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Staging Report

SSD-8378620

Upgrades to Kingscliff Public School
12 Orient Street, Kingscliff



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1 Introduction

1.1 Commission

DFP has been commissioned by School Infrastructure NSW (SINSW) to prepare a Staging Report for upgrades to Kingscliff Public School. The upgrades to the school were approved under SSD 8378620. This staging report has been prepared in accordance with Conditions A9 – A12 of the consent.

1.2 Purpose of this Report

This report addresses the requirements of SSD 8378620 for a Staging Report pursuant to Conditions A9 – A12 of the consent, to enable the works approved under the consent to be occupied in stages, subject to the issue of multiple Crown Certificates.

As per the conditions of consent in relation to the staging of works, the following is required to be included in this report (condition No. A10):

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;
- (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) (refer **Section 3** of this Staging Report);
- (c) specify how compliance with conditions will be achieved across and between each of the stages of the project (refer **Section 5** and **Appendix 2** of this Staging Report); and
- (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging (refer **Section 4** and **Appendix 2** of this Staging Report).

This Staging Report provides the required details for the staged occupation of the development approved under SSD 8378620. No staged construction is proposed.

2 Project Background

2.1 Project Description and Approvals

On 15 February 2022, the Minister for Planning granted development consent to State Significant Development Application (SSDA) No. 8378620 for redevelopment of Kingscliff Public School. A Section 4.55(2) modification to the approval was issued on 15 June 2023. The approval, as modified, includes the following works:

- Demolition of:
 - Library and administration building (Building A);
 - Teaching facilities (Building C);
 - Maintenance building (Building E);
 - Program room (Building F);
 - Demountables; and
 - COLA.
- Construction of three new buildings comprising:
 - One x two storey building with ground floor library, 12 homebases and special program rooms (Building 1);
 - One x two storey building comprising eight homebases (Building 3); and
 - One x part one and part two storey building comprising 12 homebases and special programs rooms (Building 4).
- New main pedestrian entry from Orient Street;
- New entry pavilion from Sutherland Street;
- Construction of nine car parking spaces on Sutherland Street;
- Installation of 37 new bicycle parking spaces, including four covered bicycle spaces for staff;
- Installation of a new electronic LED digital sign;
- Construction of a main switchboard enclosure;
- New pedestrian crossing on Orient Street;
- Relocation of pedestrian refuge on Sutherland Street;
- New shared paths on Orient Street;
- Widening of part of the existing Sutherland Street footpath;
- Road signage and line marking on Orient Street and Sutherland Street; and
- Landscaping comprising:
 - Installation of new COLA;
 - Walkways;
 - New playing court;
 - Amphitheatre between Buildings 3 and 4;
 - Open play space area;
 - Removal of 24 trees; and
 - Planting of 59 new trees.

3 Staging of the SSD Occupation

3.1 Outline of Stages

Occupation of the Project will be delivered in sequence over four (4) stages. The general sequencing of occupation is outlined in **Table 1** below. Upon the occupation of the final stage (Stage 4) the school would have the capacity to accommodate the approved increase in student numbers from 614 to 730 students.

The various stages of works/occupation are detailed on plans prepared by Bickerton Masters. Copies of these plans are appended to this Staging Report.

Table 1 Occupation Stages			
Stage	Facilities subject to occupation	Indicative timing	Figure reference
1	<ul style="list-style-type: none"> Building 3 Building 4 Waste storage collection area New main switchboard enclosure Landscaping* <p><i>*Temporary construction compound adjacent to Building 3 will be removed and landscaped within three months of Stage 1 occupation.</i></p>	Quarter 3, 2023	Figure 1
2	<ul style="list-style-type: none"> Nine on-street car parking spaces on Sutherland Street 	Quarter 4, 2023	Figure 2
3	<ul style="list-style-type: none"> New shared paths on Orient Street New pedestrian crossing on Orient Street; Road signage and line marking on Orient Street and Sutherland Street Widened footpath on Sutherland Street 	Quarter 3, 2024	Figure 2
4	<ul style="list-style-type: none"> Building 1 New COLA Bicycle parking spaces New main pedestrian entry from Orient Street New entry pavilion from Sutherland Street Landscaping Fencing and gates Acoustic barrier Electronic LED sign addressing Sutherland Street 	Quarter 3, 2024	Figure 1

Figure 1 to Figure 2 below shows the proposed sequencing of occupation by the school.

