

ETHOS URBAN

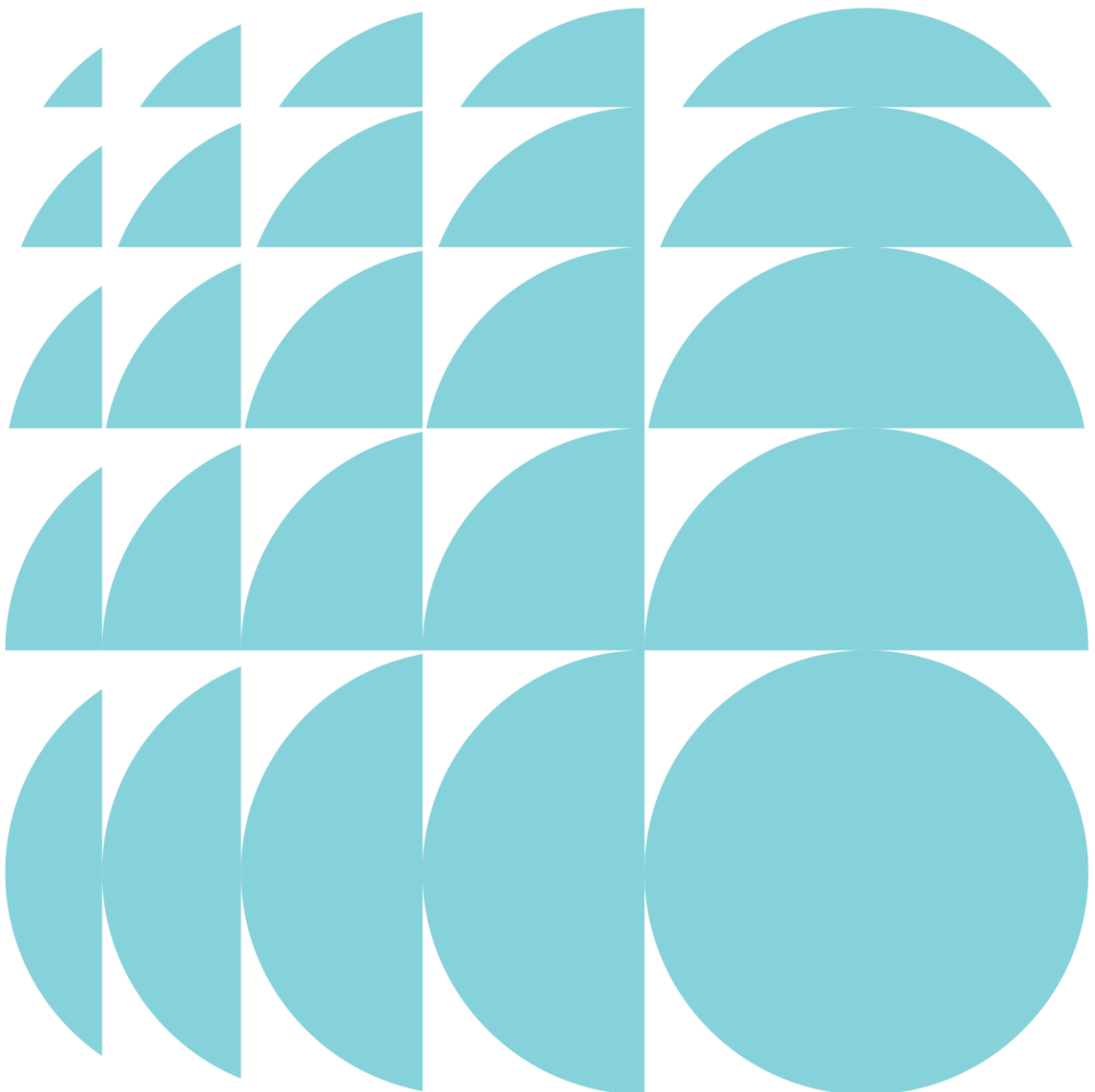
Staging Report

Young High School Library and Joint-Use
Community Facility – SSD 9671

Submitted to NSW Department Planning, Industry
and Environment

On behalf of NSW Department of Education -
School Infrastructure NSW

1 April 2021 | 218064



CONTACT

Kate Tudehope Associate Director KTudehope@ethosurban.com +61 411 818 359

Reproduction of this document or any part thereof is not permitted without prior written permission of Ethos Urban Pty Ltd.

