

Kingscliff Public School upgrade

Information for neighbours | December 2023

School Infrastructure NSW is upgrading Kingscliff Public School to provide much needed classrooms and facilities for the growing local community.

We know delivering this important infrastructure, as with any building project, brings with it impacts such as dust, noise and vibration that need to be managed. We are committed to minimising those impacts by complying with legislation and our Conditions of Consent but also by listening and responding to reports from local residents.

We are taking concerns that have been raised with us seriously and are working with our contractors to continually improve practices at the site.

In response to feedback about our communication, we are also committed to providing more detailed information about the timing and type of work that is coming up at the site, what the possible impact of that work might be, and what we are doing to minimise those impacts.

We have prepared this information pack as a first step and will continue to provide more regular and detailed updates about work that is coming up at the site.

Access to information

You can access information about the project at any time via the following websites.

School Infrastructure NSW Kingscliff Public School upgrade project page

<https://www.schoolinfrastructure.nsw.gov.au/projects/k/kingscliff-public-school-upgrade.html>

The library tab on this page includes links to all previously issued works notifications, project updates and information packs. It also includes links to construction management documentation including the Noise and Vibration Management Plan, Soil and Water Management Plan and Construction Environmental Management Plan.

NSW Department of Planning and Environment, major projects page

<https://www.planningportal.nsw.gov.au/major-projects/projects/kingscliff-public-school-redevelopment>

This page is related to the approved State Significant Development application for the project. It includes the approved architectural drawings and the Conditions of Consent, as well as the package of documents that was lodged with the application.

Complaints process

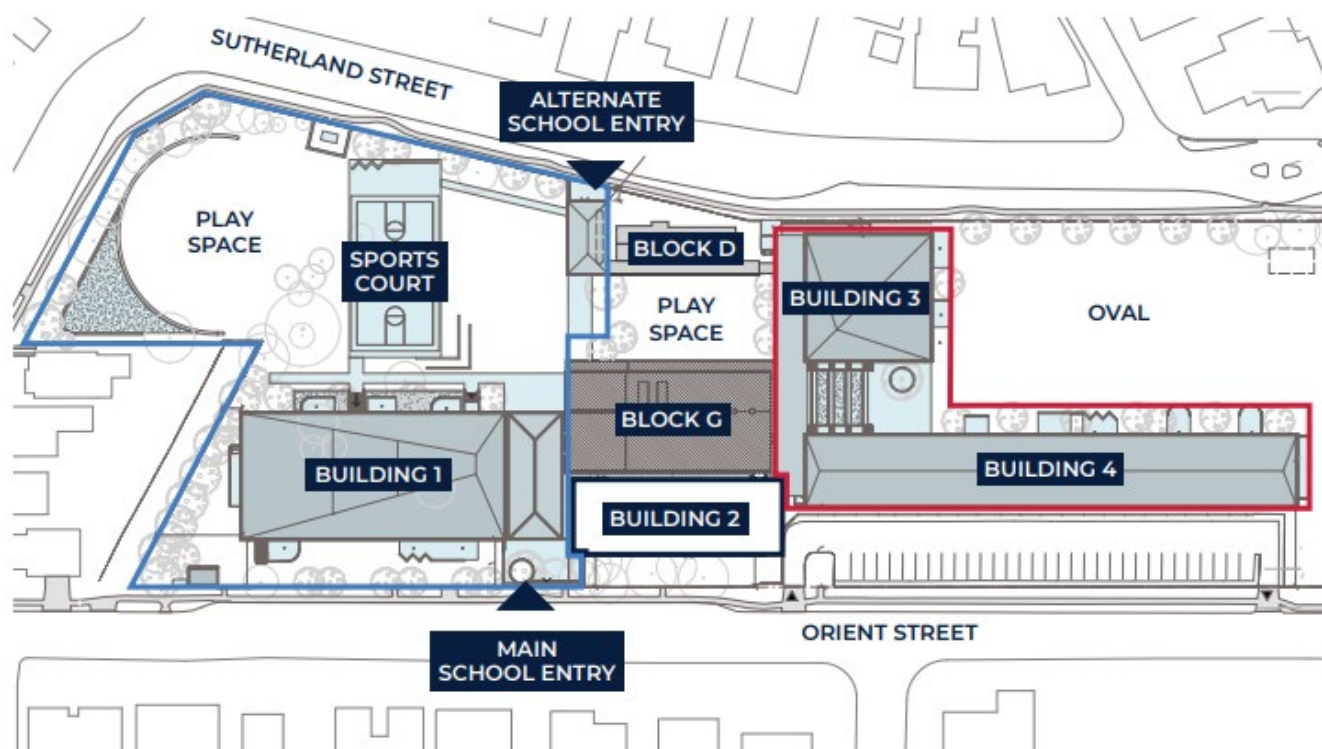
All complaints and enquiries should continue to be emailed to schoolinfrastructure@det.nsw.edu.au or notified by phone at 1300 482 651. This allows us to log all calls and emails in our enquiry management system and ensure all enquiries are answered.