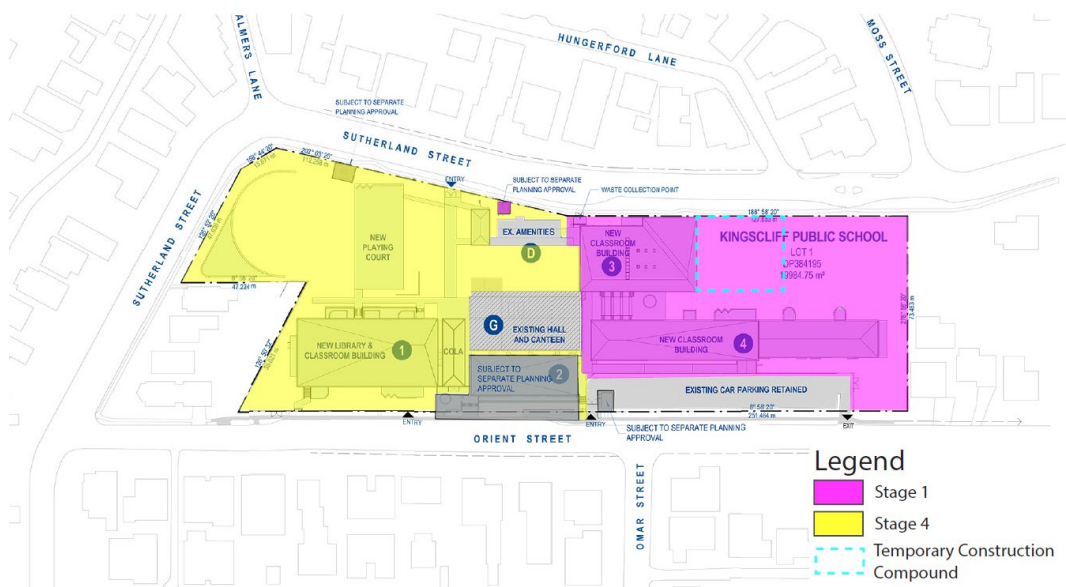


Figure 1 Ground floor occupation staging plan

3 Staging of the SSD Occupation

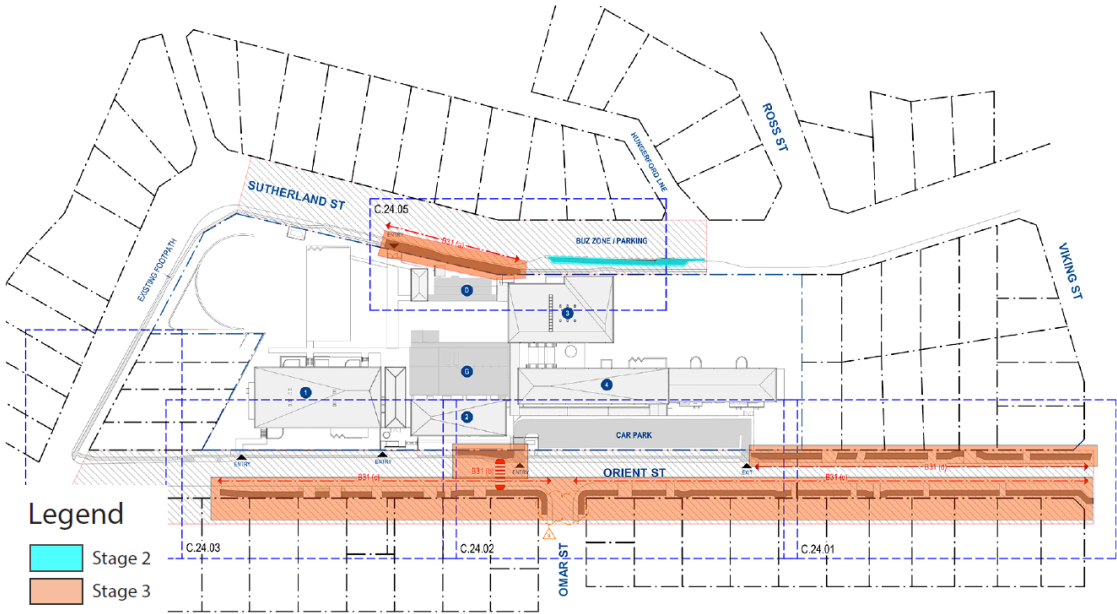


Figure 2 Public domain works occupation staging plan

4 Operation and Impacts

4.1 Cumulative Impacts

The project will be operated in four (4) stages in accordance with the Staging Plans at **Appendix 1** and as described in **Table 1**.

The staging of occupation/use for the new facilities will reduce the cumulative impacts associated with construction compared to delivering occupation/use of the project through a single stage.

All environmental outcomes assessed, managed, and conditioned by SSD 8378620 will remain as approved, but for their staging.

All on-site management measures arising from the carrying out of site occupation/use over stages have been addressed. There are no cumulative impacts that require further assessment.

4.2 Site Access and Safety

School operations will continue through all occupation stages.

No alteration to the access and safety arrangements approved as per the terms of SSD 8378620 is required.

School functions will be decanted into temporary and permanent locations across the school throughout the construction phase to minimise disruptions to learning while safely separating building works from school activities.

Construction fencing will be installed between operational parts of the school and the construction works to prevent unauthorised access.

5 Addressing Conditions of Approval

5.1 Consistency Across Stages

SSD 8378620 sets out a range of conditions which apply prior to the commencement of occupation.

This Staging Report details how occupation/use of the works and activities approved under SSD 8378620 can be carried out over four (4) stages. As the various conditions of consent will apply to the site differently depending on when occupation/use occurs, it is necessary to address how the conditions of approval will be actioned to ensure that there is certainty for all parties and that the original intent and safeguards of the consent are achieved.

5.2 Condition Compliance

A Staging Matrix for conditions of approval has been prepared (**Appendix 2**). This matrix outlines how each condition will be implemented across each stage of occupation/use (as outlined in this Staging Report).

