

STAGING REPORT – SSD 10381

# Green Square Public School and Community Spaces

06 December 2022 / SSD 10381



**Document Control**

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# 1. Introduction

This Staging Report has been prepared by Hutchinson Builders on behalf of the NSW Department of Education (DoE) for Green Square Public School and Community Spaces (SSD 10381).

The Staging Report has been prepared in accordance with Conditions A5 – A9 of the State Significant Development Approval SSD 10381 to enable the staging of SSD Conditions subject to the approval of a Staging Report by Council of the City of Sydney (Council)

The staging of SSD Conditions is proposed to be adopted purely for flexibility and progression of construction works whilst ongoing façade discussions and other design matters are underway. Certain Conditions within SSD 10381 are not applicable to every stage and are deemed to be more relevant at a later point in time therefore a Staged SSD 10381 is proposed to be adopted.

## 1.1 PURPOSE OF THIS REPORT

This report addresses the requirements of Conditions A5 – A9 of development consent SSD 10381 relating to the preparation of a Staging Report to enable the Staging of Part B 'Prior to Commencement of Construction' Conditions within SSD 10381 D/2021/1245. A5-A9 of SSD 10381 requires:

**A5** The project may be constructed and operated in stages.

Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Council. The Staging Report must be submitted to the Council no later than one month before the commencement of construction (unless otherwise agreed to in writing by the Council) of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).

*Note: Works may commence upon the Council's approval of a Staging Report and satisfaction of all relevant conditions.*

**A6** Should the staging of the project (for construction or operation) change from that set out in a Staging Report approved under condition A5, a revised Staging Report must be submitted to the satisfaction of the Council.

**A7** A Staging Report prepared in accordance with condition A5 or A6, must:

- a. if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;
- b. if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);
- c. specify how compliance with conditions will be achieved across and between each of the stages of the project; and
- d. set out mechanisms for managing any cumulative impacts arising from the proposed staging.

**A8** Where a Staging Report is approved under conditions A5 or A6, the project must be staged in accordance with the latest Staging Report approved by the Council.

**A9** Where construction or operation is being staged in accordance with a Staging Report approved under conditions A5 or A6, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the latest Staging Report approved by the Council.

## 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 proposed development is located at 3 Joynton Avenue Zetland NSW 2017. Once completed, the development will be known as the Green Square Public School and Community Spaces and is being delivered by the Department of Education (DoE) and the City of Sydney (CoS) to be a shared facility.

As part of the project delivery, major features of the GSICFS project will include, but not limited to the following Works:

- Remediation of site contaminants utilising a “cap and contain” methodology
- Groundworks and Excavation
- Make good works and construction of new elements at the Waranara Early Educational Centre
- Construction of new 4 storey facility comprising of homebases for 600 students
- Construction of new staff and administration facilities
- Construction of new library and special program areas
- Construction of a new canteen and COLA
- Construction of New Games Court Facility for both school and community
- Construction of New Multipurpose spaces for both school and community
- Construction of New Community Hall for both school and community External landscape and hardscape areas
- Construction of new public domain spaces and make good works

### 3. Details of Proposed Staging

#### 3.1 OUTLINE OF STAGES

If staged construction is proposed Condition A7 (a) requires Department of Education to 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.

The construction of the SSD 10381 works will involve four key stages.

The general details of the work to be carried out in each stage is as follows:

- **STAGE 1**  
Consists of civil works including bulk earthworks, detailed excavation, services excavation, and backfilling.
- **STAGE 2**  
Consists of the installation of inground services.
- **STAGE 3**  
Consists of the installation of structural elements which may be split into two separate structural stages and above ground services.
- **STAGE 4**  
Involves all remaining works including internal fit out, public domain spaces, external landscape, facades, and finishes.

#### 3.2 OUTLINE OF GENERAL TIMING

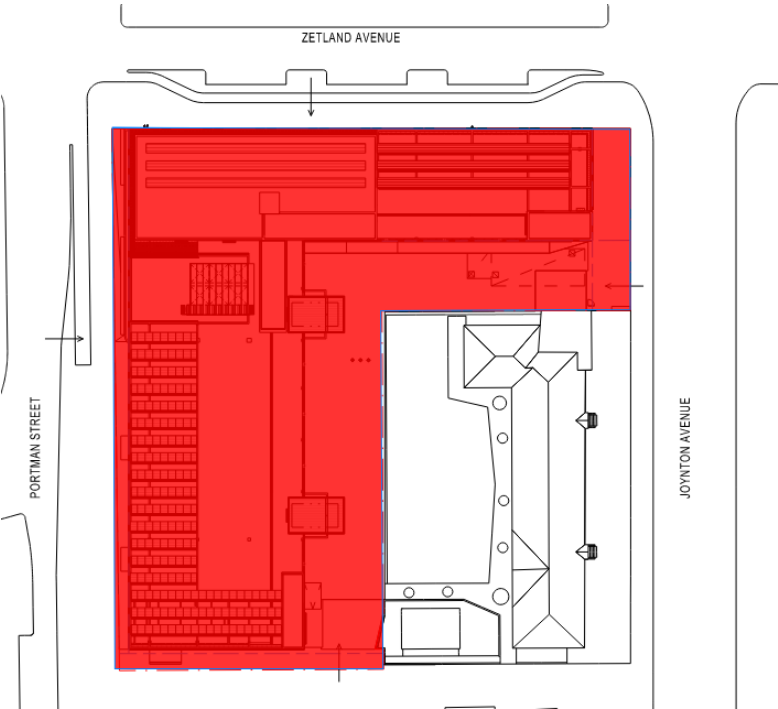
The general indicative timing of when construction of each stage will commence, and finish is outlined within Table 1 below:

