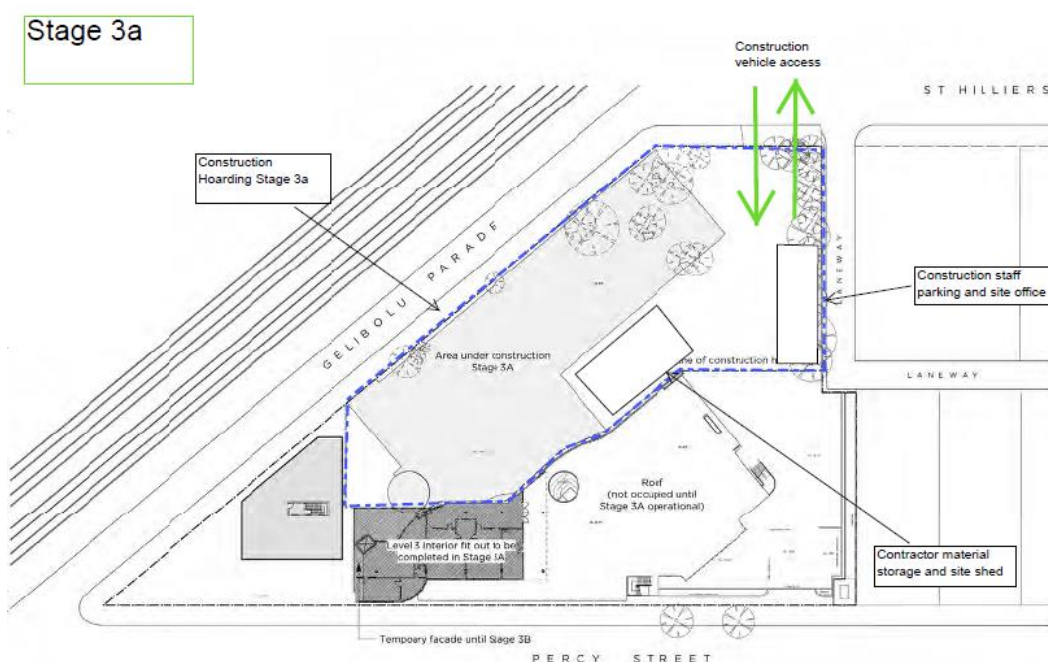


Figure 28 Stage 3B construction works plan – construction of permanent secondary school building

4.6.2 Construction Traffic and Parking

Site access during construction of Stage 3A will be left-in and right-out via the existing crossover point on St Hillier's Road with a truck loading area proposed within the site. There will be no on-street works area and all construction traffic and loading/unloading will take place within the site.

Construction workers will be allocated 20 car parking spaces in the basement carpark located on Percy Street (completed with Stage 2) and will be requested not to park on the street.

4.6.3 Construction Waste

A demolition and construction waste management plan has been provided that details the process for waste storage, handling and removal on site. Construction waste will be separated and stockpiled on site where appropriate. Recyclable materials will then be collected by specialist contractors for recycling and other waste will be collected weekly by a private contractor for appropriate disposal.

5 Stage 3A – New Secondary School Building

5.1 Stage 3A Overview

Stage 3A involves the construction of the new three-storey secondary school building along the Gelibolu Parade frontage, which will accommodate 336 secondary students to bring the total number of students on site to 728 students and 58 FTE staff. The building will be located along the Gelibolu Road frontage of the site.

The works for Stage 3A (see **Figure 29**) include:

- Site preparation works as follows:
 - Earthworks (fill) for the secondary school building platform;
 - Site access;
 - Landscaped areas;
 - Tree Removal; and
 - Stormwater drainage features.
- Construction works as follows:
 - Construction of lift;
 - Three-storey secondary school building adjacent to the Gelibolu Street boundary;
 - Landscaping works including tree planting;
 - Completion of primary school play-ground space; and
 - Installation of building identification signage.



Figure 29 Stage 3A Secondary School Building Façade

5.2 Floor Areas and Uses

Upon completion of Stage 3A, any existing secondary students will be moved into the new building. Secondary students will have access to specific playground areas for both passive and active recreation, including balcony and roof terraces.

The new Stage 3 secondary school building will provide +2,427m² of GFA over three (3) storeys and will include the following facilities:

Level 1 (Ground level) (see **Figure 30**):

- Secondary Entry to Gelibolu Parade;
- Four (4) GLAs
- Two (2) TAS workshops;
- One (1) Performance space;
- Storerooms;
- Waste storage room;
- COLAs;
- Seminar rooms;
- Covered outdoor play-space;
- Toilet facilities;
- Circulation spaces, lift and stairs.