The Community Engagement Managers for the project will seek information from the project team and will usually be the ones to respond to all complaints and enquiries. At times one of our project team or contractors may contact residents directly to arrange visits or inspections.



What is the scope and purpose of the current phase of work?

Students and teachers have moved into the new buildings and facilities in the southern part of the site (shown in the red outline below), and we are now undertaking the final phase of the project (shown in the blue outline below).



Site plan for the new school

This final phase of work will provide:

- Building 1, which will include classrooms and the new library
- A new covered outdoor learning area (COLA) near the Orient St entry
- Covered student bicycle parking near Sutherland St entry
- An outdoor multi-sport court
- A new main pedestrian entry from Orient Street
- Landscaping, including stormwater drainage and on-street tree planting
- Fencing and gates
- An acoustic barrier between the school and residents
- Upgrades to footpaths on Orient and Sutherland Streets
- Changes to the school crossing.

What work took place at the site during November 2023?

Throughout November 2023 the main activities related to preparing the ground in the northern part of the site for the future construction of Building 1. This involved soil remediation, levelling and compaction of fill, and piling for foundations.

The levelling and compaction of fill for the Building 1 pad was done using a medium sized vibratory roller. This roller was required due to the sandy sub-soil in the area and the need to create a strong base for the foundations of Building 1.

While monitoring has not recorded vibration above allowable levels, our contractors discussed resident concerns with an independent geotechnical engineer to see if reduced compaction was possible. While that wasn't an option for the Building 1 pad, a static roller without vibration will be used for the rest of the site.

What works are planned over the rest of December and January?

Outlined below are works planned for the December 2023 to January 2024 period. The exact timing of activities is subject to change due to weather or other factors, so we will provide more regular updates about the timing of work as that is confirmed.

Completion of ground works

Use of the vibrating roller for the Building 1 footprint will be complete by Friday 8 December 2023, this is however subject to weather and geotechnical engineer signoff. If the engineer indicates that further compaction is required, this may require an additional 1-2 days use of the vibrating roller. If that happens, we will provide notification before use of the machine starts.

There is more levelling and compaction required for the playground and sports court areas but this will be done using a smooth roller that doesn't vibrate. All ground works are expected to be complete by 15 December 2023, however timings are subject to weather and other factors so we will provide updates as work proceeds.

Continuation of piling and installing building foundations

Once the ground works are finished, work will start on the foundations for Building 1. This will involve the use of an excavator and then pouring concrete for the footings and lift shaft. We don't expect this work to cause vibration or be excessively dusty and monitoring will be in place, however we encourage residents to notify us of any concerns once work is underway.

Starting to build the northern wall of Building 1

In mid-December we will start to build the lower section of the northern wall of Building 1. The expected program is installation of screw piles on 11 and 12 December 2023 and construction of blockwork walls from 14 to 22 December 2023, weather and other factors permitting. Cutting of blockwork will be done using a wet saw to manage dust. The fill on the northern side of the wall will include self-compacting aggregate so that only a small non-vibrating roller can be used.

Pouring of the ground floor concrete slab for Building 1

The first concrete pour for the ground slab of Building 1 is currently scheduled for 20 December 2023, however this may be subject to change depending on weather and progress of preparatory works. Concreting will continue when work at the site starts again from 8 January 2024.

During concrete works multiple concrete trucks will enter and leave the site each day and concrete pumps will be in operation. We will aim to have all noisy works completed by 4 pm, however the approved construction hours are up to 6 pm on weekdays. We will provide further information about this work as timings are confirmed so local residents are able to plan.



How is noise and vibration monitored?

Our [Noise and Vibration Management Plan](#) and [Conditions of Consent](#) for the project outline the levels of noise and vibration that are allowable under legislation and considered by regulators to be safe for structures and people. To ensure we always remain within allowable limits, a noise and vibration monitor is used on site during noisy or vibratory work. We are working with our contractors to improve the way we do this. We are committed to always operate in full compliance with legislative requirements and our Conditions of Consent.

While the vibratory roller has been operating in the area adjacent to the northern boundary, the monitor has been placed alongside that boundary to record vibration levels. The monitor sends recordings to an external monitoring agency and if any allowable levels are exceeded, the independent monitor notifies the project team immediately. Independent monitoring data shows that noise and vibration has been within allowable levels.

How is dust controlled at the site?

The Conditions of Consent for the project state that reasonable steps must be taken to minimise dust generated during works. The steps being taken include the following.

