

MODIFICATION REPORT

SECTION 4.55(1A) MODIFICATION TO AMEND THE APPROVED CATHOLIC COLLEGE (SSD8989)

2 KINGFISHER CLOSE AND 507 MEDOWIE ROAD, MEDOWIE
LOT 412 AND Lot 413 DP 1063902



Prepared on behalf of:
TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE DIOCESE OF MAITLAND – NEWCASTLE

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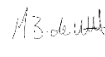
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1. INTRODUCTION AND BACKGROUND

1.1 Introduction

de Witt Consulting has been commissioned by the Trustees of the Roman Catholic Church - Diocese of Maitland Newcastle to prepare an application under Section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (EP & A Act) to modify the original State Significant Development consent known as SSD8989, granted on the 26th of July 2019. In summary there is alternative and temporary vehicular access measures required to enable the construction and delivery of the project in an appropriate manner.

1.2 Overview of Modification

The existing approval and current site attributes are further described in Section 2, however the approval includes generally the provision of an education establishment to be known as McAuley Catholic College and included all relevant infrastructure and a facilities associated with the delivery of a modern school.

The proposed modification includes an interim vehicular traffic solution in the form of a service road at the main entrance to the site to enable appropriate access whilst the main signalised intersection is being completed. The proposed temporary measure will facilitate the operation of the school beginning January 2021. The interim solution would enable the school to obtain an occupation certificate and function should the approval and construction of the Traffic Controlled Signals (TCS) not be completed prior to the opening of the school in January 2021. The interim traffic arrangements are as follows;

- Construct additional pavement and lane on Medowie Road required as a left turn deceleration lane directly into the site;
- Create an additional lane for the purpose of decelerating on and turning right across Medowie Road into the school the site.
- Dual in/out lanes for vehicular access at the southern-most corner of the site with direct connection to the internal road/carpark of the educational establishment;
- Construct new temporary marking and traffic control measures to accommodate the new additional lanes and traffic movements providing safe vehicular crossings;

This proposed traffic arrangement will operate until such time that the ultimate intersection works are complete.

1.3 Location and Context

The proposal is located on land known as number 2 Kingfisher Close and number 507 Medowie Road, Medowie (Lot 412 and Lot 413 DP 1063902) (the site). The site is located in the Port Stephens Local Government Area (LGA) and is located approximately 20 kilometres north of Newcastle and approximately 30 kilometres west of Nelson Bay. The site of approximately 26.83ha is owned by Trustees of Catholic Diocese of Maitland Newcastle.

1.4 Diocese of Maitland-Newcastle

The Diocese of Maitland-Newcastle represents the Catholic Church in a region extending from Lake Macquarie to Taree and as far inland as Merriwa and Murrurundi. A diocese is term used to describe a community of Christ's faithful - it represents a portion of the people of God in a particular area, which is entrusted to a bishop. The Trustees of the Roman Catholic Church for the Diocese of Maitland – Newcastle are the applicant for the proposed modification.

1.5 Approvals Pathway

This modification has been prepared for the Trustees of the Roman Catholic Church for the Diocese of Maitland-Newcastle. The minor modification is for the interim vehicular service road, which is being undertaken as a modification to the approved SSD.

1.6 Need for Modification

The need for the modification has been apparent through the early works and design stage. The current approval includes the need for a Works Authorisation Deed (WAD) to be entered into with Transport for NSW (TfNSW), however such a process cannot occur until such time as an approval exists. Whilst the applicant has entered such a deed, the design of the Traffic Control Signals (TCS), greater intersection and upgrade works to Medowie Road and South Street have been ongoing since obtaining approval, however elements of this process are out of the applicant's control.

Whilst this process is underway, delays in obtaining the design review comments and potential further delays at design consideration by TfNSW or construction phase do provide a significant risk to the project's delivery in that the greater intersection may not be completed prior to the opening of the school in January 2021.

As such, given this understanding and the need to ensure that the college can open as scheduled, a minor modification to the conditions to enable an alternate and interim traffic measure from that approved in SSD 8989 is proposed.

2. PREVIOUS APPROVALS AND EXISTING SITE

2.1 Previous Approvals

The relevant previous approval for the subject site is SSD 8989 'Catherine McAuley Catholic College' as an educational establishment on the 26th of July 2019 by Department of Planning. This approval facilitates construction staged over ten years resulting in a school that will educate up to 1,190 high school students, 630 primary school students and 124 children in an Early Learning Centre and as well as Chapel. The previously approval included construction of the following:

- Classrooms and other learning spaces (Technology and Applied Studies, Art, Science, Personal Development, Health and Physical Education, Music, Drama, Hospitality, Food Technology)
- Flexible learning village and Library learning hub
- Multipurpose hall
- Canteen and community use cafe
- Chapel
- Early Learning Centre
- Administration and other staff & student support facilities.

Associated works include:

- Environmental works such as erosion sediment control
- Earthworks, drainage and associated works such as retaining walls, landscaping etc
- Car parks (approximately 272 spaces), access road and fire trail to access perimeter of development
- Intersection upgrades.

2.2 Existing Development

The property previously contained a single storey dwelling, tennis court, asphalt track and rural shed. The site is currently the undergoing the transformation through the construction process associated with delivering the approved college and associated infrastructure. The current works are being undertaken are associated with site infrastructure and early stages in accordance with the approved staging and construction management plans.

The existing development on site includes augmented services and construction of associated infrastructure and early works with delivery of the Administration Building Chappell, early learning centre and classrooms associated with years 7 and 8. In addition, general ongoing remediation and salvage works are being undertaken.



Photo 1 – Existing works on site

2.3 The Site

The site was previously considered as suitable for the purpose of the education facility. The site is located within the Medowie precinct an area that has been recognised by the State Government as well as Port Stephens Council as an area appropriate for additional growth.

The site attributes were previously considered by the Department of Planning Infrastructure and Environment and various agencies through the Environmental Impact Statement and assessment process. The site included some limited contamination in the form of hydrocarbon and other soil affecting material. The site was identified as partially affected by flooding on the low-lying areas of the site and also includes some environmentally sensitive lands which have either been avoided or impacts by through offsetting. There was some limited potential for archeologically significant items identified and the relevant salvage works continues.

2.3.1 Topography

The site slopes to the west and south towards the existing watercourses and wetland areas, whilst parts of the site also slope gently to the north west.

2.3.2 Geotechnical and Contamination

The site is mapped as containing acid sulfate soils and in locations found to be at between 2-3 metres below the surface. As indicated some limited contamination was found to be present on site however has either been removed or dealt with in accordance with the approved and endorsed Remedial Action Plan.

2.3.3 Flooding and Watercourses

Council's flood hazard mapping identified that the development was located in a low hazard flood fringe area with part of the site being considered flood prone land. The south western and northern part of the site contains wetland. Whilst the site remains partially affected by flooding affected the development areas remains unconstrained.

2.3.4 Vegetation and Trees

The site is predominantly clear in the area of proposed development. Where relevant and previously approved this scattered vegetation in the form of some existing trees has been removed to accommodate the relevant construction works.

2.3.5 Traffic and Access

The construction access is now the only utilised vehicular access point that remains to the site. Traffic and access are currently being managed in accordance with the approved traffic and construction management plans.

2.3.6 Bushfire Prone Land

The site is considered bushfire prone land and is partly impacted on by these constraints. However, the works on site and SSD approval have considered the relevant requirements including the provision of appropriate setbacks ongoing management and inclusion of a fire trail which are required to be delivered through the development phase.

2.3.7 Coastal Zone

The site is not located within the coastal zone.

2.3.8 Heritage

As indicated, a number of items were identified during a search of the Aboriginal Heritage Information Management System (AHIMS) and have been considered through the assessment of the SSD. Archaeological investigations and salvage works continue to be undertaken on site.

With respect to non-aboriginal heritage, the site is not located in a heritage precinct and does not contain a known heritage item.

2.3.9 Mine Subsidence

The site is not located within a Mine Subsidence District.

3. PROPOSED MODIFICATION

3.1 Proposed Modification

The proposed modification essentially includes an alternate to the approved access arrangements in the form of an interim access road to be utilised for the initial stages of the development. The proposed modification includes the following and is illustrated on the concept engineering design plans prepared by AdW Johnson and located in Appendix 2. The design includes the following:

- Construct additional pavement and lane on Medowie Road required as a left turn deceleration lane directly into the site;
- Create an additional lane for the purpose of decelerating on and turning right across Medowie Road into the school the site.
- Dual in/out lanes for vehicular access at the southern-most corner of the site with direct connection to the internal road/carpark of the educational establishment;
- Construct new temporary marking and traffic control measures to accommodate the new additional lanes and traffic movements providing safe vehicular crossings;

The proposed changes will allow for an interim vehicular ingress and egress whilst the final design for the greater intersection upgrades of Medowie Road and South Street are finalised with TfNSW as well as allow suitable timeframes to construct and finalise the construction.

The proposed interim measure has been discussed with both TfNSW and PSC. TfNSW have indicated the interim measure is to be considered by Council. PSC have indicated their in-principle support of the interim measure which is provided in the correspondence provided in the modification in Appendix 4 of this modification.