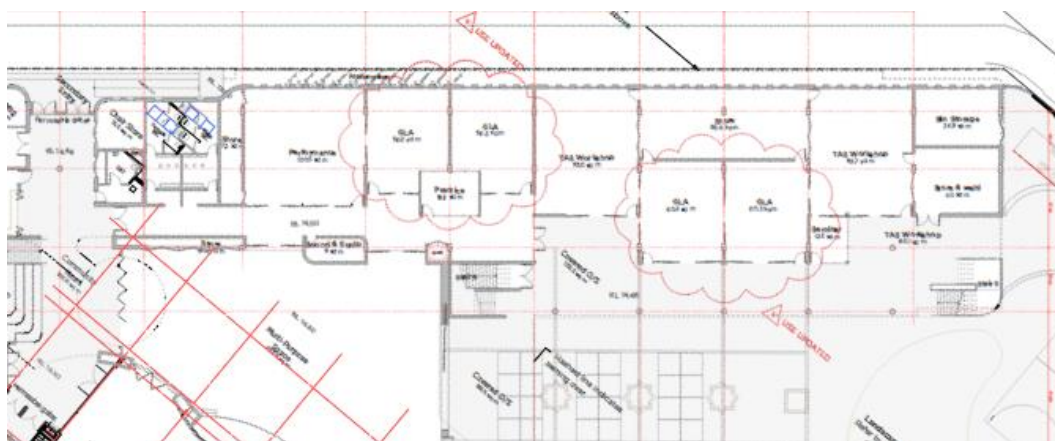


Figure 30 Stage 3A – Level 1 Floor Plan

Level 2 (see Figure 31):

- Seven (7) GLAs;
- Three (3) seminar rooms;
- Two (2) science labs;
- One (1) prep room;
- One (1) horticulture room;
- COLAs;
- Cultural room;
- Storerooms;
- Toilet facilities;
- Circulation spaces, lift and stairs.

5 Stage 3A – New Secondary School Building

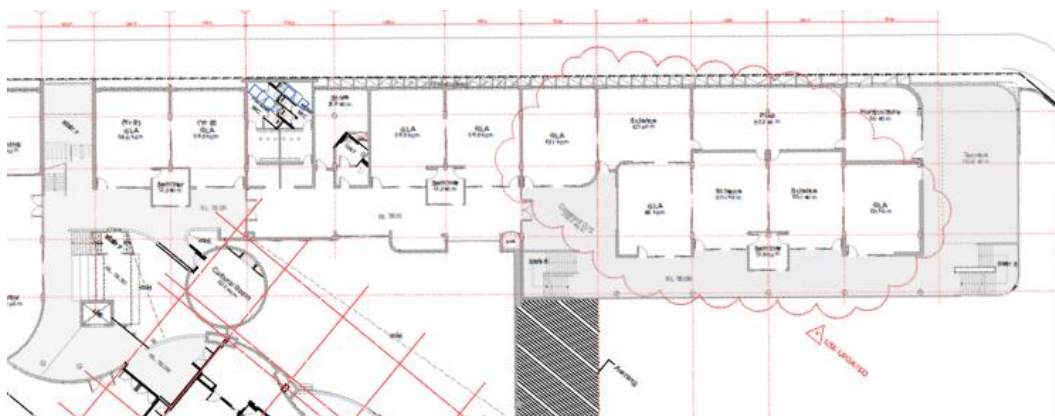


Figure 31 Stage 3A – Level 2 Floor Plan

Level 3 (see **Figure 32**):

- Two (2) GLAs;
- One (1) seminar room;
- Western Plant Room;
- Cultural room;
- Rooftop Terrace;
- Stairs, lift and circulation space.

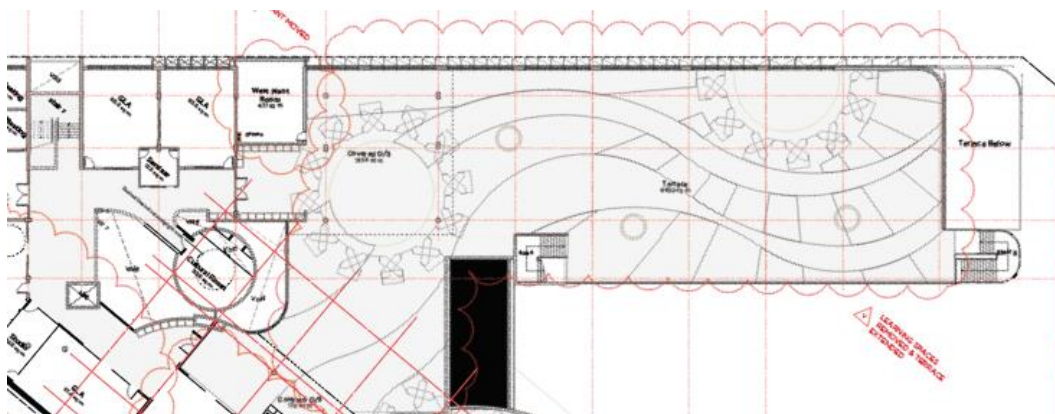


Figure 32 Stage 3A – Level 3 Floor Plan

Access points between Stages 2 and 3A will be completed with this work.