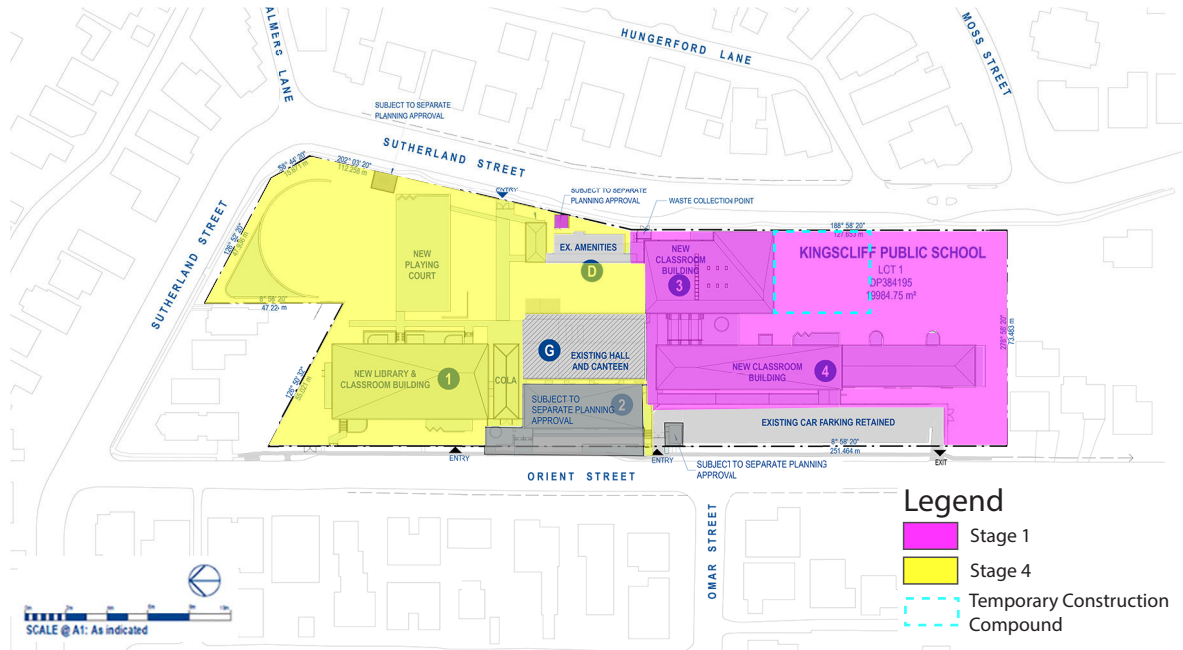
It is intended that the Staging Matrix for conditions of approval will be utilised by a Crown Certifier for the purpose of issuing Crown Certificates (for each Stage of occupation/use) and fulfilling the requirements of each condition as Stages are completed.



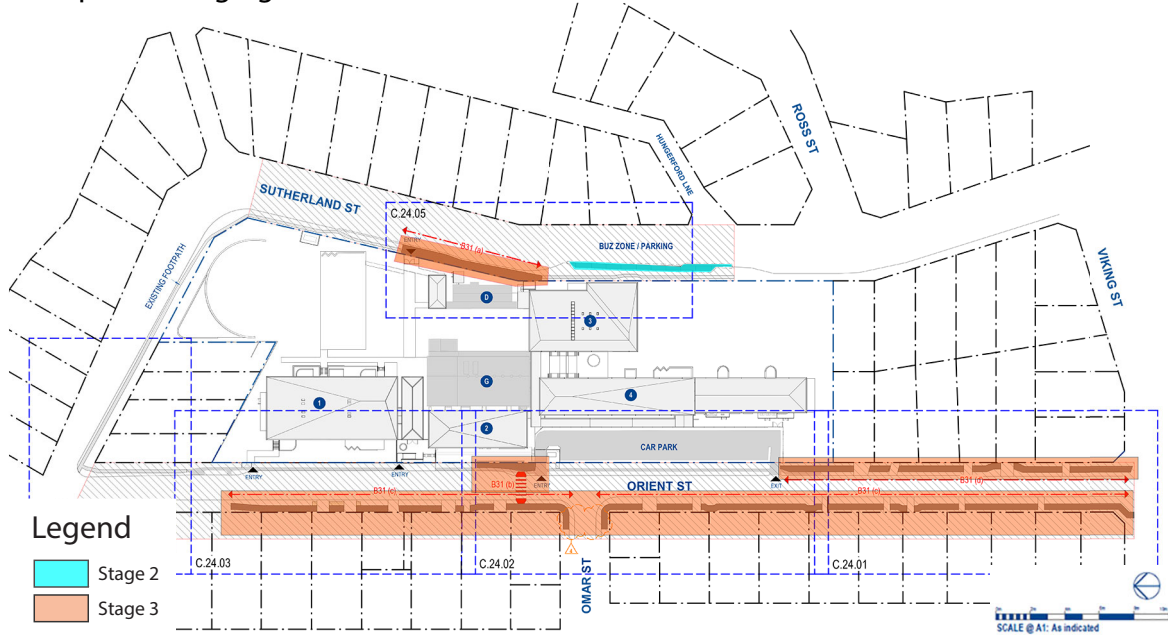
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APPENDIX I