*Table 1: Indicative Timing of Staging*

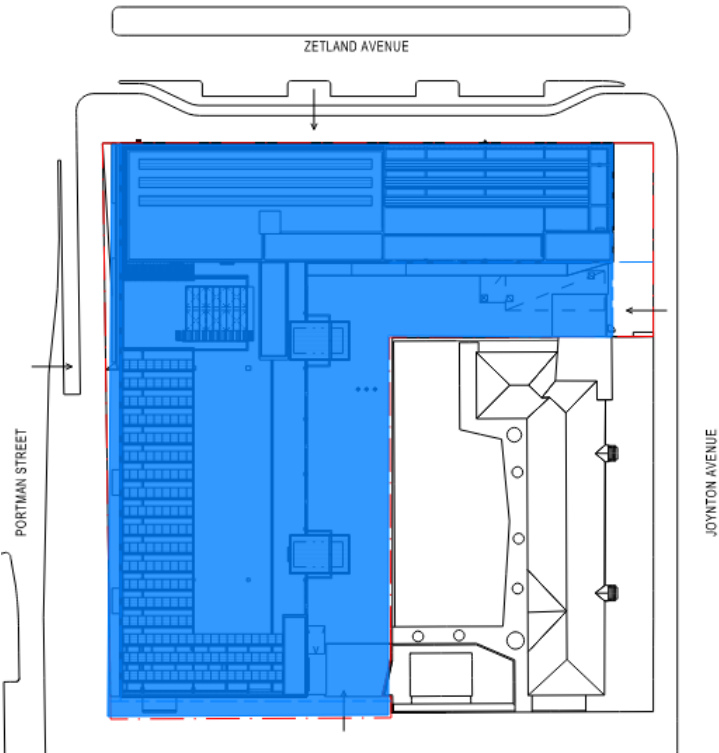
STAGE	INDICATIVE TIMING
1	December 2022 – February 2023
2	January 2023 – February 2023
3	February 2023 – June 2023
4	November 2023 – April 2024