5.3 Open Space Areas

Stage 3A will provide 4,844m² of play space (which includes play-space from Stages 1 and 2). As play areas will be utilised at staggered times, they have been designed to provide access to a range of open, under-cover and indoor play areas to accommodate students of those ages.

For example, secondary students will have access to all roof-top play areas, primary students will have access to more indoor play areas, while all students will have access to the central 'heart' and ground floor courtyard that connects internal and external areas. This arrangement provides a variety of areas for students to play in a variety of weather conditions, and enables students that are in more senior years to have separated play areas.

The play space areas will comprise of the following at Stage 3A:

- Open space play-space: 3,436m²

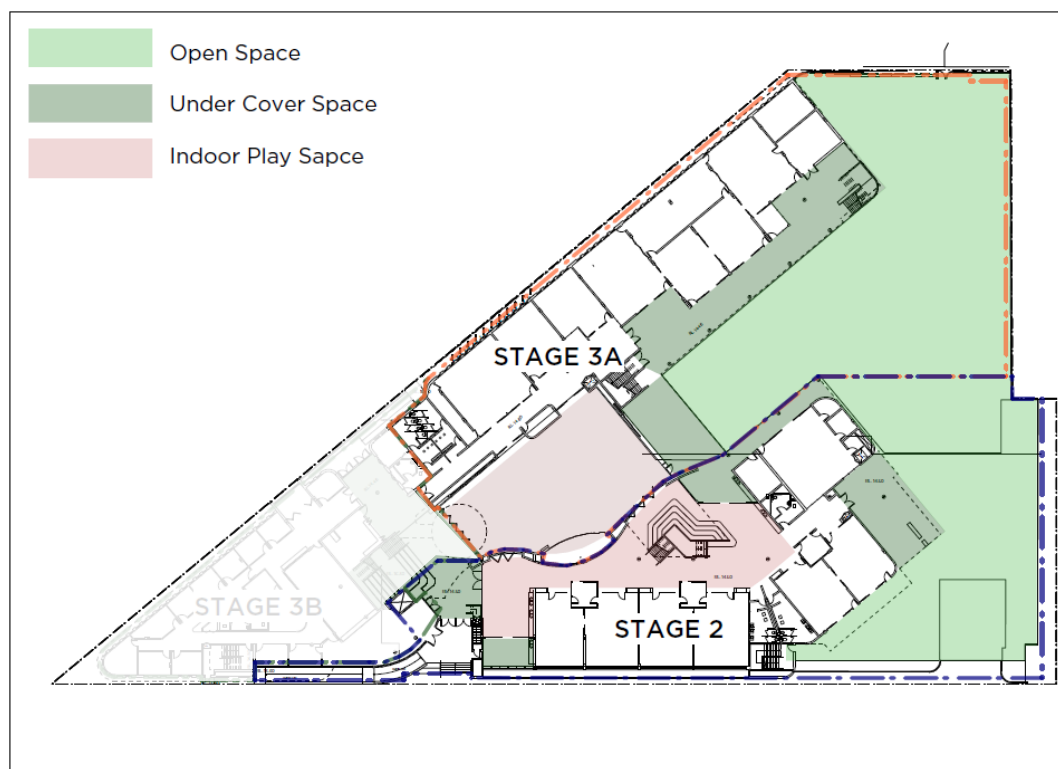
5 Stage 3A – New Secondary School Building

- Under-cover play-space: 992m²
- Indoor play-space: 417m²

Open space, under cover and indoor play space at Stage 3A is shown in **Figure 33**, **Figure 34** and **Figure 35**.

The indoor play space areas comprise in part the 'community heart' of the building, as well as the multi-purpose space which links the Stage 2 and Stage 3A buildings. The indoor play areas now link across the building footprints with large doors that enable movement of students into/out of the external play areas during play times.