- During earthworks, a water spray truck is on site at all times, except during wet weather. The truck does regular laps to spray loose soils as shown in the photographs below. Sprinklers and hand-held hoses are used in areas of the site that the water spray truck can't access.
- A road sweeper is used as required to sweep and spray water onto roads and hardstand areas to keep dust levels down. Cattle grids have been installed at the entries and exits to the site so that dust falls into the grid, minimising the transfer of dust to local streets.
- It is our expectation that all loads that enter and exit the site should be covered. This expectation is made clear to sub-contractors and enforced. If uncovered loads are observed, please notify us at schoolinfrastructure@det.nsw.edu.au and include a photograph and time of observation if possible.



Dust spray truck at the site during November.



How will dust be controlled when the site is unattended?

Once soil compaction is complete the potential for dust will be reduced. Prior to the Christmas break, the site will be cleared and the site perimeter will be secured. The shade cloth surrounding the construction area will be inspected and any loose areas will be re-secured. Exposed loose soils, stockpiles and the Building 1 pad will be sprayed with a safe, glue-like substance to prevent dust.

A timed sprinkler system is also being installed to keep the ground from becoming too dry. Embankments will be stabilised to avoid erosion and sediment controls will be placed on the north of the site to protect the School Lane and surrounding properties from overland flow

Have there been any independent investigations of noise, dust and vibration?

The project is subject to monthly Work, Health and Safety (WHS) audits undertaken by an independent auditor. These audits take 3-4 hours and review all project methodologies, management plans and site conditions. There have been no issues or corrective actions raised through the audit process in relation to the demolition or earthworks.

SafeWork NSW has conducted two site inspections and confirmed that the demolition, hazardous materials removal and compaction works are being performed in accordance with the relevant construction guidelines.

The EPA has also followed up any complaints received regarding works at the site and indicated it is satisfied with the responses and evidence of compliance provided by School Infrastructure NSW.

All noise & vibration monitoring is undertaken by a third-party consultant. The monitoring results will be made publicly available when vibration works are complete, and the final report can be prepared. This is in accordance with the Conditions of Consent.

Is there any asbestos remaining on the site?

All known asbestos material has been removed from the work area. The area was inspected by the occupational hygienist and a clearance certificate issued.

During asbestos removal works, asbestos air monitors were located around the site. Air monitoring data was reviewed by an independent laboratory to confirm the levels of airborne asbestos were always below 0.01fibres/mL which is safe for human exposure.

We do not expect to find any more asbestos in the current construction area, however any unexpected finds will be managed in accordance with Safe Work NSW regulations, the department's Asbestos Management Plan, and other site-specific remediation plans. Notification will always be provided to neighbours prior to removal of asbestos or other hazardous materials.



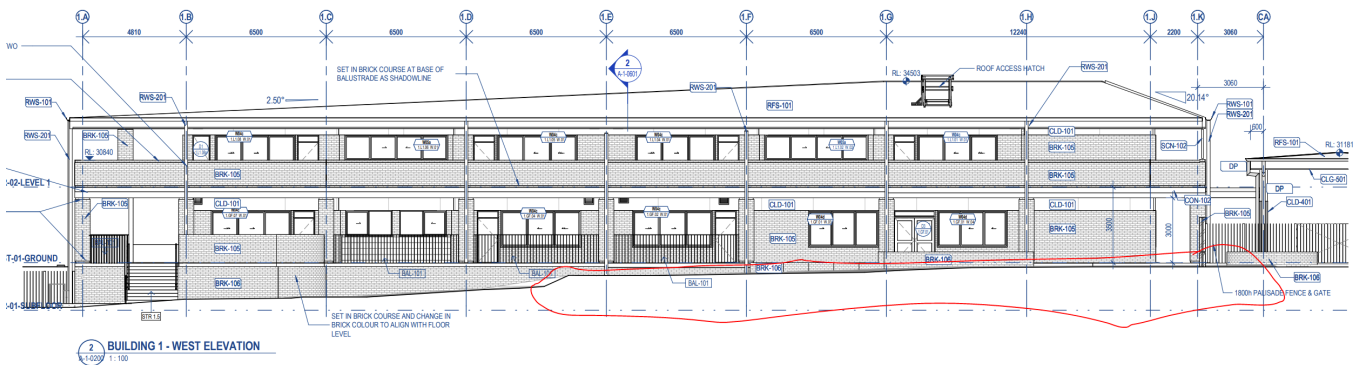
Will the Building 1 ground level and roof height be the same as the approved plans?

There has been no change to the construction plans that were approved as part of the State Significant Development application and the project is being delivered in accordance with those plans. The roof height on Building 1 will be the same as was proposed in the original plans and visual impact assessments.

The [approved plans](#) are available on the NSW Department of Planning major projects portal. A link is also provided on the [project page](#) on the School Infrastructure NSW website.