The proposal is intended to enable access to Stages 1A and 1B of the approved SSD which includes, the Administration Building, Classrooms for Years 7 & 8, early learning centre, car park and Chapel. The proposed interim arrangement identified on the plan provided in Appendix 2 would require inclusion within the approved documents, however there would also need to be a minor alteration to the consent conditions which would facilitate and interim occupation certificate for these relevant stages and works.

3.2 Approved Documents

Required changes to conditions of consent are outlined in Table 1 to reflect the proposed modification.

3.3 Supporting Documentation

Supporting documentation has been included as appendices.

Table 2 – Proposed changes to conditions

Condition	Suggested change
A1-A36	A2 – Include: <i>ADW Johnson Plan titled Interim Intersection Strategic Layout (Ref: 190512-ESK-001) and Interim/ Ultimate Intersection Overlay (Ref 190512-ESK-002)</i> <i>Interim Access Advice prepared by SECA Solutions dated 8th April 2020</i> <i>Staging Report Ref F1 prepared by Webber Architects dated April 2020</i>
B1-B9	No change.

C1-C50	No change.
D1-D35	No change.
E1-E37	No change.
E38	Current: Prior to the issue of Occupation Certificate, the Applicant must complete the construction of Medowie Road and South Street to the satisfaction of TfNSW (RMS) and Council. Proposed: An interim Occupation Certificate can be issued at the completion of the interim traffic arrangements as per Modification 1 and the identified on the Plans referred to as Interim Intersection Strategic Layout ref: 190512-ESK-001 and 190512-ESK-002. No Final Occupation Certificate can be issued for the relevant stages until such time the Applicant completes the construction of Medowie Road and South Street to the satisfaction of TfNSW and Council.
E39-E57	No change.
F1-F19	No change.

3.4 Substantially the same development

Section 4.55(1A) of the EP&A Act indicates that a consent authority may modify development consent if the authority is satisfied that the development to which consent applies and as modified is substantially the same of that of the approved development. The proposed modification is minor in nature and is intended to assist in the delivery of the original approved development.

3.5 Justification for proposed modification

Justification for modification to the consent is as follows:

- The interim vehicular access will allow for temporary access to the previously considered and approved school and associated infrastructure;
- The design provides safe vehicle passage whilst the greater intersection is being finalised;
- The main intersection which forms part of the existing approval at Medowie Road and South Street will still require construction and is to be utilised once completed;
- The proposed interim measure will enable the school to open and function as planned for the 2021 school year;
- The interim access will be removed and will no longer be connected to Medowie Road once the school intersection is constructed;
- The interim measure is identified as having suitable capacity for the initial stages of the schools operations;
- The modification will not create any significant additional adverse impacts on the surrounding environment or transport network.

The proposed modification is required as a result of delays associated with obtaining the WAD and detailed design approval. The proposed measure is temporary in nature and it has been identified as an appropriate response to



the level of demand required for this infrastructure during the operation of the early stages and delivery of the school and associated infrastructure.

4. RELEVANT PROVISIONS OF ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

4.1 Section 4.55 (1A) Modifications involving minimal environmental impact

Section 4.55(1A) of the EP&A Act states the consent authority may modify a consent if:

- (a) *it is satisfied that the proposed modification is of minimal environmental impact, and*
- (b) *it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and*

In relation to 4.55 (1A) (a) the proposed modifications are unlikely to create any additional environmental impact. The proposed modifications are minor and temporary in nature and are unlikely to cause additional impacts as a result of the proposed modification.

In relation to 4.55 (1A) (b), Council can be satisfied that the requested modifications will be substantially the same development as that approved under the existing consent for the following reasons:

- The proposed modification is to benefit the previously approved development
- The modification is minor in nature and will be removed once the new intersection is constructed, enabling the development to occur as previously approved.
- No additional environmental impacts will occur; and
- The proposed modification is in keeping with the original consent.

(c) *it has notified the application in accordance with:*

(i) *the regulations, if the regulations so require, or*

(ii) *a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*

(d) *it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.*

In relation to 4.55(1A)(c and d), any relevant representations will need to be considered by the Department in determination of the subject modification. However, the proposed changes is considered minor and it should not require notification. However, we understand targeted consultation with TfNSW and PSC will be undertaken, noting limited consultation has occurred as part of the preparation of the modification.

(3) In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15 (1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the granting of the consent that is sought to be modified.

The proposed modification includes minor temporary changes to the existing approved development. The relevant matters under Section 4.15(1) of the Act are addressed below.

4.2 Section 4.15 (1) (a)(i)

“(i) any environmental planning instrument”

The proposed modification to development SSD 8989 are not inconsistent with any State Environmental Planning Policy and there are no provisions under Port Stephens LEP that prevent the modification.

4.3 Section 4.15 (1) (a)(ii)

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

There are no known proposed EPI's that apply to the site or the proposed development of the school.

4.4 Section 4.15(1)(a) (iii)

(iii) any development control plan,

The proposed modifications are not inconsistent Port Stephens Council's DCP.

4.5 Section 4.15(1)(a)(iiia)

any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

We understand there are no planning agreements relevant to the approved development or the development as modified.

4.6 Section 4.15(1)(a)(iv)

the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

The matters prescribed by the regulations that are relevant to the proposed modification are in Clause 115 of the Environmental Planning and Assessment Regulation 2000, which identifies additional requirements that all applications must comply with including that the report and application must contain the following:

- Name and address of the applicant;
- A description of the development to be carried out;
- The address, and formal particulars of title of land;
- A description of the proposed modification and development consent;
- An undertaking that proposed modification will remain substantially the same as the development that was approved;
- If the application is not the owner of the land a statement signed by the owner grants consent for the modification to be made.

The relevant requirements have been addressed and do form part of this proposed modification.

4.7 Section 4.15 (1) (b) Environmental, Social and Economic Impacts

Section 4.15(1)(b) requires the consent authority to consider:

“(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.”

The relevant matters are addressed below:

Impacts on the Natural Environment

Proposed modification of the development will not create additional impact on the natural environment compared to the original approval. The proposed modifications will require minor tree removal however will not result in additional environmental impacts.

Impacts on the Built Environment

Proposed modification of the development will not create additional impact on the built environment compared to the original approval. The proposed changes are within the subject site, minor and temporary in nature and will not result in increased visual impact.

Social and Economic Impacts

There will be minimal social or economic impacts as a result of the modification compared to the original approval. The modification will enable the school to be opened in 2021 and will provide additional job opportunities.

4.8 Section 4.15 (1) (c) - The Suitability of the Site

Section 4.15(1)(c) requires the consent authority to consider:

“(c) the suitability of the site for the development.”

The site has already been approved for an educational establishment development and proposed modifications are minor and temporary in nature. The site is suitable for the proposed development.

4.9 Section 4.15 (1) (d) - Submissions

Section 4.15(1)(d) requires the consent authority to consider:

“(d) any submissions made in accordance with this Act or the regulations”.

Any relevant representations will need to be considered by Council in determination of the Section 4.551(A) modification.

4.10 Section 4.15 (1) (e) - Public Interest

Section 4.15(1)(e) requires the consent authority to consider:

“(e) the public interest”.

The public interest is best served by orderly and economic use of land for purposes permissible under the relevant planning regime and predominantly in accordance with the prevailing planning controls. The modification is a permissible form of development, is in keeping with the original approval and is therefore considered to be in the public interest.

5. ENVIRONMENTAL ASSESSMENT

5.1 Permissibility and Zone

As outlined in this modification, the proposed minor amendment relates to temporary access arrangements. The approved use remains permissible with consent in the zone. The modification will result in a proposal that remains consistent with the zone objectives of the zone.

5.2 Environmental

As outlined the proposed modification relates to the inclusion of a temporary access road in the location of where other physical works have been identified to occur. The provision of the interim measure and proposed modification will not result any additional impacts to that already considered through the original consent and approved development. These considerations extend to the ecological impacts as well as any potential introduced impacts associated with remediation of the contaminated areas. Furthermore, the proposed modification will not result in any additional adverse impacts associated with acoustic, vibration or odour impacts on any nearby properties.

5.3 Amenity and Visual impact

The proposed interim access measure will not result in additional adverse impacts associated with amenity, it serves as a temporary measure in an area that is impacted on by significant existing and future construction.

5.4 Heritage

The proposed modification will not impact on any existing heritage or salvage works that are being undertaken as part of the approved development. The proposed interim measure will not result any significant increase of disturbed or development area.

5.5 Parking and Access

Whilst the proposed modification is intended to provide an alternative and temporary access point. It has been considered from both a traffic and engineering perspective and is identified to be of a suitable capacity to accommodate the early stages of the development as identified in the interim traffic advice provided in Appendix 3. The proposed modification will enable functioning of the early stages of the school as an interim measure until such time as the greater intersection is completed.

6. CONCLUSION

This section 4.55 (1A) application seeks to modify the existing approval for the site (SSD 8989) through an interim and temporary vehicular access. The modification will have no additional impact on the environmental and results in minor changes to the built form outcome of the development.

In relation to Section 4.55 (1A) (b), the development will remain the same as that approved under SSD 8989 for which consent is now being sought do not alter the original findings made in relation to the SSD regarding the reasonableness and appropriateness of the proposal when under the provisions of Section 4.15 (1) of the EP&A Act.

Should you require any further details, please do not hesitate to contact the undersigned on (02) 4942 5441.