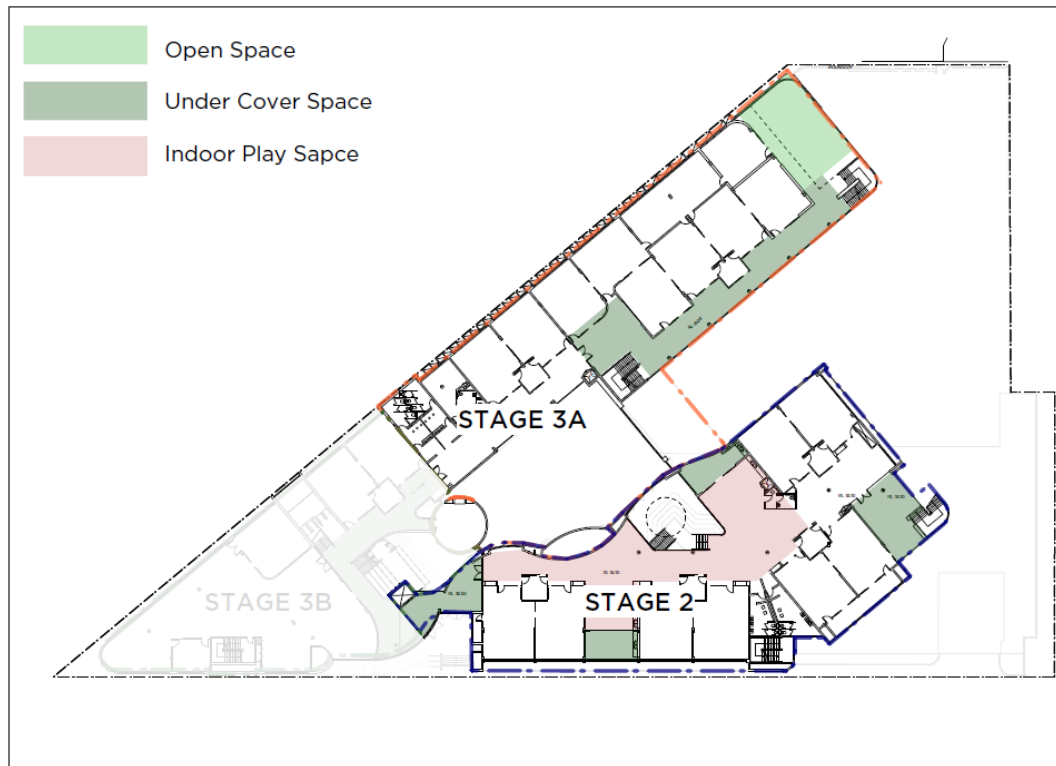
The outdoor/under-cover play spaces at Stage 3A include the full ground floor playground and landscaping treatment, as well as balconies at the first floor and significant roof-top play area at the second floor level (for use by secondary students).



01 PLAN
Level 1 (Ground)
Scale 1:500

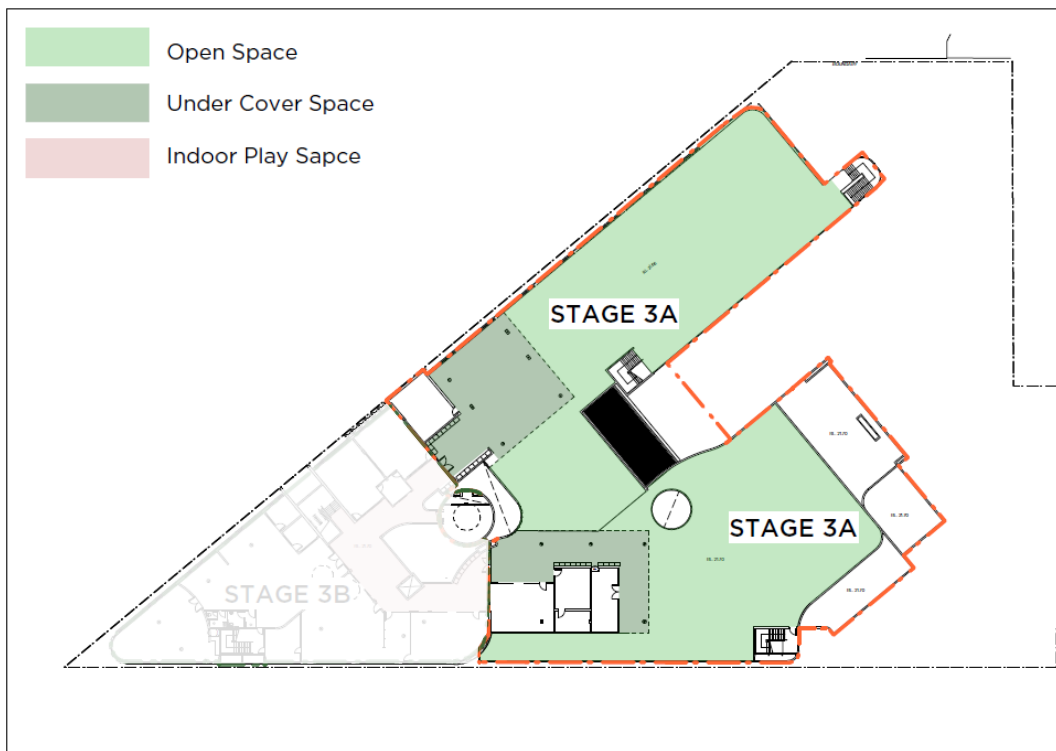
Figure 33 Stage 3A Play Areas – Ground Floor

5 Stage 3A – New Secondary School Building



02 PLAN
Level 2
Scale 1:500

Figure 34 Stage 3A Play Areas – First Floor



03 PLAN
Level 3
Scale 1:500

Figure 35 Stage 3A Play Areas – Second Floor

5 Stage 3A – New Secondary School Building

Landscaping plans for Stage 3A open space areas are indicated in **Figure 36**.