This document has been prepared by:



Alysha Tse 29 March 2021

This document has been reviewed by:



Jacob Dwyer 29 March 2021

Reproduction of this document or any part thereof is not permitted without written permission of Ethos Urban Pty Ltd. Ethos Urban operates under a Quality Management System. This report has been prepared and reviewed in accordance with that system. If the report is not signed, it is a preliminary draft.

| VERSION NO. | DATE OF ISSUE | REVISION BY | APPROVED BY |
|----------------|---------------|-------------|-------------|
| 1.0 DRAFT | 16 March 2021 | AT/JD | JD/KT |
| 2.0 FINAL | 19 March 2021 | JD | JD |
| 3.0 FINAL REV2 | 29 March 2021 | JD | JD |
| 4.0 FINAL REV3 | 1 April 2021 | JD | JD |

Ethos Urban Pty Ltd
ABN 13 615 087 931.
www.ethosurban.com
173 Sussex Street, Sydney
NSW 2000 t 61 2 9956 6952

Contents

| | | |
|-----|--|---|
| 1.0 | Introduction | 2 |
| 1.1 | Purpose of this Report | 2 |
| 2.0 | Project background | 2 |
| 2.1 | Project Description and Approvals | 2 |
| 3.0 | Staging of the SSD Construction | 3 |
| 3.1 | Outline of Stages | 3 |
| 3.2 | Stage 1 – Internal Refurbishment of Block EE | 4 |
| 3.3 | Stage 2 – Construction of New Library Building (Block NN) and Associated Works | 4 |
| 3.4 | Stage 3 – Landscaping, Car Park Works and Removal of Temporary Facilities | 5 |
| 3.5 | Stage 4 – Occupation of Stage 2 and Stage 3 | 6 |
| 4.0 | Operation and Completion Timing and Impacts | 6 |
| 4.1 | Timing | 6 |
| 4.2 | Cumulative Impacts | 7 |
| 4.3 | Site Access and Safety | 7 |
| 5.0 | Addressing Conditions of Approval | 7 |
| 5.1 | Consistency Across Stages | 7 |
| 5.2 | Condition Compliance | 7 |
| 6.0 | Conclusion | 8 |

Figures

| | | |
|----------|--|---|
| Figure 1 | Extent of Stage 1 Works – Internal Refurbishment of Block EE | 4 |
| Figure 2 | Extent of Stage 2 Works – Construction of Block NN and Associated Works | 5 |
| Figure 3 | Extent of Stage 3 Works – Landscaping, Car Park and Temporary Facility Removal Works | 6 |

Appendices

| | |
|---|---|
| A | Staging Matrix for Conditions of Approval <i>Ethos Urban</i> |
| B | Construction Staging and School Access Plan <i>Hayball + GHD</i> |

1.0 Introduction

Ethos Urban has been commissioned by School Infrastructure NSW (SINSW) to prepare a Staging Report for the State Significant Development (SSD) for the Young High School Library and Joint-Use Community Facility, at 9 Campbell Street and a portion of Carrington Park, Young (the site) approved under SSD 9671. The Staging Report has been prepared in accordance with Conditions A9 – A12 of the development consent. Staged construction of the development is proposed to allow for minor internal works to progress while archaeological investigations and salvage are undertaken, as well as to allow sufficient time for finalisation of heritage interpretation in the landscape design to be undertaken while construction of the new library is undertaken.

1.1 Purpose of this Report

This report addresses the requirements of Conditions A9 – A12 of development consent SSD 9671 relating to the preparation of a Staging Report to enable the works approved under the consent to be constructed and occupied in stages.

In accordance with Condition A10, the Staging Report 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 (refer **Section 3.0**);
- (b) If staged operation is proposed, set out how the operation of the whole project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when the operation of each stage will commence and finish (if relevant) refer to **Section 4.0**;
- (c) Specify how compliance with conditions will be achieved across and between each of the stages of the project (refer to **Section 5.0** and **Appendix A**); and
- (d) Set out mechanisms for managing any cumulative impacts arising from the proposed staging (**Section 4.2**).

