

Kingscliff Public School upgrade

Community update | May 2024

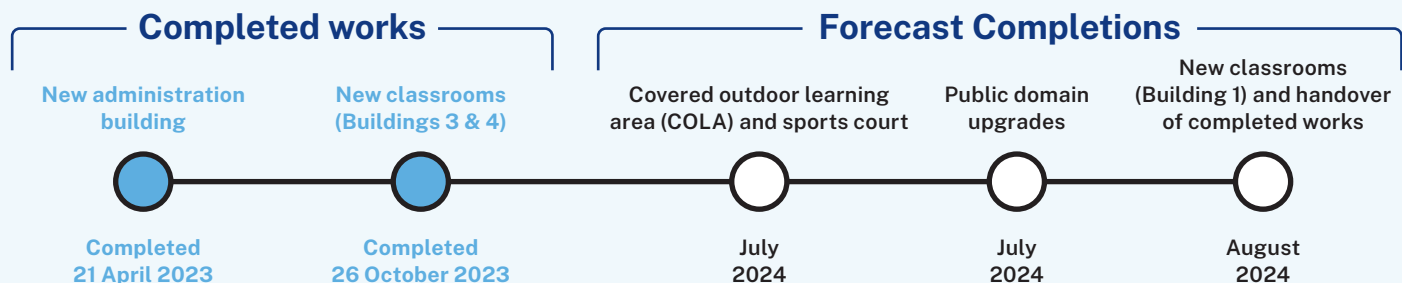
As part of the NSW Government’s plan to rebuild essential services, the 2023-24 Budget is delivering a historic \$1.4 billion for new and upgraded schools in regional NSW. This targeted investment in growing communities will ensure working families get access to a world class public education.

An upgrade to Kingscliff Public School is underway to provide much needed classrooms and facilities for the growing local community.

This communication is to provide neighbouring residents with further information on the process of assessing potential damage to their properties that may have arisen from construction activities associated with the Kingscliff Public School upgrades.

Project timeline

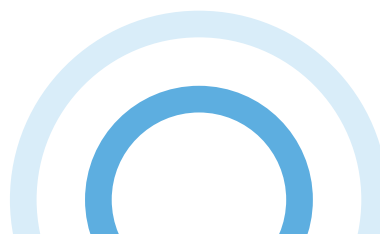
We are in the final stages of the upgrade to Kingscliff Public School, and we are on track to have the project completed mid-2024 (weather permitting).



Current stage of works

Building 1

- Roofing is under way
- Installation of services and internal wall and ceiling framing are progressing on the ground floor
- External brick façade is in progress.



COLA and sports court

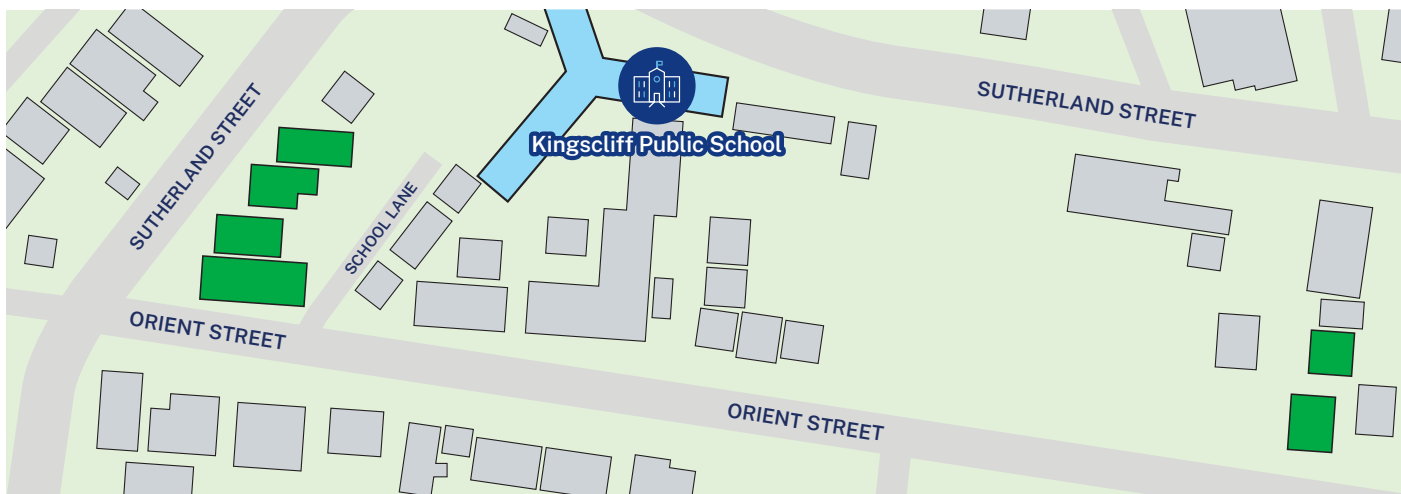
- COLA columns and roof are under way
- Sports court is yet to commence. Work on this should commence mid-May 2024.

Public Domain Works

- Sutherland street carparking is almost complete with only line marking remaining
- Footpaths and crossings to the school entrances on Sutherland St and Orient St commenced during the school holiday period. The balance of public domain work will be completed in July 2024.

Preconstruction dilapidation surveys

Pre-construction surveys were undertaken on all properties adjoining the proposed development in February 2022, and a copy of the survey was provided to the building owner. A map of the adjoining properties is shown below (*green buildings indicate adjoining properties*).



