Staging Report
Incorporating staged strategies, plans, programs for Lake Cathie Public School Redevelopment
SSD 9491

December 2019
### Document Control

<table>
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<tr>
<th>Version no.</th>
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<th>Prepared by</th>
<th>Reviewed by</th>
<th>Date</th>
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1 Introduction

This Staging Report has been prepared by AW Edwards Pty Ltd on behalf of the NSW Department of Education (DoE) for Lake Cathie Public School Redevelopment. The Staging Report has been prepared in accordance with the conditions of the State Significant Development Approval SSD 9491.

This has been prepared to meet the requirements of condition A9 and A10 of the development consent and will be submitted to the Department of Planning Industry and Environment (DPIE) for approval.

1.1 Project Overview

The project includes;

- 17 New permanent teaching spaces.
- Removal of existing classroom demountable buildings.
- Refurbishment of Block B Library to accommodate two learning support rooms.
- Refurbishment of Hall to form the new Library
- Relocation and re-use of COLA to form new School Hall.

1.1.1 Indicative Date of Commencement of Construction

The indicative date of commencement of construction is January 2020.

1.1.2 Submission to Planning Secretary for Approval.

In accordance with Condition A9, this staging report must be submitted to the Planning Secretary at least ONE MONTH prior to the date of Commencement of the construction.

The date of submission of the report is Thursday 12th December.
1.1.3 Program

The construction program for Lake Cathie Public School Redevelopment will run for 17 months. There are 3 main Stages with some sub staging to maintain educational continuity and construction efficiency. The early focus will be on delivering new classrooms and realigning the school entry from the existing west side Ocean Drive to the new east side Wallum Drive. Once the new classrooms have been delivered, this will enable students and teachers to utilise the new class rooms whilst the existing demountable classrooms to be removed to make way for new buildings and play areas.

Figure 1 below shows the construction milestones for the project.

![Figure 1](image)

1.1.4 Operation

The Lake Cathie Public School Redevelopment will adopt a “Staged Occupation Strategy” to enable the school to maintain compliance and overall consistency. This will be managed onsite by the Department of Education, AW Edwards Pty Ltd and its consultants including the projects certifying authority.

The flow Chart below outlines how this will be achieved.
Figure 2 – Construction and Education Flow Chart

**CONSTRUCTION**

- **Stage 1**
  - Construct Blocks E, F, G
  - Complete Woolum Drive

- **Stage 2**
  - Remove Demountables
  - Construct Blocks H
  - Construct Bus Shelter

- **Stage 3**
  - Repurpose Blocks C & B
  - Complete External Areas

**EDUCATION**

- **Stage 1**
  - Classroom as normal
  - Cola removed from Service
  - Restricted outdoor play to the north

- **Stage 2**
  - Relocate to Classrooms to E, F & G
  - New Playground Areas to the North
  - Restricted outdoor play to the west
  - Operate from new School Access Road

- **Stage 3**
  - New Hall Available (Block H)
  - New Bus Shelter at New Entry
  - Operate from new School Entry

- **Final Stage**
  - New Library Available (Block C)
  - New Learning Support (Block B)
  - Operate from new School Entry
2 Staging

Condition A9 (a) and (b) require Department of Education to identify relevant construction and operational stages being proposed.

2.1 Details of Proposed Staging

The delivery of the redevelopment will be via 3 stages.

Stage 1 New Classrooms and complete roadway
Stage 2 New Hall and School Entry
Stage 3 Renovate and repurpose existing Hall & Library

*Figure 1, 2 & 3 below reflect Staging Process*

Stage 1

The construction phase begins with Stage 1a and Stage 1b. These stages begin concurrently soon after site establishment at the end of January 2020.

Stage 1a completes the new school entry road and bus bay known as Wallum Drive.

Stage 1b is the delivery 3 new buildings incorporating 15 new classroom spaces.