This Staging Report provides the required details to enable the staged construction of the SSD.

2.0 Project background

2.1 Project Description and Approvals

'Early Works' Development Application

On 19 September 2019, Hilltops Council granted approval for an 'Early Works' DA at Young High School, the works involved:

- Demolition of the existing two-storey 'Arts' Block;
- Relocation of the 'Wellbeing' demountable building to the staff car park and temporary closure of the 24-space car park;
- Placement of four (4) additional demountable buildings for the purpose of temporary amenities (2), temporary canteen, and temporary classroom and associated walkways;
- Minor internal alterations to Block AA to facilitate a new music room;
- Installation of a new transformer and upgrades to the site's fire, electricity and hydraulic services;
- Removal of 15 trees to facilitate the future joint-use library and community facility and planting of 30 replacement trees and other associated landscaping works; and
- Construction of a new permanent canteen, amenities and waste storage building.

The above works commenced shortly after approval and are due for completion soon. It is noted that the works approved under the Early Works DA are being undertaken separately to the SSD-9671 works. As such, this Staging Report relates exclusively to the works approved under SSD 9671.

Young High School and Joint-Use Community Facility SSDA (SSD-9671)

On 21 May 2020, development consent was granted by the Executive Director, Infrastructure Assessments, as delegate of the Minister for Planning and Public Spaces for the partial redevelopment of the Young High School Library and Joint-Use Community Facility. Approval was granted for the following works:

- Site preparation works;
- Alterations and additions to the existing school library to create a staff hub and student amenities;
- Construction of a part two-storey and part three-storey new library building;
- Extension to the existing Carrington Park Carpark;
- Construction of the Currawong Walk and pathway connections to Carrington Park;
- Landscaping works, including planting various shrubs, ground covers and concrete pattern finishes; and
- Installation of services, stormwater system and signage.

The above works have not commenced since approval, due to the prior to commencement of construction requirement for salvage. The archaeological salvage associated with the SSD has commenced and are ongoing.

Young High School Library and Community Facility – Modification 1

On the 23 December 2020, the NSW Department of Planning, Industry and Environment granted approval to Modification No.1 (Mod 1) of SSDA 9671, which amended the wording of the following conditions to enable the heritage interpretation plan and design refinements to the new library façade to be delivered at later stages in the design and construction process:

- B33 Heritage Interpretation Plan; and
- B34 Design Refinement.

3.0 Staging of the SSD Construction

3.1 Outline of Stages

The SSD works will be delivered in sequence over four (4) stages. The general details of the scope of each stage are as follows:

- Stage 1 – Internal refurbishment of Block EE and occupation of Block EE
- Stage 2 – Construction of new library building (Block NN) and associated works
- Stage 3 – Landscaping, car park works and removal of temporary facilities installed under the Early Works DA
- Stage 4 – Occupation of Stages 2 and 3.

The proposed staging is required to allow internal works to Block EE to commence while archaeological investigations and salvage continue on site in accordance with conditions B22 and B23. Currently, no works associated with SSD 9671 can commence until archaeological investigations are complete, despite the area of investigation and salvage being confined to an area north/north-east of Block CC (within the footprint of the new library Block NN). The archaeological investigations and salvage still have a significant amount of time to be completed and are significantly impacting the intended construction program. Since the proposed works to Block EE are entirely above ground and internal, there is no potential for them to impact any items or areas of archaeological significance. Therefore, these works can be brought forward and undertaken simultaneously to the remaining archaeological investigations.

In addition, SINSW is in the process of resolving the landscape design with Heritage NSW to appropriately reflect the heritage interpretation and significance of the site. The process is expected to take some time and therefore the landscaping works are to be separated into a third and final stage.

4

Stage 1 includes the occupation of Block EE. The works will be completed and occupied when they are complete, while Stage 2 and Stage 3 works continue.