Occupation Staging Plan - School Campus



Occupation Staging Plan - Public Domain





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APPENDIX 2

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Appendix 2 – Staging Matrix for Conditions of Approval

Condition	Description	Stage	Phase	Comment
Part A Administrative Conditions				
A1 – A31	-	N/A	Throughout	No change required for occupation staging
Part B Prior to Commencement of Construction				
B1 – B40	-	N/A	Prior to Construction	No change required for occupation staging
Part C During Construction				
C1 – C43	-	N-A	During Construction	No change required for occupation staging
Prior to Commencement of Operation				
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	All	Pre-Occupation	Notice to be submitted prior to occupation of each stage
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	1 & 4	Pre-Occupation	External walls are proposed in Stages 1 and 4 only
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	1 & 4	Pre-Occupation	External walls are proposed in Stages 1 and 4 only
D4	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier. A CCTV inspection of the stormwater pipes and sewerage system that are to be dedicated to Council as public infrastructure including joints and junctions must be submitted to Council to demonstrate that the standard of the system is acceptable.	All	Pre-Occupation	Applicable to all stages of occupation
D5	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings - Microbial control - Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	1 & 4	Pre-Occupation	Applicable to Stages 1 and 4 only
D6	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	All	Pre-Occupation	Applicable to all stages of occupation
D7	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 The use of air-conditioning in buildings- Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.	1 & 4	Pre-Occupation	Applicable to Stages 1 and 4 only
D8	If window systems to be used are not openable or are required to remain closed in order to satisfy the requirements of the Acoustic Report for Kingscliff Public School - 12 Orient Street, Kingscliff prepared by Acoustic Works dated 6 May 2021, then a system of mechanical ventilation complying with the relevant provisions of the Building Code of Australia shall be installed to service the buildings.	1 & 4	Pre-Occupation	Applicable to Stages 1 and 4 only
D9	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B27 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the recommended project specific noise criteria identified in the Noise and Vibration Impact Assessment, dated 6 May 2021 and prepared by Acoustic Works.	1 & 4	Pre-Occupation	Applicable to Stages 1 and 4 only
D10	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	1 & 4	Pre-Occupation	Applicable to Stages 1 and 4 only
D11	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	1 & 4	Pre-Occupation	Applicable to Stages 1 and 4 only
D12	Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must: (a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B5 of this consent; (b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads). (c) be submitted to the Certifier; (d) be forwarded to Council for information; and (e) be provided to the Planning Secretary when requested.	4	Pre-Occupation	Post-Construction Dilapidation Report to be prepared following the completion of all construction works, prior to the occupation of stage 4 being the final stage. This would ensure all dilapidation is captured by the report.
D13	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or (c) pay compensation for the damage as agreed with the owner of the public infrastructure. <i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.</i>	4	Pre-Occupation	Should any damage or requirement to relocate any public infrastructure occur, applicant to meet requirements of this condition prior to the occupation of stage 4 being the final stage
D14	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	4	Pre-Occupation	Should any damage occur, applicant to meet requirements of this condition prior to the occupation of stage 4 being the final stage

