

13 July 2021

Customer Service | 1300 292 872 | (02) 6670 2400

The Director Social & Infrastructure Assessment
Department of Planning, Industry & Environment
4 Parramatta Square, 12 Darcy Street
PARRAMATTA NSW 2150

tsc@tweed.nsw.gov.au
www.tweed.nsw.gov.au

Fax (02) 6670 2429
PO Box 816
Murwillumbah NSW 2484

Please address all communications
to the General Manager

ABN: 90 178 732 496

Attention: Jenny Chu

Dear Sir/Madam

**Development Application SSD-8378620 (Council reference DA20/0478) -
Kingscliff Public School redevelopment (SSD-8378620) at Lot 1 DP 384195; No.
12 Orient Street KINGSCLIFF**

I refer to the Department's request for Council's advice / comment on the Environmental Impact Statement (EIS) for the Kingscliff Public School Redevelopment (SSD-8378620). Council officers have undertaken a review of the proponent's EIS and supporting documentation and provide the following comments for the Department's consideration.

1. Water & Wastewater

Water

- a. It is anticipated that there is capacity in the existing network to service the proposal. However, please provide a quantification of any expected peak demands in accordance with TSC Development Design Specification D11 and the TSC Fees and Charges Policy to confirm the adequacy of the existing network.
- b. Please provide amended plans demonstrating compliance with TSC Development Design Specification D15:
 - o Please show a 5.0 metre wide easement centrally located about the infrastructure (if possible) with no buildings, structures, footings or landscaping greater than 1.0 metre in maturity within the easement;
 - o The surveyed location of water assets (adjacent to the southern boundary) on the plans with clearances from the outside face of the infrastructure in accordance with TSC Development Design Specification D15;
 - o The zone of influence from any footings extending 300 mm below the invert of the main;
 - o A maximum batter of 1 in 3 over the main, or, no greater than the existing site levels. (Please review the batter shown on Drawing no. KPS-SKC103.11-PS by Acord Consultants, titled *Site Works Sections Sheet 2 of 2*; and
 - o The amount of fill over the main.

Sewer

- c. TSC has been advised by the consulting engineer and the contractor's representative that the proposed buildings on the Southern side of the school property shall be proposed to be serviced by a new gravity connection to Council's sewer in Sutherland Street. Additionally by having this secondary sewer connection for the lot the private sewer pump station shall not be required. Unfortunately this sewer connection arrangement has not been reflected in the application documents and therefore the applicant is requested to update the Utilities Report and Civil Engineering Plans to show this connection and demonstrate that this connection shall be feasible. This shall include providing longitudinal sections and a survey of the sewer connection point; and
- d. TSC requests that the submission documents are update to provide a quantification of the proposed sewerage flows to the sewer connection locations (Noting Item 2 above) in accordance with TSC Development Design Specification D12 and the Fees and Charges Policy to confirm the capacity of the receiving sewer system.

2. Traffic

- a. The parking proposed does not adequately cater for demand. The plans should be revised to provide an additional 13 spaces on-site to cater for staff.
- b. That the adjacent road network be reassessed on-site, given the proposed measures to improve traffic flow and safety (moving all buses to Sutherland Street and extending the 'kiss and drop' in Orient Street) have already been implemented. While the changes appear to have improved safety and reduced congestion, there is still extensive delays and safety issues on Sutherland Street.

Consideration should also be given to measures to address:

- Issues with the right turns into and out of Orient Street at the Sutherland Street intersection. The need for a right turn ban from Orient Street was recommended for review once the bus zones and 'kiss and drop' zones is relocated.
 - Through traffic being completely blocked on Sutherland Street, particularly northbound, by motorists queuing to turn left into Orient Street.
 - Buses being delayed by queues on Sutherland Street.
 - Through traffic being blocked on Orient Street.
 - Any adverse effects of the changed traffic conditions on surrounding intersections.
- c. The 'kiss and drop' on Orient Street has already been extended and its operation should be reviewed and any modifications needed should be included in the Traffic Report and plans.
 - d. The existing 'kiss and drop' on Sutherland Street has been removed and the bus zone extended. The efficiency and operations of the new arrangement should be reviewed and increased in width and length if required. Any modifications needed should be included in the Traffic Report and plans.

- e. The Traffic Report is revised to propose measures to improve pedestrian/cyclist safety at the five way roundabout given it was identified as a barrier to active transport uptake. This could be used by Council for funding nominations.
- f. The Traffic Report raised concerns with the informal parking on Sutherland Street and cars blocking the footpath. The informal parking is proposed to remain but the plans do not appear to include measures to mitigate this risk. This should be reviewed and addressed in the plans.
- g. The Traffic Report recommends that pedestrian deficiency D9 (lack of crossing on Sutherland Street) is not upgraded. This should be reviewed with consideration to the new shared path being installed on the eastern side of Sutherland Street (between Moss Street and Seaview Street) and the new traffic arrangements.