[illegible]

Figure 1 Extent of Stage 1 Works – Internal Refurbishment of Block EE

Stage 2 of construction will involve construction of the new library building (Block NN), including any servicing, stormwater systems, signage, excavation/structural works, etc. ancillary to the construction of the new building.

During Stage 2, the temporary library will be moved from Block AA to Block EE (when Stage 1 is complete) as construction of the new library building (Block NN) commences. The intention is that Stage 1 – Block EE will be operational when Stage 2 works commence, but there may be some overlap depending on how long the archaeological investigations and salvage take to complete. Young High School will continue to operate as usual during Stage 2 of construction. The extent of the Stage 2 works is shown in **Figure 2** below.

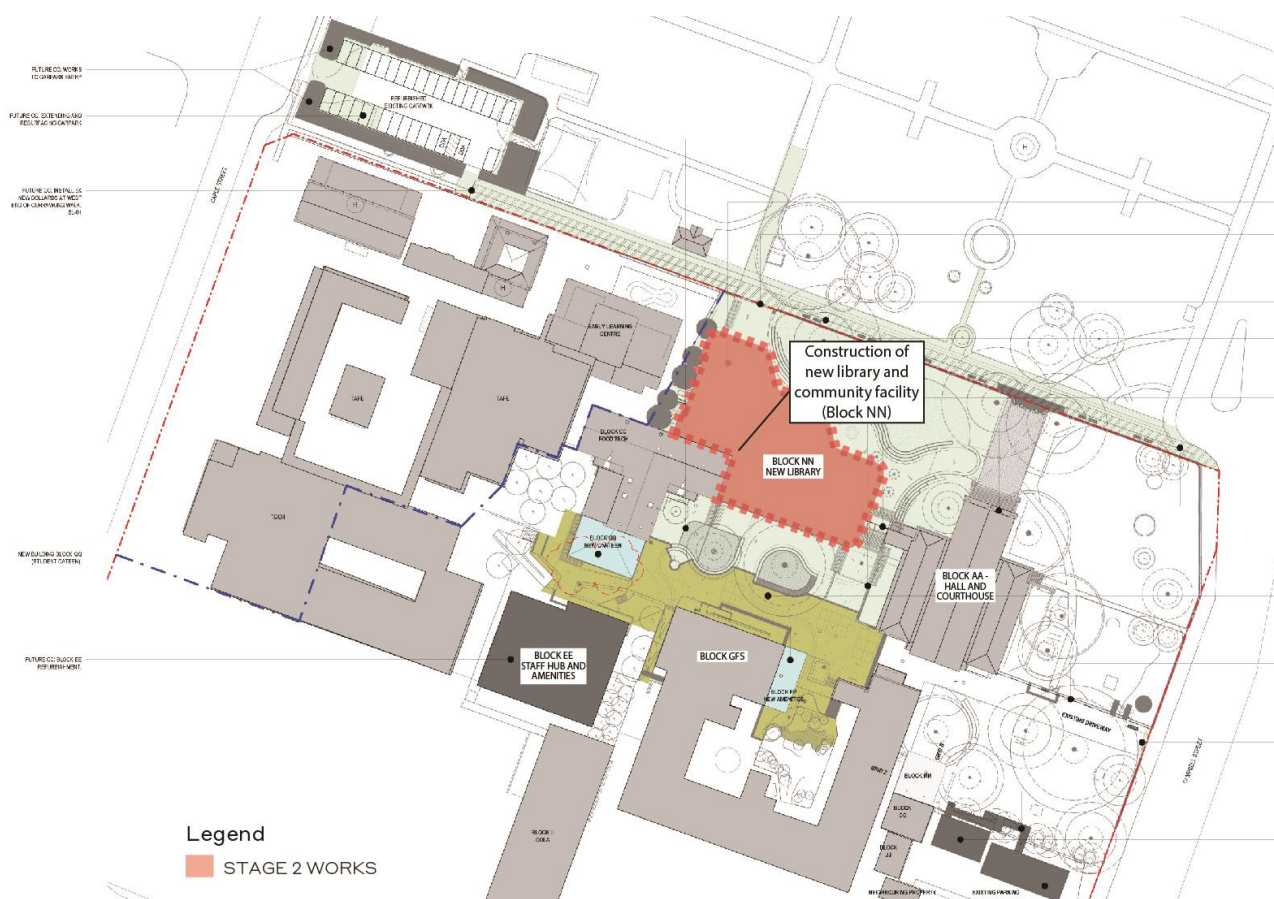


Figure 2 Extent of Stage 2 Works – Construction of Block NN and Associated Works

3.4 Stage 3 – Landscaping, Car Park Works and Removal of Temporary Facilities

The third and final stage of works comprises the following:

- All landscaping works
- Carrington Park car park improvement works
- Removal of temporary facilities installed under the Early Works DA.