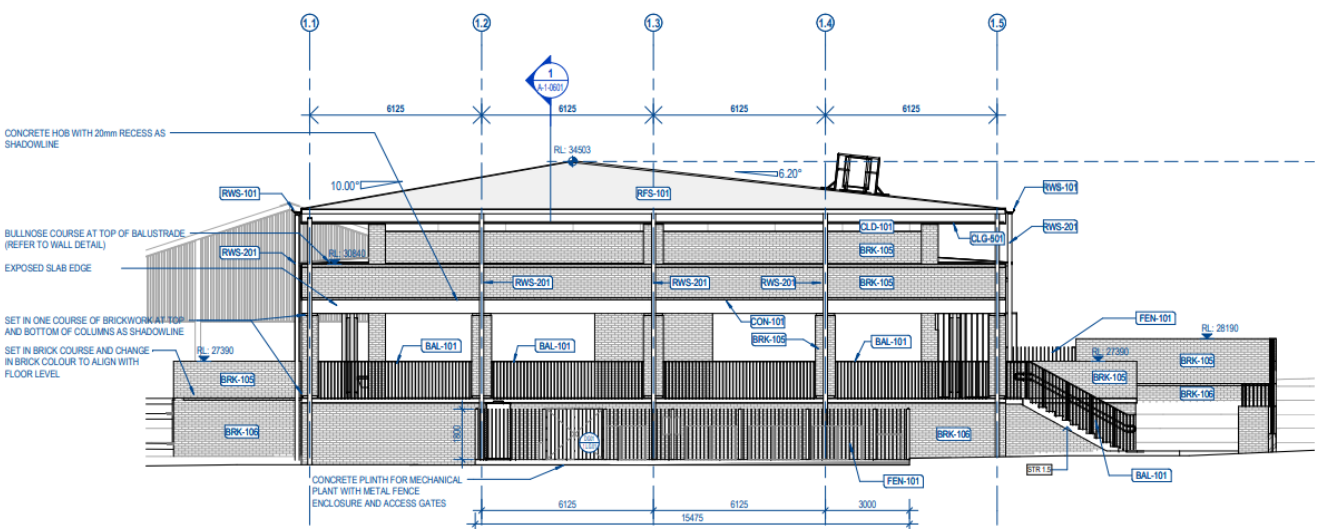
Western elevation

The image below shows the approved elevation for Building 1 when viewed from Orient Street. The red outline shows the terracing of the ground from north to south. The floor level at the southern end of Building 1 will be level with the current school entry. The floor level at the northern end will be approximately 2 metres above pre-construction ground height. This approach provides a consistent, floor height for Building 1 and will provide fully compliant access through the entry and the school for people with disability or limited mobility.



Northern elevation

The image below shows the approved elevation for Building 1 when viewed from School Lane.



How is storm water and runoff being managed?

While work is ongoing at the site, erosion and sediment control measures are in place to capture all site stormwater and prevent water and sediment run off into adjoining streets, properties or environments. The [Construction Soil & Water Management Plan](#) on our website provides details of how the construction site manages stormwater and soils.

As part of the project, we will be installing a new stormwater system including water tanks to capture water from roofs and an onsite stormwater detention tank, which has already been installed under the southern playing field. The civil engineered design will manage stormwater on site.

Will there be any work over Christmas?

The construction site will be closed from Saturday 23 December 2023 to Sunday 7 January 2024, inclusive. There will be no work during that time.

The School Infrastructure NSW community email and phone line will also be unattended during this time. You can continue to send messages to us at schoolinfrastructure@det.nsw.edu.au or 1300 482 651 and we will respond when we return.

In the event of an emergency, please refer to the emergency contact numbers displayed on the Site Notice Boards fixed to the gates or call 000.

How do I contact School Infrastructure NSW?

We ask that local residents and the community continue to send all questions or concerns about the project to us at schoolinfrastructure@det.nsw.edu.au or by calling 1300 482 651. This allows us to log all calls and emails in our enquiry management system and ensure all enquiries are answered.

We do our best to respond to enquiries quickly, but there are times where we need to follow up and it may take us a little longer. We apologise if there have been delays in our response times and thank you for your patience.

The phone line is attended by different people at different times but enquiries received are referred to the relevant Community Engagement Manager who will work with the project team to investigate enquiries and respond. If the phone isn't answered, please leave a message. When we return your call, it will show as 'No Caller ID' so you may wish to take that into consideration if you are expecting a call from us.

We will be sending regular updates to residents about work and Kingscliff Public School. If you or someone you know would like to receive updates by email, please fill in the [Get in contact form](#) on our website or email the contact details to schoolinfrastructure@det.nsw.edu.au using the subject line "Kingscliff Public School".