Figure 36 Stage 3A Landscaping Plans

5.4 Environmental Assessment of Stage 3A Capacity and Student Amenity

Stage 3A will see all learning facilities completed (except for the permanent library provided in Stage 3B) and the majority of play-space completed. The school will be fully operational with 728 students from Kindergarten through to Year 12. Recess and lunch times will remain staggered, however this will now be between primary and secondary cohorts, rather than smaller year groups as in the previous stages.

The range and quality of teaching spaces and learning environments available at the completion of Stage 3A is suitable and will promote the school's objective to provide a premium grade of international education services.

Based on 56 students per year group (2 stream), the two main cohorts would constitute the following:

- Primary years: 392 students
- Secondary years: 336 students

Total available play area combines open play-space, under-cover play-space and indoor play-space. For the purposes of assessing the play areas, this Report considers the availability of play-space to students both including and excluding indoor play-space.

For primary school students, maximum enrolments will have between 11.3m² (excluding indoor areas) and 12.5m² (including indoor areas) of play space during break times.

For secondary school students, maximum enrolments will have between 13.2m² (excluding indoor areas) and 14.4m² (including indoor areas) of play space during break times.

These play areas are adequate for the students in both the primary and secondary cohorts, as the proposal will provide age-specific play areas in an arrangement that enables appropriate monitoring of students while ensuring a variety of play options are available. The proposal provides an acceptable level of amenity and opportunity for recreation. Availability to the play

5 Stage 3A – New Secondary School Building

areas will only be marginally impacted (internally) by the Stage 3B works. All external areas will remain accessible.

5.5 Environmental Assessment of Stage 3A Operation and Construction

5.5.1 Tree Removal

A total of 35 trees require removal to facilitate the development. Stage 2 construction required the removal of 18 trees. Stage 3A construction will require the removal of fourteen (14) trees (Trees 22-35) along the Gelibolu Parade frontage and within the Stage 3A building envelope.

5.5.2 Traffic and Parking Arrangements

Access

Vehicular access for school traffic will remain on Percy Street, with waste collection and servicing only from the existing driveway on St Hillier's Road. Pedestrian access to the school will be via the main entry on Percy Street, adjacent to the pick-up and drop off zone as well as the new secondary entrance on Gelibolu Parade.

Student Drop off/ Pick Up Zone

Student pick up and drop off zones will remain the same as those implemented in Stage 2.

Traffic

Transport mode share estimates in the Traffic Impact Assessment (TIA), indicate that the mode share figures identified for Stage 1 are expected to be consistent for the remaining stages of the development:

- Public transport (train and bus) – students 23%, staff 13%;
- Car – students 60%, staff 70%; and
- Active transport (bicycle and walking) – students 17%, staff 12%

Based on this mode share, and the fact that Stage 2 will have a maximum of 392 students and 26 FTE staff, the proposed traffic generation estimates for Stage 2 indicate the development would generate up to 506 vehicle trips during the morning and afternoon peak as follows:

- 253 vehicle trips during the morning peak; and
- 253 vehicle trips during the afternoon peak.

The traffic impact assessment (TIA) has considered traffic impact from the school at Stage 1 and the ultimate stage (Stage 3, which would see 728 students and 58 FTE staff).

It is noted that the traffic modelling carried out by GHD for the broader Gelibolu Precinct which informed the Planning Proposal was based on 650 students and 50 staff, rather than the Stage 3 figures adopted by the TIA. GTA has confirmed that the GHD report assumed 100% of staff and students would arrive by car (638 trips in the AM and PM peaks), while the TIA adopted a more detailed mode-share survey/analysis which identified lower vehicle usage (495 trips in the AM and PM peaks). Therefore, the TIA supporting the SSDA identifies a lesser traffic impact (143 less trips) than was assessed in the GHD study, and when modelled find the impacts remain supportable for the operation of a school at Percy Street.

The TIA provides an assessment that supports the ultimate operational stage of the development, therefore the traffic impacts associated with the completion of Stage 3A are considered acceptable.

Car Parking

Auburn DCP 2010 (ADCP) requires the school to provide 38 car parking spaces for Stage 3A as follows:

- 58 FTE staff – 1 space per 2 staff = 29 spaces; plus

5 Stage 3A – New Secondary School Building

- 1 space per 20 Year 12 students = 3 spaces; plus
- Visitors – 10% of overall carparking – 5 spaces; plus
- Staff/Visitor/Student (disabled) – 1 space.