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Condition	Description	Stage	Phase	Comment
D15	Where a pre-construction survey has been undertaken in accordance with condition B7, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must: (a) document the results of the post-construction survey and compare it with the pre-construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B7; (b) be provided to the owner of the relevant buildings surveyed; (c) be provided to the Certifier; and (d) be provided to the Planning Secretary when requested.	4	Pre-Occupation	Post-Construction Survey to be prepared following the completion of all construction works, prior to the occupation of stage 4 being the final stage
D16	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.	4	Pre-Occupation	Post-Construction Survey to be prepared prior to the occupation of stage 4 being the final stage and any issues raised in the report to be rectified prior to occupation of Stage 4
D17	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that the works approved under condition B28 and B29 have been completed to the satisfaction of the relevant roads authority. <i>Note:</i> <i>Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</i> <i>All costs associated with the proposed road upgrade works must be borne by the Applicant.</i> <i>In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.</i>	3	Pre-Occupation	Relevant to Stage 3 as completed external works to be occupied in Stage 3
D18	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that works approved under condition B30 have been completed to the satisfaction of the relevant roads authority. <i>Note:</i> <i>Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</i> <i>All costs associated with the proposed road upgrade works must be borne by the Applicant.</i> <i>In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.</i>	2	Pre-Occupation	Additional on-street parking proposed to be occupied in Stage 2
D19	Prior to the commencement of operation, the Applicant must complete the pedestrian infrastructure upgrade works approved under condition B31 to the satisfaction of the relevant road authority. <i>Note:</i> <i>Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</i> <i>All costs associated with the proposed road upgrade works must be borne by the Applicant.</i> <i>In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.</i>	3	Pre-Occupation	Relevant to Stage 3 as completed external works to be occupied in Stage 3
D20	Prior to commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier: (a) the provision of a minimum four staff and 33 student bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff; and (d) appropriate pedestrian and cyclist advisory signs are to be provided. <i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i>	4	Pre-Occupation	Relevant to Stage 4 as bicycle parking to be occupied in Stage 4
D21	Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings must be installed, inspected by TfNSW and handed over to TfNSW. <i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</i>	3	Pre-Occupation	Relevant to Stage 3 as final external works to be occupied in Stage 3
D22	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	3	Pre-Occupation	Relevant to Stage 3 as final external works to be occupied in Stage 3
D23	Prior to the commencement of operation, a School Transport Plan (STP), must be submitted to the satisfaction of the Planning Secretary. The plan must: (a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW; (b) include arrangements to promote the use of active and sustainable transport modes, including: (i) objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation); (ii) specific tools and actions to help achieve the objectives and mode share targets; (iii) details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development. (c) include operational transport access management arrangements, including: (i) detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish; (ii) the location of all car parking spaces on the school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (iii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements; (iv) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements; (v) delivery and services vehicle and bus access and management arrangements; (vi) management of approved access arrangements; (vii) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones; (viii) car parking arrangements and management associated with the proposed use of school facilities by community members; and (d) measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the plan; and (e) a monitoring and review program, including consideration of any cumulative operational traffic impact on projects including Tweed Valley Hospital Development and Kingscliff High School Redevelopment.	3	Pre-Occupation	Relevant to Stage 3 as the STP is reliant upon completed external works to be occupied in Stage 3
D24	Prior to the commencement of operation, the Applicant must submit a Complaints Handling Management Plan to the Certifier and a copy provided to the Planning Secretary of information. The Plan must include a complaints handling management system in relation to parking concerns raised by the surrounding community and include processes and actions for the school to address concerns raised.	1	Pre-Occupation	To be completed prior to occupation of Stage 1, being the first stage