Yours Sincerely

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Matthew de Witt

Senior Town Planner



APPENDICES



APPENDIX 1

Amended Staging Plan

STAGING REPORT
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- A Site Staging Plan
- B Site Staging & Construction Access Plan
- C Approved Document Transmittal

AMENDMENT HISTORY

F1	Interim staff & visitor vehicular site entry/exit point and full perimeter fire trail added to Stage 1 construction	06/04/20	TH

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1. EXECUTIVE SUMMARY

1.1 Purpose

This Staging Report has been prepared to illustrate the proposed staging approach for the construction & operation of the Catherine McAuley Catholic College in Medowie, noting that this is a live document subject to change over time with the changing needs of the school and funding applications. Should the timeframes outlined in this staging report be amended, a revised Staging Report is to be updated and approved by the Planning Secretary in accordance with Development Consent condition A13 prior to a Construction Certificate being obtained for each subsequent stage.

1.2 Background

This Staging Report has been prepared for Trustees of the Roman Catholic Church for the Diocese of Maitland – Newcastle to accompany a Development Application (DA) for development of a new Catholic College at Medowie. The location for the new development is 2 Kingfisher Close and 507 Medowie Road, Medowie (Lot 412 and Lot 413 DP 1063902).

Construction will be staged over a number of years and the school will educate up to 1,190 high school students in a seven stream high school, 630 primary school students in a three stream primary school and 124 children in the Early Learning Centre.

This Staging Report references the Conditions outlined in the Development Consent SSD8989 dated 26 July 2019.

2. STAGED CONSTRUCTION

2.1 Proposed Staging

The below table sets out the proposed staging approach for the site which provides additional detail to that shown on the Site Staging Plan 2544_DA_01_005 and contained in Attachment A.

The construction of the College is staged to facilitate the submission of yearly internal grant funding applications to the Catholic Block Grant Authority, which enables funding based on student enrolments for necessary teaching spaces and staff facilities based on Net floor area per student enrolment numbers.

Each year, internal Catholic Diocese funding applications are submitted by May, with formal approval received by December, which enables construction of the stage to occur over the next 12 months for occupation by the next year group the following year.

The College will commence with Years 7 & 8 accommodated within High School (Block A) under the first stage of construction. The Early Learning Centre (Block Q) & College Chapel (Block B) will also be constructed in the initial stage.

College facilities will then be constructed on a year about basis, as described in Tables 2 & 3 below, to facilitate the flow on of new enrolments into Year 7 for the high school each year as the College grows. Construction of the primary school is planned to commence in 2022 for first occupation by Kindergarten & Year 1 in 2023, and construction will facilitate the flow on of new Kindergarten enrolments for the primary school each year as the College grows.

It is imperative to funding and College operation that construction of the School continues to facilitate the intake of a new year group at the commencement of day 1 term 1 each calendar year from the first year of occupation.

Two gap years in building are planned (2023 & 2025) where the previous construction stages facilitate enough accommodation for the 2023 & 2025 year intakes.

The internal fitout of some specialist teaching spaces will occur in the year prior to the curriculum requirements (ie. the Cert IV hospitality Kitchen within Block A will not be required until Year 11 commences, therefore the internal commercial kitchen equipment fitout will occur in the year prior to year 11 commencing at the College. This will be similar for specialist Music, TAS and Science Chemistry and Physics spaces). Common College facilities such as the Hall and Learning Hub (Library) spaces will not be constructed until the school population nears full enrolments across all years, as this then provides maximum funding based on the higher student enrolments at that time.

Table 1 – Proposed Staging

STAGE	DESCRIPTION
Site Works	Civil works on site including access road and car parking, services and associated landscaping
Roadworks	Civil works off site associated with upgrade of Medowie Road & public domain works <i>including temporary staff & visitor vehicular site entry/exit point^{F1}</i>
Stage 1a	High School – Block A (Administration, Staff & Learning Spaces) Early Learning Centre – Block Q

	Chapel - Block B
Stage 1b	Associated landscaping, civil, hydraulic, etc
Stage 2a	High School – Block C (Science) High School – Block D (TAS)
Stage 2b	Covered Ways, associated landscaping, civil, hydraulic, etc.
Stage 3a	High School – Block G (Learning Hub) High School – Block H (Classroom Block) Primary School – Block K (Administration, Staff) Primary School – Block L (Library, Hall) Primary School - Block O (Classroom Hub)
Stage 3b	Associated landscaping, car park, civil, hydraulic, etc
Stage 4a	High School – Block E (TAS) High School – Block F (PD/H/PE, Art) Primary School – Block M (Classroom Hub) Primary School – Block N (Classroom Hub)
Stage 4b	Associated landscaping, car park, civil, hydraulic, etc
Stage 5a	High School – Block I (Classroom Hub) High School - Block J (Classroom Hub) High School – Block K (COLA) Primary School – Block P (Classroom Hub)
Stage 5b	Associated landscaping, civil, hydraulic, etc
Stage 6	Sports Fields & Associated Landscaping

2.2 Approximate Staging Timeframes

The below table sets out indicative dates for the construction of each of the stages. The table should be read in conjunction with the approved Site Staging Plan 2544_DA_01_005. College facilities are proposed to be constructed to accommodate the forecast maximum student enrolments for each yearly intake. Two gap years in building construction (ie. no construction work to occur) are proposed in years 2023 (between construction stages 3 & 4) & 2025 (between construction stages 4 & 5), although there will be sufficient teaching facilities

provided by the previous stages of construction to continue yearly intakes of students through the gap year of construction.

Should these timeframes change, a revised Staging Report is to be updated and approved by the Planning Secretary in accordance with Development Consent condition A13 prior to a Construction Certificate being obtained for each subsequent stage.

Table 2 – Approximate Construction Timeframes

STAGE	PROPOSED CONSTRUCTION TIMEFRAME	SCOPE OF WORKS
Site Works	Late October 2019 – early January 2021	Site benching, installation of stormwater & civil works, underground detention tanks, site retaining walls, Carpark 1 and 3 & associated internal road network construction, internal bus drop off & associated road network, installation and connection of site utility services (electrical kiosk #1, telecommunications, gas storage tank, sewer drainage network, water supply), installation of carpark access & security lighting, internal traffic signage & linemarking, associated internal landscape works, pavements, tree planting, site boundary signage walls, tree removal and asset protection zone vegetation clearing to facilitate the Stage 1 works, Vegetation management & revegetation of the Riparian corridor outlined in the approved vegetation management plan, construction of the creek culvert bridge crossing, remediation of the contaminated fill mound, installation of the high hazard floodway guardrail.
Roadworks	May 2020 –Late December 2021 ^{F1}	Construction & commissioning of Road widening & new vehicular pavement, traffic signal intersection and associated level pedestrian crossing, street lighting, road safety & school zone signage, street footpaths, relocation of electricity network high voltage switch, street tree planting, road verge re-turfing, domestic driveway connections to the college site. <i>Temporary staff & visitor vehicular site entry/exit point pending commissioning of fully complete traffic signal intersection. ^{F1}</i>
Stage 1a	Late October 2019 – early January 2021	Construction of High School Block A (excluding Construction of Hall stage 5a, Cert IV Hospitality Kitchen internal fitout, Music Practice & recording rooms, first floor staff & student amenities fitout until

		student enrolment numbers require these facilities in stage 3a), Chapel Block B & Early Education Centre Block Q - inclusive of pile foundations, ground & first floor concrete slabs, structural steel frame, external & internal loadbearing & non loadbearing walls, roofing & wall cladding, building services installation including electrical, plumbing, mechanical, fire, security, CCTV & AV systems, high school canteen, connection to site utility services, Furniture, Fixtures & Equipment (FF&E) installation, testing & commissioning, handover and occupation, installation of Principal supplied items (office & teaching consumables, telephone handsets, computers, network patching, Audio Visual equipment), immediate landscape surrounds, Groundsman's maintenance shed.
Stage 1b	Late October 2019 – early January 2021	Construction of associated stage 1 buildings external landscape works, pavements, site boundary fencing, temporary internal playground fencing, civil stormwater drainage, external playspace (within location of future Block A hall footprint denoted as stage 5A on drawings), rainwater tanks, external access & security lighting, tree planting. Construction of <i>full perimeter fire trail</i> . ^{F1}
Stage 2a	Early May 2021 – early January 2022	Construction of High School Block C Science (excluding 1 x science practical classroom specialist internal FF&E fitout & 1 x science chemistry classroom specialist internal FF&E fitout until student enrolment numbers require these facilities in stage 4a), Block D TAS and covered first floor walkway between Block D & Block A- inclusive of pile foundations, ground floor concrete slabs, structural steel frame, external & internal loadbearing & non loadbearing walls, roofing & wall cladding, building services installation including electrical, plumbing, mechanical, fire, security, CCTV & AV systems, connection to site utility services, Furniture, Fixtures & Equipment (FF&E) installation, testing & commissioning, handover and occupation, installation of Principal supplied items (office & teaching consumables, telephone handsets, computers, network patching, Audio Visual equipment), immediate landscape surrounds.
Stage 2b	Early May 2021 –	Construction of associated stage 2 buildings external