The basement carpark will provide 56 car parking spaces including one (1) disabled space, 36 of these spaces will be available to staff and visitors. The remaining 20 spaces will be reserved for construction vehicles during the construction of Stage 3B.

Bicycle Parking

Applying the rates for staff, students and visitors from NSW Planning Guidelines for Walking and Cycling, at Stage 3A, the school is required to provide a minimum of 39 bicycle spaces. The SSDA proposes installation of 51 bicycle spaces, which exceeds the minimum requirement by twelve (12) spaces in order to encourage green travel.

5.5.3 Acoustic

As discussed in **Section 4.5.3** above, the assessment of the impacts of operational noise on the nearest residential receivers indicate that a 2.1 metre acoustic barrier should be installed along the northern boundary of the site to mitigate playground noise, noise from the out of hours school care (OOSH) and community events. This wall would be constructed during Stage 2 and therefore the noise mitigation benefits attributed to the wall will already be in place throughout the construction and operation of Stage 3A.

5.5.4 Waste

The Operational Waste Management Plan provided with the SSDA package includes details for estimated waste generation, management and collection during Stage 3A. The Plan estimates waste generation will be 3,784 litres weekly (1,877L general waste, 462L comingled recycling, 965L paper recycling, and 480L green waste). Accordingly, the school will require seventeen (17) 240L bins during Stage 3A (requiring a storage area of 13m²).

The waste storage room will be constructed as part of Stage 3A and has an area of 35.9m², waste collection will be on-site via the existing St Hillier's road entry by a private contractor.

5.6 Managing Construction of Stage 3B – Administration and Library

The following sections detail how Stage 3A school operations will be managed during the construction works for Stage 3B.

5.6.1 Stage 3B Works

Stage 3B involves the construction of the administration building and library on the site of the existing Stage 1 building on the corner of Percy Street and Gelibolu Parade. The stage will involve the demolition of the existing Stage 1 building and the construction of the administration building and library. Staff and the library will be temporarily moved to rooms within the primary and secondary buildings during construction.

Stage 3B works include:

- Site establishment, Dilapidation and Services Surveys Commence
- Decant public and staff from outdoor carpark areas.
- Erect a construction hoarding.
- Demolition of Stage 1 works.
- Removal of tree works south of site.
- Erection of Administration Building.
- Installation and connection of new services and finish new areas to works done in stage 2 and 3a.

5 Stage 3A – New Secondary School Building

- Removal of temporary staircase north of lift connecting basement to Level 2.
- Removal of three storey high hoarding south of Stage 2 works.
- Fit out of change rooms on basement level.
- Dismantle hoarding, site establishment and demobilise site and hand over Stage 3B.

Prior to commencement of Stage 3B construction works, site hoarding will be erected to ensure there is no unauthorised access to the construction zone during the works. A construction site plan is at **Figure 37**.

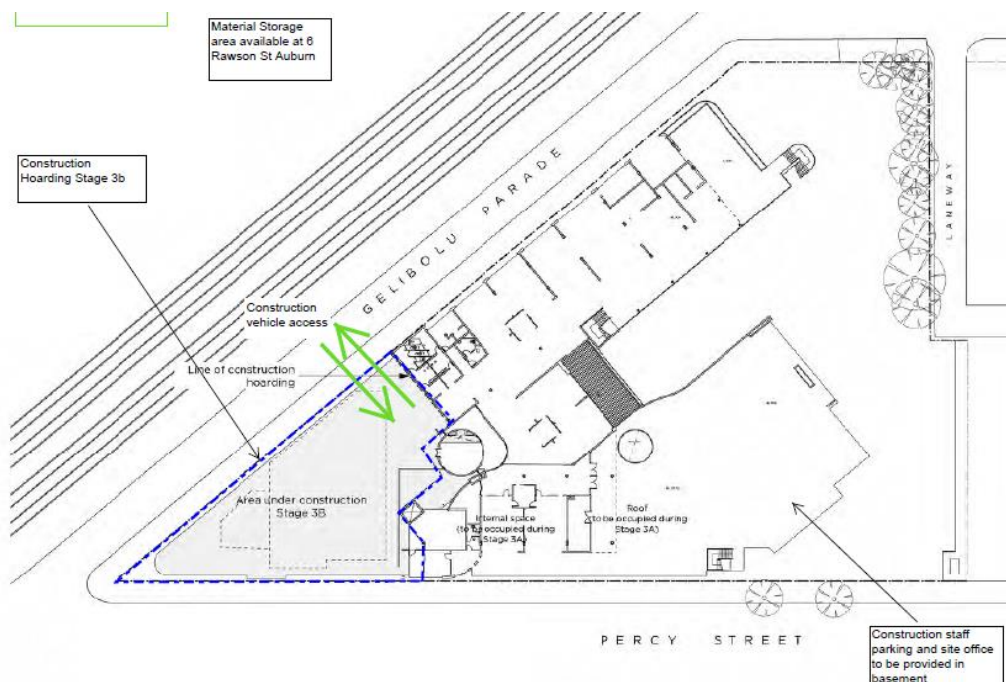


Figure 37 Stage 3B construction works plan – construction of permanent secondary school building