3.3 STAGING PLANS

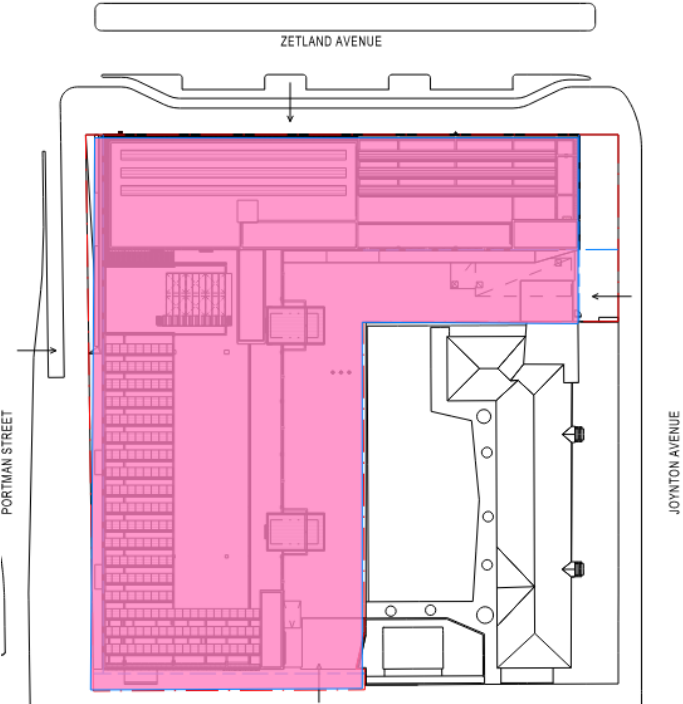
Stage 1 – Civil and Earthworks



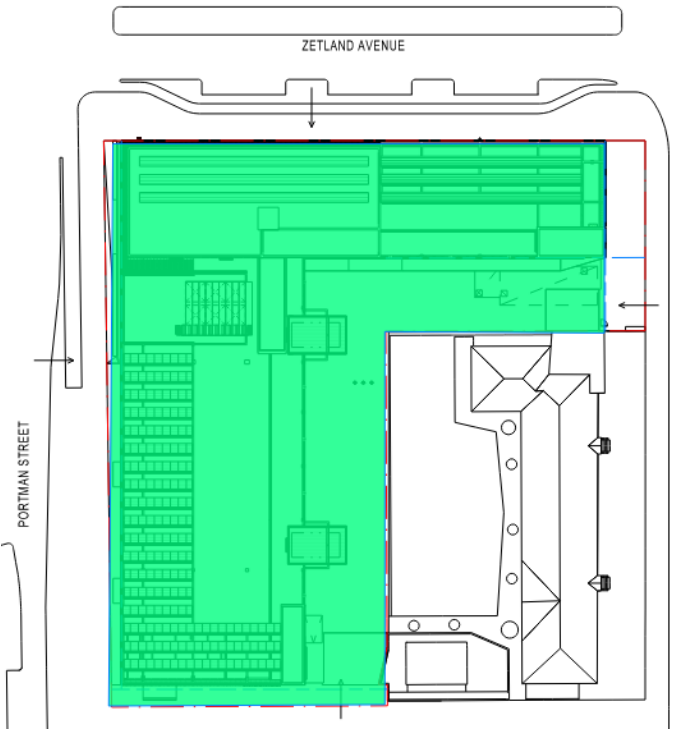
Stage 2 – In Ground Services



**Stage 3 – Structure and Above Ground Services**



**Stage 4 – All Remaining Works (fit out, facades finishes etc)**





## 4. Condition Compliance

Condition A7 (c) requires DoE to specify how compliance with conditions will be achieved across and between each of the stages of the project; this is outlined in Appendix A - Conditions Compliance Table.

Additionally, a summary of Conditions proposed to be staged and the reason for staging is outlined in Table 2 below:

*Table 2: Condition Staging*

Condition	Stage/s	Reason for staging
B8 – Details to be submitted	Stage 3, 4	This condition identifies work which will not commence until Stages 3 and 4. To allow construction to commence as soon as practically possible, this condition will be addressed prior 4 commencing, except for Part (d) which will be submitted prior to Stage 3.
B9 – Landscape Plans	Stage 2	This condition identifies work which will not commence until Stage 2. To allow construction to commence as soon as practically possible, this condition will be addressed prior to Stage 2 commencing.
B13 – Certified Drawings	Stages 1, 2, 3 & 4	Structural drawings will be submitted separately as relevant for each stage as required by the Certifying Authority to obtain relevant Construction Certificates on the project. Condition B13 does not permit staging of this condition in its current format.
B14 – External Walls and Cladding	Stage 4	This condition identifies work which will not commence until Stage 4. To allow construction to commence as soon as practically possible, this condition will be addressed prior to Stage 4 commencing.
B21 – Reflectivity	Stage 4	This condition identifies work which will not commence until Stage 4. To allow construction to commence as soon as practically possible, this condition will be addressed prior to Stage 4 commencing.
B22 - Outdoor Lighting	Stage 4	This condition identifies work which will not commence until Stage 4. To allow construction to commence as soon as practically possible, this condition will be addressed prior to Stage 4 commencing.
B23 - Outdoor Lighting	Stage 4	This condition identifies work which will not commence until Stage 4. To allow construction to commence as soon as practically possible, this condition will be addressed prior to Stage 4 commencing.
B32 – Operational Noise - Design of Mechanical Plant and Equipment	Stage 4	This condition identifies work which will not commence until Stage 4. To allow construction to commence as soon as practically possible, this condition will be addressed prior to Stage 4 commencing.
B33 – Heritage Interpretation Plan	Stage 4	This condition identifies work which will not commence until Stage 4. To allow construction to commence as soon as practically possible, this condition will be addressed prior to Stage 4 commencing.
B38 – Public Art Plan	Stage 4	This condition identifies work which will not commence until Stage 4. The City of Sydney have agreed to have Condition B38 addressed prior to Stage 4 as per email correspondence by Samantha Kruize dated 12/09/2022.
B42 – Sydney Water Certificate	Stage 2	This condition identifies work which will not commence until Stage 2. To allow construction to commence as soon as practically possible, this condition will be addressed prior to Stage 2 commencing.

B43 – Sydney Water – Building Plan Approval	Stage 2	This condition identifies work which will not commence until Stage 2. To allow construction to commence as soon as practically possible, this condition will be addressed prior to Stage 2 commencing.
B44 – Sydney Water – Out of Scope Building Plan Approval	Stage 2	This condition identifies work which will not commence until Stage 2. To allow construction to commence as soon as practically possible, this condition will be addressed prior to Stage 2 commencing.
B45 – Sydney Water – Out of Scope Building Plan Approval	Stage 2	This condition identifies work which will not commence until Stage 2. To allow construction to commence as soon as practically possible, this condition will be addressed prior to Stage 2 commencing.
B46 – Sydney Water – Out of Scope Building Plan Approval	Stage 2	This condition identifies work which will not commence until Stage 2. To allow construction to commence as soon as practically possible, this condition will be addressed prior to Stage 2 commencing.

## **5. Management of Cumulative Impacts**

Condition A7 (d) requires DoE to identify whether the staging is likely to lead to any cumulative impacts and outline how any cumulative impacts will be managed.

It is not considered that the staging of SSD 10381 conditions will lead to any cumulative impacts. All environmental outcomes assessed, mitigated, and conditioned by the terms of the SSD 10381 will remain applicable and are considered sufficient to manage the environmental impacts of the development.

## **6. Appendix A – Conditions Compliance Table**