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Condition	Description	Stage	Phase	Comment
D25	The Applicant must prepare Aboriginal Cultural Heritage Excavation Report(s), of the salvage excavation undertaken in accordance with condition B24. The Registered Aboriginal Parties must be given a minimum of 28 days to consider the report and provide comments before the report is finalised. A final report must be provided within 24 months of completion of the salvage work or within another timeframe agreed with the Planning Secretary. Copies of the report must also be provided to the relevant Local Aboriginal Land Council and the Registered Aboriginal Parties, Heritage NSW and Council. The Aboriginal Cultural Heritage Excavation Report(s), must: (a) be prepared in accordance with the Guide to Investigation, assessing and reporting on Aboriginal cultural heritage in NSW, OEH 2011 and the Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales, DECCW 2010; and (b) document the results of all archaeological excavations (with artefact analysis and identification of a final repository for finds).	4	Pre-Occupation	Aboriginal Cultural Heritage Report to be prepared prior to the occupation of stage 4 being the final stage
D26	Prior to commencement of operation, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifier. <i>Note:</i> <i>Council advises that the Section 64 Contributions for this development at the date of this approval have been estimated as:</i> <i>o Water: 3.72 ET@ \$11,442 = \$42,564.24</i> <i>o Sewer: 6.2 ET@ \$7,400 = \$45,880.00</i>	1 & 4	Pre-Occupation	Applicable to Stage 1 & 4 of occupation as no water connections impacted by other stages
D27	Prior to the commencement of operation, evidence must be provided to the Water Supply Authority that no structures are constructed over the existing sewer and/or structures over the existing sewer to meet the Tweed Shire Council D15 -Work in Proximity Specification.	1 & 4	Pre-Occupation	Applicable to Stage 1 & 4 of occupation as no water connections impacted by other stages
D28	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	1	Pre-Occupation	To be completed prior to occupation of Stage 1, being the first stage
D29	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	4	Pre-Occupation	Relevant to Stage 4 as gates and new entry points to be occupied in Stage 4
D30	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	4	Pre-Occupation	Relevant to Stage 4 as bicycle parking to be occupied in Stage 4
D31	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in EIS.	1	Pre-Occupation	To be completed prior to occupation of Stage 1, being the first stage
D32	If, based on further site investigations undertaken in accordance with condition B38, it is determined that remediation works are required to address the presence of contamination from organochloride pesticides, then prior to commencement of operation, the Applicant must submit a Validation Report for the development to the Certifier. The Validation Report must: (a) be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (GPSS CSAM) scheme; (b) be prepared in accordance with the relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997; (c) include, but not be limited to: (i) comment on the extent and nature of the remediation undertaken; (ii) if material is to remain in-situ and capped, describe the location, nature and extent of any remaining contamination on site as well as any ongoing management requirements; (iii) sampling and analysis plan and sampling methodology undertaken as part of the remediation; (iv) if treated material is to remain on the subject site, results of sampling of treated material, compared with the treatment criteria in the most updated RAP; (v) results of any validation sampling, compared to relevant guidelines/criteria; (vi) comment on the suitability of the area for the intended land use; and (d) be submitted to the Planning Secretary and Council for information.	1 & 4	Pre-Occupation	Applicable to Stages 1 & 4 of occupation
D33	Prior to the commencement of operation, or other timeframe agreed by the Planning Secretary landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d).	1 & 4	Pre-Occupation	Landscaping to be completed in Stages 1 & 4. Condition to be complied with prior to the occupation of these stages
D34	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site, to the Certifier. The plan must: (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and (b) be consistent with the Applicant's Management and Mitigation Measures at Section 9 in the EIS.	1	Pre-Occupation	To be completed prior to occupation of Stage 1, being the first stage
D35	Prior to the commencement of operation or other timeframe agreed by the Planning Secretary, the Applicant must undertake street tree planting on Orient Street frontage along the on site carpark subject to consultation and agreement with Council. The number, species and spacing of plantings are to be determined in consultation with Council. If street tree planting is not supported by Council, the Applicant must: (a) provide evidence of Council's advice to the Certifier; and (b) provide planting within the site between the Orient Street fence and carpark to the satisfaction of the Planning Secretary.	3	Pre-Occupation	Street tree planting to occur prior to occupation of Stage 3, being the final stage of footpath and associated street tree works
D36	Prior to the commencement of operation, a Noise Management Plan must be submitted to the Certifier that details how noise from on site activities will be managed and controlled so as to prevent the generation or emission of intrusive noise. The Plan must be prepared in accordance with the recommendations of the Noise and Vibration Impact Assessment, dated 6 May 2021 and prepared by Acoustic Works. A copy of the Plan is to be provided to Council for information.	1	Pre-Occupation	To be completed prior to occupation of Stage 1, being the first stage
D37	Prior to the commencement of operation, evidence must be submitted to the Certifier that demonstrates that any installed signage associated with the development with capability to be illuminated: (a) complies with the latest version of AS 4282:2019 – <i>Control of the obtrusive effects of outdoor lighting</i> ; and (b) achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and road users; and (c) is fitted with necessary devices capable of permitting the change in intensity of illumination of the sign.	4	Pre-Occupation	Relevant following Stage 4 works only
Post Occupation				
E1	Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following:	1	Occupation	To be required following the occupation of the first stage