Stage 3 works will be delivered and occupied at the same time as the Stage 2 works, since the Stage 3 works are required for access to the new library building.

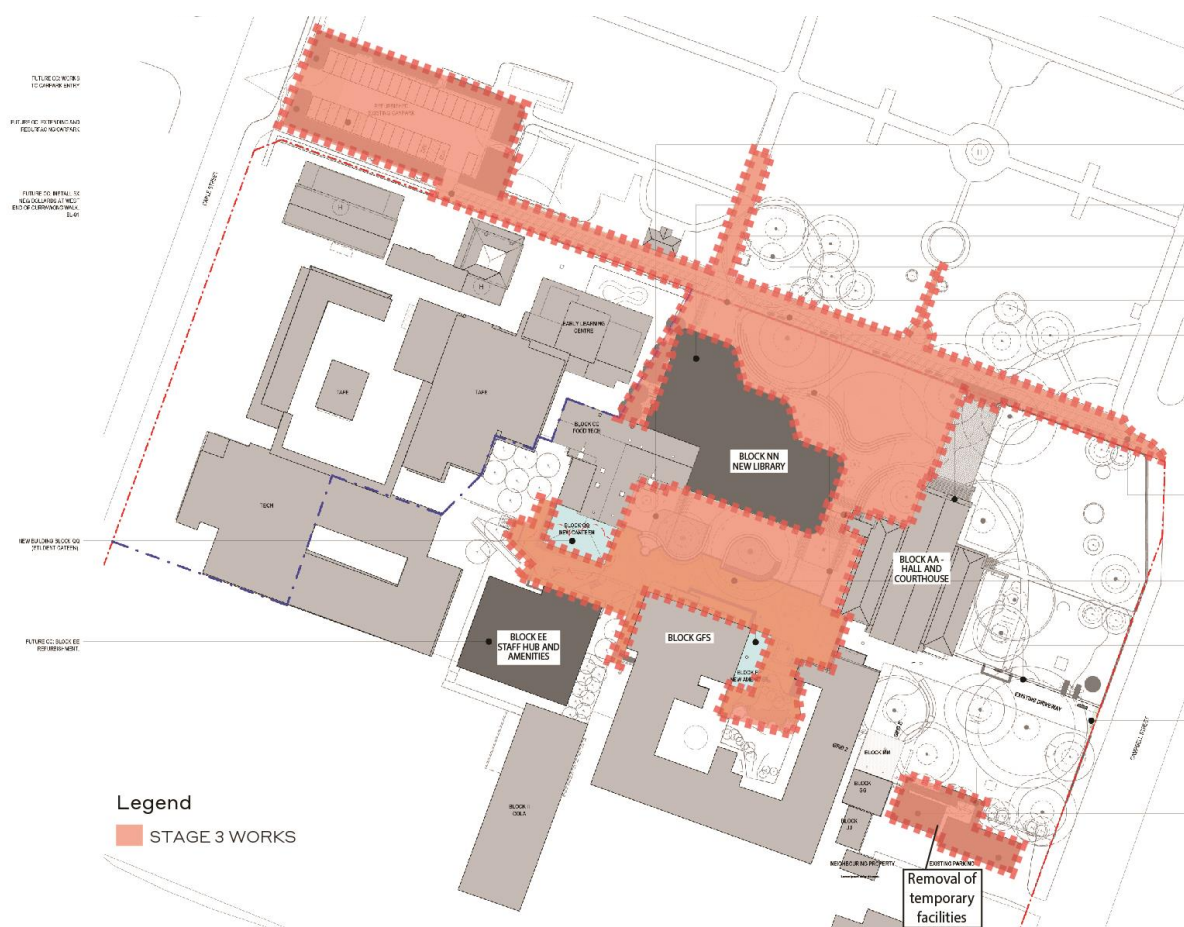


Figure 3 Extent of Stage 3 Works – Landscaping, Car Park and Temporary Facility Removal Works

3.5 Stage 4 – Occupation of Stage 2 and Stage 3

Stage 4 comprises the occupation of Stage 2 and Stage 3, simultaneously.