	early January 2022	landscape works, pavements, temporary internal playground fencing, civil stormwater drainage, external access & security lighting, tree planting.
Stage 3a	Early January 2022 – early January 2023	Construction of High School Block G Learning Hub, Block H General Purpose Learning Areas (GPLA) and first floor covered walkway between Block H & Block A - inclusive of pile foundations, ground & first floor concrete slabs, structural steel frame, external & internal loadbearing & non loadbearing walls, roofing & wall cladding, building services installation including electrical, plumbing, mechanical, fire, security, CCTV & AV systems, connection to site utility services, Furniture, Fixtures & Equipment (FF&E) installation, testing & commissioning, handover and occupation, installation of Principal supplied items (office & teaching consumables, telephone handsets, computers, network patching, Audio Visual equipment), immediate landscape surrounds. Internal fitout of High School Block A Hospitality Cert IV Kitchen, Music Practice & recording rooms, first floor staff & student amenities. Construction of Primary School Block K Administration building, Block L Hall/Learning Hub, Covered Outdoor Learning Area (COLA), primary school canteen & Block O GPLA Buildings - inclusive of pile foundations, ground floor concrete slabs, structural steel frame, external & internal loadbearing & non loadbearing walls, roofing & wall cladding, building services installation including electrical, plumbing, mechanical, fire, security, CCTV & AV systems, connection to site utility services, Furniture, Fixtures & Equipment (FF&E) installation, testing & commissioning, handover and occupation, installation of Principal supplied items (office & teaching consumables, telephone handsets, computers, network patching, Audio Visual equipment), immediate landscape surrounds.
Stage 3b	Early January 2022 – early January 2023	Construction of associated stage 3 Primary & High School buildings external landscape works, pavements, rainwater tanks, temporary internal playground fencing, civil stormwater drainage, external access & security lighting, tree planting,

		internal primary & high school quadrangle playspaces & associated outdoor learning environments and 2 x high school hard surface sports courts. Supply, installation and commissioning of second site electrical kiosk. Construction of internal loop road extension and Carpark 2 including associated vehicular pavements, kerb & gutter, civil drainage, traffic signage & linemarking. Tree removal and asset protection zone vegetation clearing to facilitate the Stage 3 works
No building work proposed	January 2023 – January 2024	Nil.
Stage 4a	Early January 2024 – early January 2025	Construction of High School Block E TAS, Block F Art/Fitness & covered walkway between Blocks D & F - inclusive of pile foundations, ground floor concrete slabs, structural steel frame, external & internal loadbearing & non loadbearing walls, roofing & wall cladding, building services installation including electrical, plumbing, mechanical, fire, security, CCTV & AV systems, connection to site utility services, Furniture, Fixtures & Equipment (FF&E) installation, testing & commissioning, handover and occupation, installation of Principal supplied items (office & teaching consumables, telephone handsets, computers, network patching, Audio Visual equipment), immediate landscape surrounds. Internal fitout of High School Block C 1 x science practical classroom & 1 x science chemistry classroom. Construction of Primary School Block M GPLA & Block N GPLA buildings, - inclusive of pile foundations, ground floor concrete slabs, structural steel frame, external & internal loadbearing & non loadbearing walls, roofing & wall cladding, building services installation including electrical, plumbing, mechanical, fire, security, CCTV & AV systems, connection to site utility services, Furniture, Fixtures & Equipment (FF&E) installation, testing & commissioning, handover and occupation, installation of Principal supplied items (office & teaching consumables, telephone handsets, computers, network patching, Audio Visual equipment), immediate landscape surrounds.

Stage 4b	Early January 2024 – early January 2025	Construction of associated stage 4 Primary & High School buildings external landscape works, pavements, rainwater tanks, temporary internal playground fencing, civil stormwater drainage, external access & security lighting, tree planting, internal primary school playspace & associated outdoor learning environments. Construction of High School Carpark 4 and associated vehicular pavements, kerb & gutter, civil drainage & stormwater detention pond, traffic signage & linemarking. Tree removal and asset protection zone vegetation clearing to facilitate the Stage 4 works
No building work proposed	January 2025 – January 2026	Nil
Stage 5a	Early January 2026 – early January 2027	Construction of High School Hall (adjoining Block A), Covered Outdoor Learning Area (COLA), Block I GPLA, Block J GPLA and covered first floor walkway between Block J & Block H - inclusive of pile foundations, ground & first floor concrete slabs, structural steel frame, external & internal loadbearing & non loadbearing walls, roofing & wall cladding, building services installation including electrical, plumbing, mechanical, fire, security, CCTV & AV systems, connection to site utility services, Furniture, Fixtures & Equipment (FF&E) installation, testing & commissioning, handover and occupation, installation of Principal supplied items (office & teaching consumables, telephone handsets, computers, network patching, Audio Visual equipment), immediate landscape surrounds. Construction of Primary School Block P GPLA building, - inclusive of pile foundations, ground floor concrete slab, structural steel frame, external & internal loadbearing & non loadbearing walls, roofing & wall cladding, building services installation including electrical, plumbing, mechanical, fire, security, CCTV & AV systems, connection to site utility services, Furniture, Fixtures & Equipment (FF&E) installation, testing & commissioning, handover and occupation, installation of Principal supplied items (office & teaching consumerables, telephone handsets, computers, network patching, Audio Visual

		equipment), immediate landscape surrounds.
Stage 5b	Early January 2026 – early January 2027	Construction of associated stage 5 Primary & High School buildings external landscape works, pavements, High School COLA tiered seating and access ramp, rainwater tanks, permanent playground fencing, civil stormwater drainage, external access & security lighting, tree planting, Tree removal and Asset protection zone vegetation clearing to facilitate the Stage 5 works
Stage 6	Early July 2027 – December 2027	Construction of High School turfed sports oval, fencing & linemarking, security & access lighting and associated landscape surrounds. Construction of Primary School 2 x hard surface sports courts and associated landscape surrounds.

3. STAGED OPERATION

Staged operation is proposed for the College as facilities are constructed to accommodate the forecast maximum student enrolments for each yearly intake. The High School will commence operation following the first stage of construction with Years 7 & 8, and the Chapel & Early Learning Centre will also commence operation concurrently. Operation of subsequent construction stages 2 to 6 identified in Table 3 below will occur immediately at the commencement of the School enrolment year following the completed construction stage outlined in Table 2 'Approximate Construction Timeframes' above. Two gap years in building construction are proposed in years 2023 (between construction stages 3 & 4) & 2025 (between construction stages 4 & 5), although there will be sufficient teaching facilities provided by the previous stages of construction to continue yearly intakes of students through the gap year of construction. Construction contracts will require handover of each building stage within the first week of January to allow a minimum 2 to 3 week installation & commissioning period by the School prior to the commencement of the new term.

Table 3 – Staged Operation

YEAR OF COMMENCEMENT OF OPERATION FOR THE SCHOOL CALENDER YEAR	STUDENT YEAR GROUPS ACCOMMODATED BY THE COMPLETED FACILITIES FOR THE NOMINATED SCHOOL CALENDER YEAR
2021 (School Term 1 commencing 27 January 2021) (following completion of Construction Stage 1a & 1b)	EEC, Year 7 & Year 8, Chapel
2022 (School Term 1 commencing 28 January 2022) (following completion of Construction Stage 2a & 2b)	EEC & Year 7,8 & 9
2023 (School Term 1 commencing 27 January 2023) (following completion of Construction Stage 3a & 3b)	EEC & Year 7, 8 & 9, 10 plus K & 1
2024 (School Term 1 commencing 30 January 2024) (Gap year in building)	EEC & Year 7, 8, 9 & 10 & 11 plus K, 1 & 2
2025 (School Term 1 commencing 31 January 2025) (following completion of Construction Stage 4a & 4b)	EEC & Year 7, 8, 9, 10, 11 & 12 plus K, 1, 2 & 3
2026 (School Term 1 commencing late January 2026) * (Gap year in building)	EEC & Year 7, 8, 9, 10, 11 & 12 plus K, 1, 2, 3 & 4
2027 (School Term 1 commencing late January 2027) *	EEC & Year 7, 8, 9, 10, 11 & 12 plus K, 1, 2, 3, 4 & 5

(following completion of Construction Stage 5a & 5b & 6)	
2028 (School Term 1 commencing late January 2028) * (No building work proposed)	Full college enrolments (EEC & Year 7, 8, 9, 10, 11 & 12 plus K, 1, 2, 3, 4, 5 & 6)

* NSW School term dates for 2026 and beyond not yet published.

4. COMPLIANCE WITH CONDITIONS ACROSS STAGES

4.1 Compliance and Staging

The management plans and reports outlined in the consent conditions required to be prepared prior to commencement of construction on site and will be working documents which are reviewed during each stage of work; assessed for compliance with consent conditions; and updated prior to the commencement of each subsequent stage of construction.

At the time of submission of this staging report (October 2019) The Applicant seeks construction & operational approval for the Siteworks, Roadworks, Stage 1a & Stage 1b (as described in Table 2) development stages only. Construction & operational approvals for subsequent stages 2 to 6 will be required to be sought individually prior to the commencement of construction of each subsequent development stage.

The staging and approvals matrix outlined in Table 4 identifies the relevance of Development Consent conditions for these initial stages (Siteworks, Roadworks, Stage 1a & Stage 1b) of construction.

