






# Wee Waa High School redevelopment

Agricultural Learning Centre Factsheet | November 2022

Planning for the refurbishment work at the existing site on Purcell Avenue has begun. The factsheet below aims to outline key aspects of the project that have been identified during the planning phase and explains how we intend to address these.

	<p><b>Demolishing existing buildings</b></p> <p>The existing Purcell Avenue site will be repurposed to cater for the school’s proud agricultural curriculum. All primary buildings at the site will be demolished with detached buildings L and I deemed appropriate for retention and refurbishment. Building L will be used as storage space and building I will be refurbished to contain a general learning space as well as a laboratory, student and staff amenities including shower facilities, a seminar room and a Covered Outdoor Learning Area (COLA).</p> <p>The existing sheds and shade structures will be retained and repurposed as part of the agricultural site’s masterplan.</p>
	<p><b>Buildings that will remain on site</b></p> <p>The original school buildings met building codes of the time, and school design principles were often standardised. In some cases, this may have limited the adaptability to specific site conditions. Much like the school site being built at the Mitchell Street site, the agricultural site on Purcell Avenue will encompass a fit for purpose design taking into consideration the specific geographic and topographic characteristics of the site.</p> <p>The design approaches will consider these characteristics with design responses such as raised flooring, extra ventilation and use of specific material known to prevent moisture build up.</p> <p>Structural reports, detailed surveys and hydrologist reports have found engineering and age to be a factor in the moisture levels of some of the older buildings, which fluctuate due to changing environmental conditions. Buildings L and I are detached from the main school buildings, and were built at a later date than the rest of the school. Their design, including raised foundations and flooring in Building I, is suitable for the specific ground conditions in Wee Waa. Both buildings will undergo significant remodelling with internal flooring, ceiling, air conditioning and fittings replaced as well as a deep cleaning internally and externally.</p> <p>All existing sheds and shade structures will be retained on site, these will be deep cleaned and the existing shade structures will be repainted if needed.</p>



	<p><b>Managing safety on site</b></p> <p>Extensive geotechnical analysis of the existing high school site has confirmed that the soil quality at the site is consistent with that throughout the Wee Waa township and poses no health-related risks.</p> <p>Due to the age of the buildings being demolished, it is expected that asbestos containing material will be present. This is not an uncommon occurrence for buildings of this age. A Remediation Action Plan will be developed for the project and any removal of asbestos and remediation work will be done in accordance with SafeWork NSW regulations and be completed by licensed and accredited contractors and monitored in strict accordance with all applicable legislation, regulations, policies and guidelines. The community will be notified and more information will be provided before demolition and any remediation activities take place.</p>
	<p><b>Managing construction impacts</b></p> <p>Each construction site is different and we use different construction approaches to suit each project. As a result, our plans to manage the impacts for each project will vary. We also consider residents and businesses that may be impacted by each project when developing our plans. More information about how we manage construction impacts can be found at <a href="https://edu.nsw.link/ConstructionImpacts">edu.nsw.link/ConstructionImpacts</a>.</p> <p>Once the contract for a builder is awarded for the Wee Waa High School agricultural site and a contractor is on board, a set of plans will be developed which will aim to address all impacts of construction, including the demolition stage. Details about specific measures that will take place during the project will be communicated with the community once these plans are finalised.</p>
	<p><b>Items at the existing school</b></p> <p>It is expected that no material or equipment from the existing school at the Purcell Avenue site will be taken to the new school on Mitchell Street.</p>

We thank the community for your support as we embark on this exciting project. For more information please visit the Wee Waa High School redevelopment page at [edu.nsw.link/WeeWaaHS](https://edu.nsw.link/WeeWaaHS) or by scanning the QR code.