3. **Environmental Health**

Acid Sulfate Soil

- a. Please revise the Acid Sulfate Soil Management Plan included within the Detailed Site Investigation for Contamination at Kingscliff Public School, 12 Orient Street, Kingscliff prepared by Douglas Partners dated 4 May 2021 (Project No. 97611.00, Document No. R.002.Rev2) that identifies an onsite location for available for treatment of acid sulfate soil and meets the requirements of the *Waste Classification Guidelines – Part 4: Acid Sulfate Soils* (NSW Environment Protection Authority, November 2014).

Lighting

- b. The applicant shall consider the potential impacts of lighting upon surrounding properties as a result of the demolition and construction works and operation of the site. Particular attention should be made to use of the site outside of school hours.

Contamination

- c. All contaminated land reports submitted for Council review as of 1 July 2020 must be accompanied by the *Northern Rivers Contaminated Land Program - Contamination Report Summary Table* available at <https://www.tweed.nsw.gov.au/ContaminatedLand>. Please provide this document from the environmental consultant for review.

Pre-demolition Testing

- d. Organochlorine pesticides were applied extensively within the Tweed Shire beneath structures, predominantly beneath concrete slabs, to provide a chemical barrier to termites. The environmental consultant shall confirm that sub-slab testing has been carried out where required to determine the presence of pesticides and confirm that the area in the vicinity of the demolition works is suitable for the proposed use.

Dewatering

- e. Although the site is in an elevated location, works may intercept groundwater as identified in consultant reports. Please provide a dewatering management plan that:
 - I. considers Council's Dewatering in the Tweed Guideline available at https://www.tweed.nsw.gov.au/Documents/Planning/TSC12355_Dewatering_in_the_Tweed_Guideline.pdf;
 - II. meets the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZG 2018) available at www.waterquality.gov.au/anz-guidelines;
 - III. includes site plans which indicate the extent of the excavation area and estimated zone of influence of the dewatering activity relative to any adjoining buildings together with an assessment of any impacts likely to occur to any adjoining buildings as a result of the dewatering activities;
 - IV. details on the site plan the location of the area that will be utilised for the positioning of any treatment tank or sedimentation pond on the site including any reserve area to be used for such purpose in the event of the need for additional treatment facilities to be incorporated on the site;
 - V. details of the proposed method of mechanical aeration to be used in the event that it is necessary to aerate the groundwater to achieve an acceptable Dissolved Oxygen level prior to the offsite discharge of groundwater and where this will be incorporated on the site;
 - VI. includes written advice from the operator of any on site groundwater treatment system stating that the system to be used will be able to treat the groundwater to the required treatment level prior to discharge. Note. Particular attention is to be given to achieving the required detention times prior to discharge of the groundwater. Advice that the system is simply capable of achieving the necessary treatment will not be acceptable; and
 - VII. considers the Detailed Site Investigation for Contamination at Kingscliff Public School, 12 Orient Street, Kingscliff prepared by Douglas Partners dated 4 May 2021 (Project No. 97611.00, Document No. R.002.Rev2) and Preliminary Geotechnical Investigation for Kingscliff Primary School, Orient Street, Kingscliff prepared by Douglas Partners dated 3 April 2020 (Project No. 98084.00, Document No. R.001.Rev0), and acid sulfate soil intercepted during dewatering activities.

Noise

- f. Please provide a site management plan for operation of the Kingscliff Public School including any events held on the site out of school hours (e.g. childcare and community use) that details how noise from onsite

activities will be managed and controlled so as to prevent the generation or emission of intrusive noise.

Warm Water Systems and Cooling Systems

- g. Please confirm whether any regulated systems as identified in the *Public Health Act 2010* are proposed to be installed, modified or removed from the site as a result of the proposed works.

4. Developer Contributions

Please note that Council is likely to request payment of relevant developer contributions, including CP07 – Drainage which applies to new and redevelopment works within the West Kingscliff drainage catchment.

5. Conclusion

As noted by the comments above, a substantial request for further information has been made. Given the concerns raised, the proposed development is formally objected to by Council.

It is envisaged that the above matters will be forwarded to the proponent for an appropriate response to be prepared. Council looks forward to reviewing such response and is happy to meet with the Department / proponent to further discuss any outstanding matters.

Please note that should the proposed development satisfactorily address the above outstanding matters and ultimately be recommended for approval, Council has a number of conditions of consent that are recommended for the Department's consideration.

For further information regarding this matter please contact Colleen Forbes on (02) 6670 2596.

Yours faithfully

Lindsay McGavin

Manager Development Assessment and Compliance