It is the Applicant's responsibility to update this staging report, associated staging & approvals matrix and achieve full compliance with the relevant conditions of the Development Consent prior to the commencement of each subsequent construction and operational stage.

The initial Roadworks, Siteworks and Stages 1a & 1b construction will be procured under a design & construct building contract, therefore the 'Head Contractor' has been assigned design & certification roles within the approvals matrix.

5. CUMULATIVE IMPACTS

5.1 Basis for EIS Reporting

The reports submitted with the Environmental Impact Statement assessed the impact of the campus at full capacity. Hence the mitigation measures outlined in these reports account for the full impact of the college community on the community and environment. Many of the recommendations in these reports and the mitigation measures outlined are proposed to be undertaken during the initial stages of the campus development hence achieving compliance with conditions of consent.

The cumulative impacts matrix outlined in Table 5 identifies the relevance of Development Consent conditions for each and every stage. Only conditions which are deemed to have an

impact or are applicable to the assessment have been included in the cumulative impacts matrix.

It is deemed the role of the Applicant, Head Contractor, the Private Certifying Authority (PCA) and the Independent Auditor to monitor and audit compliance and cumulative impacts of the construction stages of the development.

The PCA will serve as an authority role to ensure all pre-commencement & pre-occupation conditions are met prior to the issue of any construction or occupation certificate.

It is the Applicant's responsibility to monitor & audit the operational compliance and cumulative impacts of the operational stages of the development required by the consent. The staged construction and operational stages of the development will provide opportunity for passive monitoring of staged operations of the development by the PCA & independent auditor for the duration of the proposed construction timeframe for the masterplan.

Further Comments:

The details contained within this report are provided to outline the proposed staging of construction & operation of Catherine McAuley Catholic College. The staging and timeline illustrated within this document is subject to future change given a number of factors. These include projected enrolment numbers, actual enrolment numbers and funding applications which will be made to enable construction of each stage. Should these construction or operational stages or timeframes change from the approved staging report, a revised Staging Report is to be updated and approved by the Planning Secretary in accordance with Development Consent condition A13 prior to a Construction Certificate being obtained for each subsequent stage.

Table 4 – Conditions Applicable to the Staging Report

Catherine McAuley College, 507 Medowie Road, Medowie NSW

Statutory Approvals & Staging Matrix

Revision F/1 dated 06.04.20

Revision History

F1 - Added Interim Vehicular site entry/exit point to Roadworks stage, Added construction of full perimeter fire trail to Siteworks stage.

CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
Development Approval conditions of consent								
PART A - ADMINISTRATIVE CONDITIONS								
A1 - OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Applicable throughout construction	Applicant	Head Contractor	N/A	During Construction	During Operation	Department of Planning & Environment (DPIE)	
A2 - TERMS OF CONSENT The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below:	Applicable throughout construction	HeadContractor	Applicant	N/A	During Construction	During Operation	DPIE	
A3 - TERMS OF CONSENT Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Department regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	Applicable throughout construction	Head Contractor	Applicant	N/A			DPIE	
A4 - TERMS OF CONSENT A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Applicable throughout construction	-		N/A			DPIE	
A5 - LIMITS OF CONSENT This consent lapses 5 years after the date of consent unless the works associated with the development have physically commenced.	Applicable throughout construction	Applicant		Evidence of commencement of construction	Within 5 years of date of consent		Private Certifying Authority (PCA)	
A6 - PRESCRIBED CONDITIONS The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Applicable throughout construction	-		N/A	-			
A7 - PLANNING SECRETARY AS MODERATOR In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Applicable throughout construction	-		N/A	-		DPIE	

Statutory Approvals & Staging Matrix

Revision F/1 dated 06.04.20
Revision History
F1 - Added Interim Vehicular site entry/exit point to Roadworks stage, Added construction of full perimeter fire trail to Siteworks stage.

CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
A8 - EVIDENCE OF CONSULTATION Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Applicable throughout construction			Applicant	Evidence of consultation as required for each relevant stage	as required by the consent for each relevant stage	PCA	
A9 - STAGING A9. The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction (excluding demolition works) of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	✓	✓	✓	Applicant	Staging Report	4 weeks prior to commencement of construction	DPIE	The staging plan has been submitted to seek approval for the construction and operation of Siteworks, Roadworks and Construction Stages 1a & 1b at this initial stage. All other staged construction & operational approvals will be required prior to construction approval for each individual subsequent stage. The known timeframe for the construction and operation of all subsequent stages 2 to 6 is outlined in the staging report.
A10 - STAGING A10. A Staging Report prepared in accordance with condition A9 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); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	✓	✓	✓	Applicant	Staging Report	4 weeks prior to commencement of construction	DPIE	The staging plan has been submitted to seek approval for the construction and operation of Siteworks, Roadworks and Construction Stages 1a & 1b at this initial stage. All other staged construction & operational approvals will be required prior to construction approval for each individual subsequent stage. The known timeframe for the construction and operation of all subsequent stages 2 to 6 is outlined in the staging report.
A11 - STAGING Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved to the Planning Secretary.	Applicable throughout construction			Applicant	N/A	-	PCA	
A12 - STAGING Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.	✓	✓	✓	-	N/A	-	PCA	

Statutory Approvals & Staging Matrix

Revision F/1 dated 06.04.20
Revision History
F1 - Added Interim Vehicular site entry/exit point to Roadworks stage, Added construction of full perimeter fire trail to Siteworks stage.

CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<i>A13 - STAGING, COMBINING, AND UPDATING STRATEGIES, PLANS, PROGRAMS OR DRAWINGS</i> A13. With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan (including management plan, architectural or design plan) or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan) or program required by this consent (to ensure the strategies, plans, programs and drawings required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Applicable throughout construction			-	Revised staging report (if required)	-	DPIE	If any amendments to the scope of works, scope of operation or timeframe of subsequent stages 2 to 6, a revised staging plan is to be submitted to DPIE for approval prior to commencement of construction in accordance with this condition.
<i>A14 - STAGING, COMBINING, AND UPDATING STRATEGIES, PLANS, PROGRAMS OR DRAWINGS</i> A14. If the Planning Secretary agrees, a strategy, plan, program or drawing may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Applicable throughout construction			-	Revised staging report (if required)	-	DPIE	
<i>A15 - STAGING, COMBINING, AND UPDATING STRATEGIES, PLANS, PROGRAMS OR DRAWINGS</i> If approved by the Planning Secretary, updated strategies, plans, programs or drawings supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Applicable throughout construction			-	N/A	-	PCA	
<i>A16 - STRUCTURAL ADEQUACY</i> A16. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes: • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. • Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.	Applicable throughout construction			Head Contractor	Certification for each relevant stage	Prior to CC for relevant stage	PCA	Certification for structural adequacy of all elements to be constructed during the Siteworks, Roadworks & Construction Stages 1a & 1b is to be submitted in accordance with this condition.
<i>A17 - EXTERNAL WALLS AND CLADDING</i> The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	N/A	N/A	✓	Head Contractor	Certification for each relevant stage	Prior to CC for relevant stage	PCA	Certification for BCA Compliance of all external wall elements to be constructed during the Construction Stages 1a & 1b is to be undertaken by the PCA in accordance with this condition.
<i>A18 - DESIGN AND CONSTRUCTION FOR BUSH FIRE</i> A18. Shade sail materials must be non-combustible or have a Flammability Index of no greater than 5 when tested in accordance with Australian Standard AS1530.2-1993 Methods for Fire Tests on Building Materials, Components and Structures – Test for Flammability of Materials.	N/A	N/A	✓	Head Contractor	Certification for each relevant stage	Prior to CC for relevant stage	PCA	Certification for BCA Compliance of all external wall elements to be constructed during the Construction Stages 1a & 1b is to be undertaken by the PCA in accordance with this condition.
<i>A19 - APPLICABILITY OF GUIDELINES</i> A19. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Applicable throughout construction			-	N/A	-		

Statutory Approvals & Staging Matrix

Revision F/1 dated 06.04.20
Revision History
F1 - Added Interim Vehicular site entry/exit point to Roadworks stage, Added construction of full perimeter fire trail to Siteworks stage.

CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
A20 - APPLICABILITY OF GUIDELINES A20. Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them. A21 - MONITORING AND ENVIRONMENTAL AUDITS A21. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	Applicable throughout construction			-	N/A	-	DPIE	
A22 - ACCESS TO INFORMATION A22. At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	✓	✓	✓	Applicant (i) (ii) (iii) Head Contractor (iv) to (ix)	Online access to project documentation & information for each relevant stage	48 hours before commencement of construction for relevant stage	PCA	
A23 - COMPLIANCE A23. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Applicable throughout construction			Applicant	Conditions of consent to form part of construction contract documents and contractor obligations for each relevant stage	Prior to commencement of construction for relevant stage	PCA	
A24 - ROAD DESIGN CHANGES A24. The General Arrangement Plan (issue 4) prepared by mpc dated 01.11.2018 must be amended in accordance with the TfNSW(RMS) design review request dated 27.02.19 (Annexure B) and in consultation with TfNSW(RMS) and Council.	N/A	✓	N/A	Applicant	Civil Roadway design	Within 3 months of commencement of construction of the first stage to coincide with WAD submission	Transport for New South Wales (TfNSW) - Roads & Maritime Services (RMS) + Council	Consultation with Council & TfNSW (RMS) is required in accordance with Condition A8

Statutory Approvals & Staging Matrix

Revision F/1 dated 06.04.20
Revision History
F1 - Added Interim Vehicular site entry/exit point to Roadworks stage, Added construction of full perimeter fire trail to Siteworks stage.

CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
A25 - ROAD DESIGN CHANGES A25. To safely manage the operation of the proposed access, the bus entry pavement must be treated with “Bus Lane” pavement treatments in accordance with RMS Delineation Section 9 – Messages on Pavements (example provided in section 9.3.3.1c of this document).	N/A	✓	N/A	Head Contractor	Civil Roadway design	Within 3 months of commencement of construction of the first stage to coincide with WAD submission	TfNSW (RMS) + Council	Consultation with Council & TfNSW (RMS) is required in accordance with Condition A8
A26 - SITE CONTAMINATION A26. Remediation approved as part of this development consent must be carried out in accordance with the Remedial Action Plan dated 11 October 2018 and prepared by RCA Australia.	✓	N/A	✓	Head Contractor	Certification for each relevant stage	Prior to occupation certificate for Stage 1 & each relevant subsequent stage	PCA	All remediation of known contaminants outlined in the approved Remedial Action Plan is to be undertaken during the initial siteworks construction Stage. Certification prior to occupation of Stage 1 will be required. This certification can be used to satisfy this condition for subsequent development stages.
A27 - SITE CONTAMINATION A27. Upon completion of remedial works, the Applicant must submit a Site Audit Report and Site Audit Statement for the relevant part of the site prepared by an EPA accredited Site Auditor. The Site Audit Report and Site Audit Statement must verify the relevant part of the site is suitable for the early learning centre and schools land use and be provided to the satisfaction of the Principal Certifying Authority.	N/A	N/A	✓	Head Contractor	Site Audit Report & Site Audit Statement for each relevant stage	Prior to occupation certificate for Stage 1 & each relevant subsequent stage	PCA	All remediation of known contaminants outlined in the approved Remedial Action Plan is to be undertaken during the initial siteworks construction Stage. A site audit report & site audit statement is required prior to occupation of Stage 1. These reports can be used to satisfy this condition for subsequent development stages.
A28 - INCIDENT NOTIFICATION, REPORTING AND RESPONSE A28. The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	Applicable throughout construction			Head Contractor Applicant	Conditions of consent to form part of construction contract documents and contractor obligations for each relevant stage	As required throughout construction	DPIE	
A29 - INCIDENT NOTIFICATION, REPORTING AND RESPONSE A29. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Applicable throughout construction			Head Contractor Applicant	Conditions of consent to form part of construction contract documents and contractor obligations for each relevant stage	As required throughout construction	DPIE	

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CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<i>A30 - NON-COMPLIANCE NOTIFICATION</i> A30. The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Principal Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Applicable throughout construction			Applicant Head Contractor PCA	Written notification, if & when required, for each relevant stage	As required throughout construction	DPIE	
<i>A31 - NON-COMPLIANCE NOTIFICATION</i> A31. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Applicable throughout construction			Applicant Head Contractor PCA	Written notification, if & when required, for each relevant stage	As required throughout construction	DPIE	
<i>A32 - NON-COMPLIANCE NOTIFICATION</i> A32. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Applicable throughout construction			-	Written notification, if & when required, for each relevant stage	As required throughout construction	DPIE	
<i>A33 - GROUNDWATER</i> A33. Any removal of groundwater from the site must comply with the requirements of the Protection of the Environment Operations Act 1997 and appropriate water access licence must be obtained.	Applicable throughout construction			Applicant Head Contractor	Written notification, if & when required, for each relevant stage	Prior to removal of groundwater	PCA	
<i>A34 - REVISION OF STRATEGIES, PLANS AND PROGRAMS</i> A34. Within three months of: (a) the submission of a compliance report under condition C38; (b) the submission of an incident report under condition A29the submission of an Independent Audit under condition D32; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Principal Certifying Authority must be notified in writing that a review is being carried out.	Applicable throughout construction			Applicant Head Contractor	Written notification of reveiw, if & when required, for each relevant stage	within three months as noted in the conditions of consent	DPIE + PCA	
<i>A35 - REVISION OF STRATEGIES, PLANS AND PROGRAMS</i> A35. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary and Principal Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary and Principal Certifying Authority for approval within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	Applicable throughout construction			Applicant	Revised strategies, plans, programs, if & when required, for each relevant stage	within six weeks of the review, if and when required by DPIE or PCA	DPIE + PCA	
<i>A36 - FOOTPATH WORKS</i> A36. The proposed footpaths must be designed and constructed by the Applicant in accordance with Council's specifications and with consultation with Council. All footpaths must be completed by the Applicant at their cost unless an alternative agreement is agreed by Council.	N/A	✓	✓	Applicant	Part 1: Council S138 approval Evidence of consultation under Condition A8 Part 2: Construction Engineering Certification	Part 1: Prior to commencement of construction of associated footpath works within the road reserve Part 2: Prior to Occupation Certificate for Stage 1a & 1b	PCA	Consultation with Council is required in accordance with Condition A8. All footpath and public domain works are to be constructed during the initial Roadworks stage. This will satisfy this condition for subsequent development stages.
<i>AN1 - ADVISORY NOTES</i> All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Applicable throughout construction			Applicant Head Contractor	N/A			

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AN2 - ADVISORY NOTES For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	✓	N/A	✓	Applicant	Receipt of payment of Long Service Levy for each relevant stage	Prior to CC for each relevant stage	PCA	The Long Service Levy will be paid on the basis of the construction value of the initial Stage 1a & 1b construction stage. The Long Service levy shall be paid prior to construction of each and every subsequent stage based on the construction value of these stages.
AN3 - ADVISORY NOTES Any advice or notice to the consent authority must be served on the Planning Secretary.	Applicable throughout construction			-				
AN4 - ADVISORY NOTES New construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.	✓	N/A	✓	Head Contractor	Design Certification for each relevant stage	Prior to CC for each relevant stage	PCA	Design certification will be provided to satisfy this condition for the initial Stage 1a & 1b construction stage. Certification is required to be provided for each and every subsequent stage of construction prior to the issue of the construction approval for that stage.
AN5 - ADVISORY NOTES Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.	✓	N/A	✓	Head Contractor	Design Certification for each relevant stage	Prior to CC for each relevant stage	PCA	Design certification will be provided to satisfy this condition for the initial Siteworks & Stage 1a & 1b construction stage. Certification is required to be provided for each and every subsequent stage of construction prior to the issue of the construction approval for that stage.
PART B - PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE								
B1 - CERTIFIED DRAWINGS B1. Prior to the issue of a construction certificate, the Applicant must submit to the satisfaction of the Principal Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	N/A	N/A	✓	Head Contractor	Structural Engineering drawings & design certification for each relevant stage	Prior to CC for each relevant stage	PCA	Certified structural drawings shall be submitted to the PCA for the initial Stage 1a & 1b construction stages. Certified structural drawings for each and every subsequent stage shall be submitted prior to construction approval for that stage.
B2 - EXTERNAL WALLS AND CLADDING B2. Prior to the issue of a construction certificate, the Applicant must provide the Principal Certifying Authority with documented evidence that the products and systems proposed for use or 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. The Applicant must provide a copy of the documentation given to the Principal Certifying Authority to the Planning Secretary within seven days after the Principal Certifying Authority accepts it.	N/A	N/A	✓	Head Contractor	Design Certification for each relevant stage	PCA: Prior to CC for each relevant stage DPIE: within 7 days of acceptance by PCA for each relevant stage	DPIE + PCA	Certification for BCA Compliance of the products & systems for all external wall elements to be constructed during the Construction Stages 1a & 1b is to be undertaken by the PCA in accordance with this condition. Certification for each and every subsequent stage shall be submitted prior to construction approval for that stage.