- Block G is a 2 level structure with 10 teaching spaces including a passenger lift.
- Block E is a single level structure with 5 teaching spaces.
- Block F is a single level structure with 5 teaching spaces.
- The existing Covered Outdoor Learning Area (Cola) is also removed to make way for Block F. The Cola will be removed from site and repurposed as part of the new Hall (Block H).

Below is a summary of Stage 1 activities and timelines,

<table>
<thead>
<tr>
<th>STAGING</th>
<th>INDICATIVE WORKS</th>
<th>INDICATIVE TIMING</th>
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</thead>
<tbody>
<tr>
<td>Stage 1A</td>
<td>Complete Wallum Drive Roadway</td>
<td>40 days</td>
</tr>
<tr>
<td></td>
<td>COLA Removal</td>
<td></td>
</tr>
<tr>
<td>Stage 1B</td>
<td>Block G</td>
<td>162 days</td>
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<tr>
<td></td>
<td>Block E</td>
<td>114 days</td>
</tr>
<tr>
<td></td>
<td>Block F</td>
<td>105 days</td>
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Stage 2

On completion of Stage 1A, the students will take up residence in the newly constructed classrooms in Blocks E, F & G making way for the decommissioning and removal from site of the demountable classrooms. Once the demountable classrooms are removed, construction of the new Hall (Block H) will commence as well as surrounding hard landscape and walkways.

Work on the new Stage 2B Bus Shelter at the new school entry will be carried out over the 2020 Xmas break to avoid conflict for students and teachers.

Below is a summary of Stage 2 activities and timelines,
<table>
<thead>
<tr>
<th>STAGING</th>
<th>INDICATIVE WORKS</th>
<th>INDICATIVE TIMING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stage 2A</td>
<td>Remove demountable classrooms</td>
<td>12 days</td>
</tr>
<tr>
<td>Block H</td>
<td></td>
<td>92 days</td>
</tr>
<tr>
<td>Stage 2B</td>
<td>Bus Shelter</td>
<td>39 days</td>
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</table>

*Figure 2*
Stage 3

On completion of Stage 2, the new Hall and Bus Shelter will be available for use by the school community. This triggers the existing Hall (Block C) to be repurposed into the new library. The existing library (Block B) will be repurposed concurrently with Block C to reduce the program duration and enable an earlier completion timeframe. A temporary library for 8 weeks will be made available.

Below is a summary of Stage 3 activities and timelines,

<table>
<thead>
<tr>
<th>STAGING</th>
<th>INDICATIVE WORKS</th>
<th>INDICATIVE TIMING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stage 3A</td>
<td>Block C</td>
<td>40 days</td>
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<tr>
<td>Stage 3B</td>
<td>Block B</td>
<td>45 days</td>
</tr>
<tr>
<td>Stage 3C</td>
<td>Complete External Works</td>
<td>47 days</td>
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3 Conditions

Condition A10 (c) requires Department of Education to identify relevant conditions in relation to construction and operational stages being proposed.

The Lake Cathie Public School Redevelopment will adopt a “Staged Occupation Strategy” to enable the school to maintain compliance and overall consistency. This will be managed onsite by the Department of Education, AW Edwards Pty Ltd and its consultants including the projects certifying authority.

As stated earlier in the report, the construction program for Lake Cathie Public School Redevelopment will run for 17 months. There are 3 main Stages with some sub staging. The early focus will be on delivering new classrooms and realigning the school entry from the existing west side Ocean Drive to the new east side Wallum Drive. Once the new classrooms have been delivered, this will enable students and teachers to utilise the new class rooms whilst the existing demountable classrooms are removed to make way for new buildings and play areas.
4 Management of Cumulative Impacts

Condition A10 (d) requires Department of Education to identify whether the staging is likely to lead to cumulative impacts and how Department of Education anticipate to manage these.

Through regular meetings and or workshops, all stakeholders will work collaboratively to minimise student disruptions and ensure quality student outcomes throughout the construction cycle. The management of both man made and natural environments during construction will be reviewed constantly to maintain educational continuity.

Key focus points identified;

- the maximisation of outdoor playground space
- Noise minimisation during critical learning times
- Dust suppression
- Student drop off and pick up