4.0 Operation and Completion Timing and Impacts

4.1 Timing

Indicative timing for each stage is set out in the **Table 1** below:

Table 1 Summary of timing

| Stage | Description | Indicative Timing |
|---------|--|---|
| Stage 1 | Internal refurbishment and occupation of Block EE | <ul style="list-style-type: none"> Commence ASAP Handover and occupy when complete (expected October 2021) |
| Stage 2 | Construction of Block NN and associated works | <ul style="list-style-type: none"> Commence when archaeological investigations are complete (expected mid 2021) Complete mid 2022 |
| Stage 3 | Landscaping, Car Park and Temporary Facility Removal Works | <ul style="list-style-type: none"> Commence when landscape design finalised with Heritage NSW (expected mid 2021) Complete mid 2022 |
| Stage 4 | Occupation of Stage 2 and Stage 3 | <ul style="list-style-type: none"> Post completion of Stage 2 and Stage 3 (expected mid 2022) |

This Staging Report contemplates all of the conditions within the development consent to be satisfied prior to the occupation and commencement of the use at the completion of Stages 1 - 4. Further discussion on the conditions of approval is carried out in **Section 5.0**

4.2 Cumulative Impacts

It is not expected that the proposed staging will result in any significant cumulative environmental impacts when compared to the approved development considered as one single stage. The site is currently undergoing works associated with the Early Works DA as well as archaeological investigations and salvage under SSD 9671. Therefore, there will not be any additional construction impacts beyond those already assessed. In fact, staging of the development will allow a portion of the works to be completed and in operation earlier than if the development was not staged.

4.3 Site Access and Safety

Construction compounds and site access for the contractor will be provided at each stage of the works, to allow the school to continue operation during construction. Temporary fencing, ramps and designated separate accessways will be installed and designated for school access to ensure no conflict with construction activities.

Construction access during Stage 1, 2 and 3 will be consistent with the SSD 9671 Construction Management Plan. Workers will enter the site from the Carrington Park Carpark, which is located off Caple Street to the west of the site.

Refer to the Construction Staging and Site Access Plan provided at **Appendix B** for further information.

5.0 Addressing Conditions of Approval

5.1 Consistency Across Stages

SSD 9671 sets out a range of conditions which apply to the works, including:

- Part A: Administrative Conditions
- Part B: Prior to Commencement of Works
- Part C: During Construction
- Part D: Prior to Occupation or Commencement of Use; and
- Part E: Post Occupation

This Staging Report details how the works approved under SSD 9671 can be carried out over four (4) stages. As the various conditions of consent will apply to the work differently depending on the stage the works are up to, it is necessary to address how the conditions of approval will be approached so that there is consistency across all stages of the work so that the original intent of the consent is achieved.

5.2 Condition Compliance

A Staging Matrix for the conditions of approval has been prepared (**Appendix A**) which outlines how each condition will be implemented across each stage of work (as outline in this Staging Report).

It is intended that the Staging Matrix for the conditions of approval will be utilised by a Crown Certifier for the purpose of issuing Crown Certificates for each Stage of work, fulfilling the requirements of each condition as the Stages are completed.

6.0 Conclusion

This Staging Report has addressed the requirements of Conditions A9 – A12 of development consent SSD 9671 and sets out the proposed staging of construction as well as when each condition of consent will be satisfied (where not already satisfied) at **Appendix A**. Staging of the development will facilitate the timely construction of the project by allowing for internal refurbishment works in Block EE to progress while archaeological investigations and salvage are undertaken on site, as well as finalisation of heritage interpretation in the landscape design to be undertaken while construction of the new library is undertaken.