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<i>B3 - STORMWATER MANAGEMENT SYSTEM</i> B3. Prior to the issue of a construction certificate, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Planning Secretary: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be designed in accordance with Port Stephens DCP 2014, Infrastructure Specification and the current Australian Rainfall and Runoff guidelines using the Hydrologic Soil Mapping data for Port Stephens (available from Council); (d) A Geotechnical Engineer must determine the steady state infiltration rate at each proposed infiltration device location, using the Double Ring Infiltrometer test method (ASTM D3385-18), if current Hydrological Soil Mapping data is not adopted; (e) On-Site Stormwater Detention/Infiltration with supporting calculations for a system capable of catering for a range of rainfall scenarios up to and including the 1% AEP Rainfall Event; (f) An emergency overland flow path for major storm events, catering for a range of rainfall scenarios up to and including the 1% AEP Rainfall Event, that is directed to the public drainage system; (g) Water quality control devices that comply with the requirements of the applicable Port Stephens DCP 2014; (h) Evidence that the water quality control devices comply with Council's water quality targets, Music Modelling and Music Link Certificate; (i) Evidence of Council (or relevant authority) approval for stormwater connection to the public system, with the above supporting details endorsed, under Section 68 of the Local Government Act 1993 or Section 138 of the Roads Act 1993; and (j) be in accordance with applicable Australian Standards. (k) Stormwater Management Plans with details of drainage infrastructure including the following: (i) detailed flow regime analysis that demonstrates that the development would not impact significantly on the quantity of surface and groundwater flows to and from the adjacent coastal wetland; (ii) assessment of the localised impact of the stormwater discharges to the coastal wetlands including proposed mitigation measures to prevent scouring, sedimentation and other physical impacts at the stormwater drainage system outlets into the coastal wetlands on the northern boundary of the Site; (iii) details of measures to manage increased stormwater volumes from the development surfaces (e.g. stormwater harvesting, distributed infiltration, increased surface area to enhance evapotranspiration and infiltration and diversion of stormwater (where feasible); (iv) consistency of the sizes, volumes and number of on-site detention basins and the headwalls with the existing sediment basins and headwalls on the Site; (v) demonstrate that gross pollutant, total suspended solid, phosphorus and nitrogen loads discharged from the development into the coastal wetland after stormwater treatment comply with Council's load-based water quality targets; (i) demonstrate that the proposed development would not significantly impact on the quality of surface and groundwater flows to and from the adjacent coastal wetland; and (ii) demonstrate how WSUD design principles have been considered across the development to mitigate potential impacts on the mapped coastal wetlands. (l) a report prepared by a suitably qualified ecologist assessing the impacts of any changes to hydrology (flow regimes) and stormwater runoff quality associated with the development on the EECs, TECs, threatened species located within the coastal wetlands to the south of the site and on the overall biophysical, hydrological and ecological integrity of the mapped wetlands within the site and the adjoining lands; and (m) evidence of consultation with Council to determine the location of the stormwater assets and in the preparation of the stormwater plans and flood reports, plans for relocating Council assets (if any), proposed connections and the protection of relevant assets.	✓	N/A	✓	Head Contractor	As outlined in Condition B3 for each relevant stage	Prior to CC for each relevant stage	DPIE	Consultation with Council is required in accordance with Condition A8 Certified civil stormwater drawings shall be submitted to the PCA for the initial Stage 1a & 1b construction stages. Certified civil stormwater drawings for each and every subsequent stage shall be submitted prior to construction approval for that stage.
<i>B4 - NEUTRAL OR BENEFICIAL EFFECT ON WATER QUALITY (NorBE)</i> B4. Prior to the issue of a construction certificate, the Applicant must demonstrate compliance with Port Stephen Council's water quality provisions in DCP 2014 and with NorBE.	✓	N/A	✓	Head Contractor	Design Certification for each relevant stage	Prior to CC for each relevant stage	PCA	NorBE Design certification shall be submitted to the PCA for the initial Stage 1a & 1b construction stages. NorBE Design certifications for each and every subsequent stage shall be submitted prior to construction approval for that stage.

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Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT										
<i>B5 - HYDRAULIC DESIGN ASSESSMENT</i> B5. Prior to the issue of a construction certificate, an application for a hydraulic design assessment of internal water and sewerage services for this development, including rainwater tanks and any alternative water supply system must be submitted to Hunter Water. Contact Hunter Water’s Technical Services Team on (02) 4979 9712 or via email plumbing@hunterwater.com.au to confirm the specific requirements.	✓	N/A	✓	Head Contractor	Submission of Hydraulic Design Assessment application	Prior to CC for each relevant stage	PCA	An application for internal water & sewer services shall be submitted to the water authority for the initial Stage 1a & 1b construction stages. An application for internal water & sewer services for each and every subsequent stage shall be submitted prior to construction approval for that stage.										
<i>B6 - BIODIVERSITY</i> B6. The development must demonstrate that the proposal is consistent with the endorsed Biodiversity Development Assessment Report (BDAR) prepared by Biosis dated 20 April 2018 and all recommendations to mitigate the direct, indirect and prescribed impacts in the BDAR.	✓	N/A	✓	Head Contractor	Certification for each relevant stage	Prior to CC for each relevant stage	PCA	BDAR Design certification shall be submitted to the PCA for the initial Stage 1a & 1b construction stages. BDAR Design certifications for each and every subsequent stage shall be submitted prior to construction approval for that stage.										
<i>B7. Development Contributions</i> B7. Prior to the issue of a construction certificate, a monetary contribution is to be paid to Council, pursuant to section 7.12 of the Environmental Planning and Assessment Act 1979 and the Port Stephens Council Fixed Development Contributions Plan, related to the Capital Investment Value (CIV) of the development as determined in accordance with clause 25j of the Environmental Planning and Assessment Regulation 2000 and outlined in the table below: <table><tr><td>Capital Investment Value</td><td></td></tr><tr><td>Levy Rate (% of CIV)</td><td></td></tr><tr><td>Up to and including \$100,000</td><td>Nil</td></tr><tr><td>More than \$100,000 and up to and including \$200,000</td><td>0.5%</td></tr><tr><td>More than \$200,000</td><td>1%</td></tr></table>	Capital Investment Value		Levy Rate (% of CIV)		Up to and including \$100,000	Nil	More than \$100,000 and up to and including \$200,000	0.5%	More than \$200,000	1%	✓	✓	✓	Applicant	Receipt of payment of Section 7.12 Contributions for each relevant stage	Prior to CC for each relevant stage	PCA	Monetary contributions based on the construction value of Siteworks, Roadworks and Stage 1a & 1b works shall be paid to Council prior to the commencement of these stages of construction. Further contributions for each and every subsequent stage based on the CIV of that stage shall be paid prior to construction approval for that stage.
Capital Investment Value																		
Levy Rate (% of CIV)																		
Up to and including \$100,000	Nil																	
More than \$100,000 and up to and including \$200,000	0.5%																	
More than \$200,000	1%																	
<i>B8. Development Contributions</i> B8. The payment of the fixed development consent levy is to be accompanied by a Cost Summary Report Form setting out an estimate of the CIV in accordance with Schedule 1 of the Port Stephens Council Fixed Development Contributions Plan. Where the estimated cost of carrying out the whole of the development is more than \$1,000,000, the Cost Summary Report Form must be completed by a Quantity Surveyor who is a registered Associate member or above, of the Australian Institute of Quantity Surveyors.	✓	✓	✓	Applicant	Cost Summary Report by registered Quantity Surveyor	Prior to CC for each relevant stage	PCA											
B9. Development Contributions B9. The Applicant must provide evidence to the satisfaction of the Principal Certifying Authority of compliance with Development contributions. Conditions B7 and B8 cannot be taken to be satisfied until: (a) A payment has been made in accordance with the CIV stated on a cost summary report submitted to Council in accordance with this condition; or (b) The development has entered into an agreement for works of material public benefit with Council. A Material Public Benefit Agreement can be entered into with Council for the construction of footpaths in accordance with conditions of this consent. An offset will be provided against the total Section 7.12 contribution up to the cost of the value of works of material public benefit. The developer will need to pay the difference between the value of works and the total monetary contributions.	✓	✓	✓	Applicant	Receipt of payment of Section 7.12 Contributions for each relevant stage or 'Material of Public Benefit' Agreement for works in kind	Prior to CC for each relevant stage	PCA	Consultation with Council is required in accordance with Condition A8										
PART C - PRIOR TO THE COMMENCEMENT OF CONSTRUCTION																		
<i>C1 - NOTIFICATION OF COMMENCEMENT</i> The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	✓	✓	✓	Head Contractor	Written notification	Min. 48 hours prior to commencement of work for each relevant stage	DPIE											

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<i>C2 - NOTIFICATION OF COMMENCEMENT</i> If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	✓	✓	✓	Head Contractor	Written notification	Min. 48 hours prior to commencement of work for each relevant stage	DPIE	
<i>C5 - DEMOLITION</i> C5. Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Principal Certifying Authority and Planning Secretary.	N/A	✓	N/A	Head Contractor	Demolition Work Plans & Statement of Compliance	Prior to the commencement of demolition for each relevant stage	PCA + DPIE	
<i>C6 - UTILITIES AND SERVICES</i> C6. Prior to the commencement of the construction (excluding demolition works) of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	✓	✓	✓	Head Contractor	Utility provider approvals for each relevant stage	Prior to Commencement of utility works for each relevant stage	PCA	Consultation with Utility Providers is required in accordance with Condition A8 All utility service connections to the development are proposed as part of the initial Siteworks and Stage 1a & 1b construction stages. Installation and commissioning of the second electrical kiosk will require consultation and approval from the energy supply authority (Ausgrid) prior to commencement of that stage.
<i>C7 - UTILITIES AND SERVICES</i> C7. Prior to the commencement of construction (excluding demolition works) written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	✓	✓	✓	Head Contractor	Utility provider written advice for each relevant stage	Prior to Commencement of utility works for each relevant stage	PCA	Consultation with Utility Providers is required in accordance with Condition A8 All utility service connections to the development are proposed as part of the initial Siteworks and Stage 1a & 1b construction stages. Installation and commissioning of the second electrical kiosk will require consultation and approval from the energy supply authority (Ausgrid) prior to commencement of that stage.
<i>C8 - COMMUNICATION STRATEGY</i> C8. No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for approval (and approved by the Planning Secretary) prior to the commencement of construction or within another timeframe agreed with the Planning Secretary. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	✓	✓	✓	Applicant	Community Communication Strategy for each relevant stage	No Later than 2 weeks before commencement of construction (must be reviewed & approved) for each relevant stage	DPIE	The Applicant shall implement a communication strategy for the duration of the initial Siteworks, Roadworks & Stage 1a & 1b construction stages. This communication strategy may remain current, or be updated to allow for continued implementation for subsequent construction stages of the development.