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Appendix 2 – Staging Matrix for Conditions of Approval

Condition	Description	Stage	Phase	Comment
	(a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the activity(ies), where applicable, restricting use before 8am and after 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.			
E2	The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.	All	Occupation	Applicable to all stages
E3	Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the activity(ies), where applicable, restricting use before 8am and after 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	1	Occupation	To be required following the occupation of the first stage
E4	The Out of Hours Event Management Plan (Community Use) must be implemented by the Applicant for the duration of the identified community event or use.	All	Occupation	Applicable to all stages
E5	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	All	Occupation	Applicable to all stages
E6	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings - Microbial control - Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	All	Occupation	Applicable to all stages
E7	The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.	4	Occupation	Construction is not staged. The Community Communication Strategy is to be implemented for a minimum of 12 months following the completion of construction.
E8	All deliveries to the premises must occur only within the hours of 7am to 6pm Monday to Saturday and 8am to 6pm Sunday and Public Holidays unless otherwise approved by Planning Secretary.	All	Occupation	Applicable to all stages
E9	The servicing of waste facilities must be limited to between the hours of 7am to 6pm Monday to Saturday and 8am to 6pm Sunday and Public Holidays unless otherwise approved by the Planning Secretary.	All	Occupation	Applicable to all stages
E10	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Noise and Vibration Impact Assessment (Ref: 2020400-2 R01F), dated 6 May 2021 and prepared by Acoustic Works.	All	Occupation	Applicable to all stages
E11	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in Noise and Vibration Impact Assessment (Ref: 2020400- 2 R01F), dated 6 May 2021 and prepared by Acoustic Works. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant must implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	1 & 4	Occupation	Applicable to stages associated significant building works
E12	The acoustic barriers must be maintained to the standard specified in Section 10 of the Noise and Vibration Impact Assessment (Ref: 2020400-2 R01F), dated 6 May 2021 and prepared by Acoustic Works.	4	Occupation	Acoustic barrier proposed to be completed prior to the occupation of Stage 4
E13	The development must be managed in accordance with the Noise Management Plan prepared under condition D36.	All	Occupation	Applicable to all stages
E14	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	All	Occupation	Applicable to all stages
E15	The School Transport Plan required by condition D23 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	3	Occupation	School Transport Plan is dependent on operation of all external footpath works so condition is relevant to the occupation of Stage 3
E16	The Complaints Handling Management Plan prepared under condition D24 must be implemented in perpetuity.	All	Occupation	Applicable to all stages
E17	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B10, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	4	Occupation	Green Star certification to be obtained within six months of the commencement of occupation of Stage 4, being the final stage
E18	Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	All	Occupation	Applicable to all stages
E19	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D33 for the duration of occupation of the development.	1 & 4	Occupation	Landscaping to be completed prior to the occupation of Stage 1 & 4
E20	Notwithstanding Condition D37, should any illuminated signage result in any residual impacts on the amenity of the surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to a level compliant with the latest version of AS 4282:2019 – <i>Control of the obtrusive effects of outdoor lighting</i> .	4	Occupation	Relevant following Stage 4 works only
E21	The Applicant must ensure that any illuminated signage visible from the public domain will: (a) not display third-party advertising; and	4	Occupation	Relevant following Stage 4 works only

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	(b) be illuminated only between 7am to 7pm, Monday to Friday.			
E22	The Applicant must be responsible for the removal of all graffiti from the Main Switchboard Enclosure, as shown in plan A-X-0905, revision 8, dated 29.05.2023 and prepared by Bickerton Masters, within 7 days of its application.	1	Occupation	Relevant from first occupation