5.6.2 Construction Traffic and Parking

Site access during construction of Stage 3B will be via the existing crossover point on Gelibolu Parade. During construction of Stage 3B, a separate application will be made to Cumberland Council to organise appropriate approval for an on-street works zone, which is proposed on the northern side of Gelibolu Parade.

Due to requirements for safe traffic and pedestrian/ cyclist movement, all vehicle unloading/ loading activities on a public roadway/ footway would be undertaken within an approved works zone between 10am and 2pm to avoid conflict with the drop-off and pick-up activities. The works zone is expected to be a minimum of 20 metres in length (to accommodate a large truck).

Construction workers will be allocated 20 car parking spaces in the basement carpark located on Percy Street and will be requested not to park on the street.

6 Stage 3B – New Admin/Office Building

6.1 Stage 3B Overview

The final stage involves the replacement of the existing administration building with school library and permanent staff accommodation. It also connects the Secondary and Primary building on Level 2 and Level 3. It contains the staff room, library and ATMF offices (see **Figure 38**).



Figure 38 Stage 3B – Administration, Library and Staff facilities

6.2 Floor Areas and Uses

Upon completion of Stage 3B, the administrative functions, staff rooms and temporary library will be relocated into the new permanent facilities. The completion of Stage 3B will see the completion of all interconnecting links between Stages 2, 3A and 3B.

The new Stage 3B administration building will provide 4,503m² of GFA over three (3) storeys and will provide the following facilities:

Level 1 (Ground level) (see **Figure 39**):

- Interview/ meeting rooms;
- Offices;
- Principal, Deputy, Executive offices;
- Clinic;
- Administration/ Clerical utility;
- Canteen and store;
- Public reception;
- Toilet facilities;
- Circulation spaces, lift and stairs.

6 Stage 3B – New Admin/Office Building

Level 3 (see Figure 41):

- Staff Lounge;
- Utility;
- Staff Study;
- Interview/meeting rooms;
- VA workshop and store;
- Studio;
- One (1) GLA;
- Toilet facilities;
- Circulation spaces, lift and stairs.