These properties were selected for preconstruction dilapidation surveys as they are considered as adjoining the construction site, this includes properties that back onto the school laneway as this laneway is used for vehicle access to the construction site. Houses that are separated from the school site by a main road, including those on the opposite side of Orient St were not offered a dilapidation survey as they are not considered adjoining.

If you did not receive a preconstruction or interim dilapidation survey and you suspect your property has been damaged through the construction process, please send an email to schoolinfrastructure@det.nsw.edu.au outlining the damage that has occurred, when it happened and provide supporting photos.

Post-construction surveys

To minimise disruption and to ensure the best outcome for residents it is important that any rectification works are undertaken post completion of the new development. This ensures that any rectification works undertaken are final and not impacted by further construction works.

Should you wish to have repair work completed earlier due to structural concerns you can request this either via email or through the 1300 number identified at the end of this notice.

When construction is nearing completion, Richard Crookes Constructions will contact residents with pre-dilapidation or interim surveys individually to schedule a post dilapidation inspection.

Post dilapidation inspections can take up to 3 hours. This involves an independent assessor coming to a resident's home and inspecting and taking photos of the interior and exterior of a property.

A dilapidation report is created for each residence after the inspection which will itemise and include a photo of each defect found. The inspector will report on all internal and external areas of the property and where required gardens.

Richard Crookes Construction proposes using **Childs Properties Inspections** to conduct these post-construction dilapidation reports. A copy of the report will be issued to property owners approximately 2 weeks after the inspection is completed.

Following the post construction dilapidation report an assessment will be conducted by an independent professional assessor to determine the next steps.

Independent assessments

Richard Crookes Constructions are procuring the services of an independent professional assessor whose role will be to examine the evidence provided through the pre-and post-construction dilapidation surveys to determine the likely cause and timeline in which damages may have occurred. They might also wish to undertake a further inspection of some properties.

More information about the independent professional assessor will be provided to the community shortly.

Work to repair damage to properties

The Department is committed to repairing any damage to adjoining properties caused by construction works at Kingscliff Public School and will work collaboratively with residents to address their concerns.

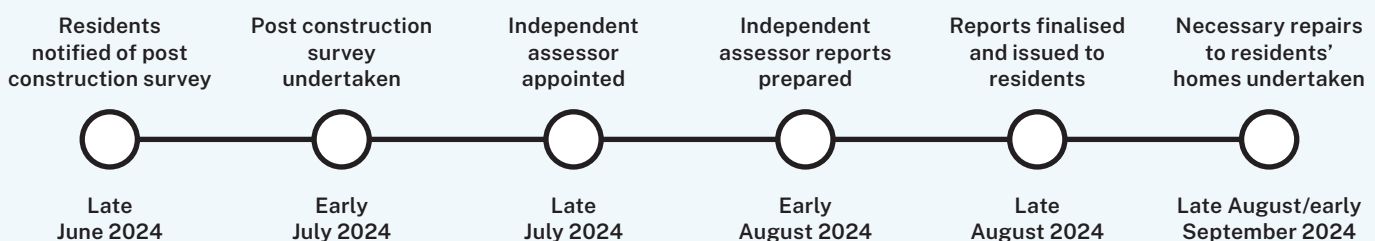
Based on the outcome of the professional assessor's findings Richard Crookes Constructions will organise any repair works recommended by the assessor. This could take up to 4 weeks to organise and complete.

Any necessary repairs will be coordinated by Richard Crookes Constructions. They will work directly with residents to arrange suitable times for qualified and licensed tradespeople to perform any repairs outlined in the professional assessor's reports. The timeframe for completion will depend on the nature of the damage.

Once the works have been undertaken, School Infrastructure NSW will contact property owners to confirm that the rectification works have been undertaken and that that the issues has been resolved.

Timeline of rectification works

Below is an estimated timeframe for the rectification of any damage to properties.



Frequently asked questions

Why didn't my house receive a pre-construction dilapidation report?

Pre-construction surveys or dilapidation reports are a specific condition outlined in the State Significant Development Application (SSDA). The SSDA for the Kingscliff Primary School project states that all *adjoining properties* are required to have pre-construction dilapidation reports undertaken.

As outlined above, this included any property that directly adjoined the Kingscliff Primary School or the School Laneway, which is used by vehicles to enter and exit the site.

Houses that are separated from the school site by a main road were not offered a dilapidation survey.

Why can't I get rectification to damage on my property done now?

Works are progressing on the Kingscliff Public School, and while it is unlikely that these works will impact properties it is important that we follow due diligence and ensure that all works are complete or close to completion before we undertake rectification works. This ensures that all rectification works are final, with no further impacts from construction. Residents who are concerned that the impacts to their property are structural and pose a risk, should contact us on the details listed below.

What if I didn't receive a pre-construction dilapidation report but believe that my house has been damaged by construction?

If you did not receive a preconstruction, or an interim, dilapidation survey and you suspect your property has been damaged through the construction process, please send an email to schoolinfrastructure@det.nsw.edu.au outlining the damage that has occurred, when it happened and provide supporting photos.

Staying informed

We ask that 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 make sure your enquiries are answered.

All enquiries are referred to the relevant Community Engagement Manager who work with the project team to investigate 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 the community about work at Kingscliff Public School. If you would like to receive these, please email schoolinfrastructure@det.nsw.edu.au using the subject line "Kingscliff Public School" and providing your contact details.