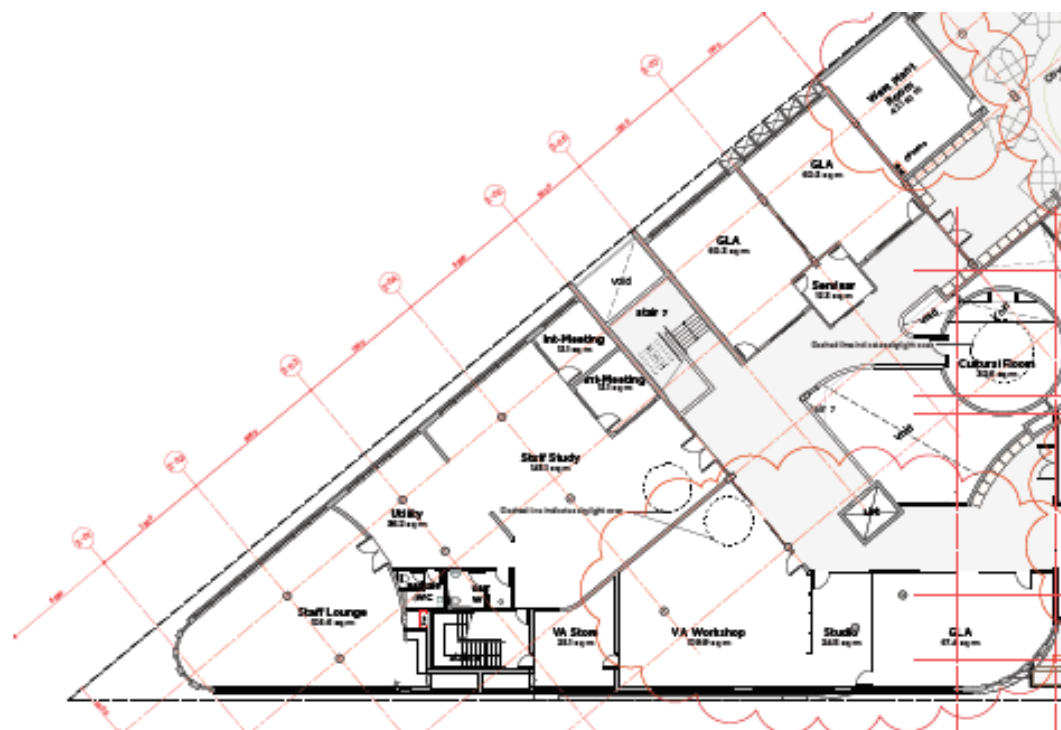


Figure 41 Stage 3B – Level 3

6.3 Open Space Areas

The development will provide a total of 5,404m² of play space once all stages are completed, resulting from additional under cover (+372m²) and indoor (+188m²) play space located within the Stage 3B footprint.

The final/total play space areas will comprise of the following at Stage 3B:

- Open space play-space: 3,436m²
- Under-cover play-space: 1,364m²
- Indoor play-space: 605m²

Figure 42 indicates where the play space is located across the three levels of the development and which areas are open, covered or indoor.

6 Stage 3B – New Admin/Office Building



Figure 42 Play space calculations

6.4 Environmental Assessment of Stage 3B Capacity and Student Amenity

Stage 3B will see all student and staff facilities completed. A full environmental assessment of the completed development is contained within the Environmental Impact Statement submitted with the SSDA, which concludes that subject to appropriate strategies and measures all environmental impacts can be managed or mitigated where reasonable.

To provide a complete review of open space areas for Stage 3B (the final stage of work), assessment of the available open space has been provided below. As above, For the purposes of assessing the play areas, this Report considers the availability of play-space to students both including and excluding indoor play-space.

- Primary years: 392 students
- Secondary years: 336 students

For primary school students, maximum enrolments will have between 12.2m² (excluding indoor areas) and 13.8m² (including indoor areas) of play space during break times.

For secondary school students, maximum enrolments will have between 14.3m² (excluding indoor areas) and 16.1m² (including indoor areas) of play space during break times.

These play areas are adequate for the students in both the primary and secondary cohorts, as the proposal will provide age-specific play areas in an arrangement that enables appropriate monitoring of students while ensuring a variety of play options are available. The proposal provides an acceptable level of amenity and opportunity for recreation.

6 Stage 3B – New Admin/Office Building

6.5 Environmental Assessment of Stage 3B Operation and Construction

6.5.1 Tree Removal

A total of 35 trees require removal to facilitate the development. Stage 2 and 3A construction required the removal of 32 trees. Stage 3B construction will require the removal of the remaining four (4) trees (Trees 18-21) on the corner of Gelibolu Parade and Percy Street, which are located within the Stage 3B building envelope.

6.5.2 Traffic and Parking Arrangements

Traffic and parking arrangements will not change after Stage 2, with the exception of the school regaining full use of the basement carpark following construction and removal of the on-street construction loading zone following completion of Stage 3B.

6.5.3 Acoustic

There will be no additional operational acoustic impacts as a result of Stage 3B, as it is not associated with an increase in student or staff numbers. Stage 3B provides permanent facilities for administration, staff and the library and the completion of the heart space, which will provide additional indoor play space for students.

6.5.4 Waste

The waste arrangements will continue for Stage 3B, with the caretaker and cleaners responsible for removing waste and recycling to the waste storage room on the ground floor of the secondary school, ready for collection.

7 Conclusion

This Staging Report has provided a detailed description and assessment of the proposed new school at 2 Percy Street, Auburn known as the International Maarif Schools of Australia – Gallipoli Campus over all stages of work.

The Report has provided information required by DPIE to complete the assessment of SSD 8926, including the matters raised in the two (2) RFI letters issued on 16 January 2020 and 17 January 2020 respectively.

The details of each stage of the development have been described and an assessment of the environmental impacts associated with the operation and construction of each stage has been carried out. The Report finds that the operational arrangements are capable of being accommodated from Stage 1 through to Stage 3B with minimal and mitigated impacts on students/staff, as well as neighbouring residential properties.

The provision and suitability of teaching and play spaces at each stage has been assessed and is found to be appropriate for each stage of the development. In particular, the Stage 1 arrangements are considered supportable given play times are staggered, a mixture of areas are provided, external excursions can continue to meet student requirements, and the arrangement is only temporary, until Stage 2 is constructed and ready to be occupied.

The environmental assessment of construction impacts for each stages has found that appropriate mitigation measures are in place in order to control, avoid or minimise any adverse impacts on site users and neighbouring residential properties.

On the basis of the assessment of this Staging Report, all matters relevant to the carrying out of the proposed work over multiple stages have been considered acceptable/supportable. It is anticipated that the contents of this Staging Report would assist DPIE in formulating conditions of consent which would enable the carrying out of physical works over multiple stages, as detailed in this Report.