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C9 - ECOLOGICALLY SUSTAINABLE DEVELOPMENT C9. Prior to the commencement of construction (excluding demolition works): (a) the Applicant must appoint a suitably qualified Green Star Accredited Professional to monitor the detailed design of the proposed works to ensure that all ESD measures set out in Appendix 39 Ecologically Sustainable Design (ESD) Measures (Rev B) prepared by webber architects dated 13 June 2018 within the EIS are incorporated. (b) evidence must be submitted to the satisfaction of the Principle Certifying Authority from a suitably qualified Green Star Accredited Professional that the ESD measures set out in Appendix 39 of the EIS have been incorporated into the design of the works proposed. (c) details of the proposed ESD measures to be implemented are to be submitted to the satisfaction of the Principle Certifying Authority.	N/A	N/A	✓	Head Contractor	Design Certification from GSAP for each relevant stage	Prior to the commencement of construction for each relevant stage	DPIE	ESD Design certification shall be submitted to the PCA for the initial Stage 1a & 1b construction stages. ESD Design certifications for each and every subsequent stage shall be submitted prior to construction approval for that stage.

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C10 - ENVIRONMENTAL MANAGEMENT PLAN REQUIREMENTS C10. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review/update of the plan and as updates in response to incidents or matters of non-compliance. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	Applicable throughout construction			Head Contractor				Construction Environmental Management Plans shall be submitted to the PCA for the initial Siteworks, Roadworks, Stage 1a & 1b construction stages. Construction Environmental Management Plans for each and every subsequent stage shall be submitted prior to construction approval for that stage. Where specialist consultant reports are prepared to facilitate the initial stage of construction, these reports may be relied upon in full or part, or updated and amended to supplement the preparation of Construction Environmental Management Plans for subsequent construction stages. The submission of stage specific Construction Environmental Management Plans will be required for construction approval prior to commencement of construction for each and every subsequent stage.
C11 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (DEMOLITION) C11. Prior to the commencement of demolition, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the satisfaction of Principal Certifying Authority and a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with CASA Manual of Standards (MOS-139) Aerodromes with the objectives of minimising light spill; (viii) community consultation and complaints handling; (ix) pedestrian traffic management; (x) noise and vibration management; (xi) waste management; (xii) soil and water management; (xiii) asbestos management; (xiv) an unexpected finds protocol for contamination and associated communication procedure; and (xv) waste classification (for materials to be removed) and validation (for materials to remain).	N/A	N/A	N/A	Head Contractor	Construction Environmental Management Plan (Demolition)	Prior to commencement of Demolition	PCA + Copy to DPIE	Construction Environmental Management Plans shall be submitted to the PCA for the initial Siteworks, Roadworks, Stage 1a & 1b construction stages. Construction Environmental Management Plans for each and every subsequent stage shall be submitted prior to construction approval for that stage. Where specialist consultant reports are prepared to facilitate the initial stage of construction, these reports may be relied upon in full or part, or updated and amended to supplement the preparation of Construction Environmental Management Plans for subsequent construction stages. The submission of stage specific Construction Environmental Management Plans will be required for construction approval prior to commencement of construction for each and every subsequent stage.

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CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<i>C12 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</i> C12. Prior to the commencement of construction (excluding Demolition), the Applicant must submit a Construction Environmental Management Plan (CEMP) to the satisfaction of the Planning Secretary. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with CASA Manual of Standards (MOS-139) Aerodromes with the objectives of minimising light spill; (viii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition C13); (c) Construction Noise and Vibration Management Sub-Plan (see condition C14); (d) Construction Waste Management Sub-Plan (see condition C15); (e) Construction Soil and Water Management Sub-Plan (see condition C16); (f) Aboriginal Cultural Heritage Management Sub-Plan (see condition C17); (g) Biodiversity Management Sub-Plan (see condition C18); (h) Bush Fire and Flood Emergency Response (see condition C19); (i) Koala Management Sub Plan (see condition C20); (j) Findings of the Arboricultural impact assessment report; (k) Asbestos Management Plan; (l) an unexpected finds protocol for contamination and associated communications procedure; (m) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and (n) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.	✓	✓	✓	Head Contractor	Construction Environmental Management Plan	Prior to Commencement of construction for each relevant stage	DPIE	Construction Environmental Management Plans and associated sub-plans shall be submitted to the PCA for the initial Siteworks, Roadworks, Stage 1a & 1b construction stages. Construction Environmental Management Plans for each and every subsequent stage shall be submitted prior to construction approval for that stage. Where specialist consultant reports are prepared to facilitate the initial stage of construction, these reports may be relied upon in full or part, or updated and amended to supplement the preparation of Construction Environmental Management Plans for subsequent construction stages. The submission of stage specific Construction Environmental Management Plans will be required for construction approval prior to commencement of construction for each and every subsequent stage.
<i>C13 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</i> C13. The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW (RMS); (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	✓	✓	✓	Head Contractor	Construction Traffic & Pedestrian Management Subplan	Prior to Commencement of construction for each relevant stage	DPIE	Consultation with Council & TfNSW (RMS) is required in accordance with Condition A8 Construction Environmental Management Plans and associated sub-plans shall be submitted to the PCA for the initial Siteworks, Roadworks, Stage 1a & 1b construction stages. Construction Environmental Management Plans for each and every subsequent stage shall be submitted prior to construction approval for that stage. Where specialist consultant reports are prepared to facilitate the initial stage of construction, these reports may be relied upon in full or part, or updated and amended to supplement the preparation of Construction Environmental Management Plans for subsequent construction stages. The submission of stage specific Construction Environmental Management Plans will be required for construction approval prior to commencement of construction for each and every subsequent stage.

Statutory Approvals & Staging Matrix

Revision F/1 dated 06.04.20
Revision History
F1 - Added Interim Vehicular site entry/exit point to Roadworks stage, Added construction of full perimeter fire trail to Siteworks stage.

CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
C14 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN C14. The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition C8; and (f) include a complaints management system that would be implemented for the duration of the construction.	✓	✓	✓	Head Contractor	Construction Noise and Vibration Management Subplan	Prior to Commencement of construction for each relevant stage	DPIE	Requires community consultation to develop the strategies in Condition C8 Construction Environmental Management Plans and associated sub-plans shall be submitted to the PCA for the initial Siteworks, Roadworks, Stage 1a & 1b construction stages. Construction Environmental Management Plans for each and every subsequent stage shall be submitted prior to construction approval for that stage. Where specialist consultant reports are prepared to facilitate the initial stage of construction, these reports may be relied upon in full or part, or updated and amended to supplement the preparation of Construction Environmental Management Plans for subsequent construction stages. The submission of stage specific Construction Environmental Management Plans will be required for construction approval prior to commencement of construction for each and every subsequent stage.
C15 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN C15. The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	✓	✓	✓	Head Contractor	Construction Waste Management Subplan	Prior to Commencement of construction for each relevant stage	DPIE	Construction Environmental Management Plans and associated sub-plans shall be submitted to the PCA for the initial Siteworks, Roadworks, Stage 1a & 1b construction stages. Construction Environmental Management Plans for each and every subsequent stage shall be submitted prior to construction approval for that stage. Where specialist consultant reports are prepared to facilitate the initial stage of construction, these reports may be relied upon in full or part, or updated and amended to supplement the preparation of Construction Environmental Management Plans for subsequent construction stages. The submission of stage specific Construction Environmental Management Plans will be required for construction approval prior to commencement of construction for each and every subsequent stage.

Statutory Approvals & Staging Matrix

Revision F/1 dated 06.04.20
Revision History
F1 - Added Interim Vehicular site entry/exit point to Roadworks stage, Added construction of full perimeter fire trail to Siteworks stage.

CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<i>C16 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</i> C16. The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (c) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas. (d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (e) detail all off-Site flows from the Site; and (f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).	✓	✓	✓	Head Contractor	Construction Soil & Water Management Plan	Prior to Commencement of construction for each relevant stage	DPIE	Consultation with Council is required in accordance with Condition A8 Construction Environmental Management Plans and associated sub-plans shall be submitted to the PCA for the initial Siteworks, Roadworks, Stage 1a & 1b construction stages. Construction Environmental Management Plans for each and every subsequent stage shall be submitted prior to construction approval for that stage. Where specialist consultant reports are prepared to facilitate the initial stage of construction, these reports may be relied upon in full or part, or updated and amended to supplement the preparation of Construction Environmental Management Plans for subsequent construction stages. The submission of stage specific Construction Environmental Management Plans will be required for construction approval prior to commencement of construction for each and every subsequent stage.
<i>C17 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</i> C17. The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties.	✓	✓	✓	Head Contractor	Aboriginal Cultural Heritage Management Subplan	Prior to Commencement of construction for Stage 1 & review and update as required for each subsequent stage	DPIE	Construction Environmental Management Plans and associated sub-plans shall be submitted to the PCA for the initial Siteworks, Roadworks, Stage 1a & 1b construction stages. Construction Environmental Management Plans for each and every subsequent stage shall be submitted prior to construction approval for that stage. Where specialist consultant reports are prepared to facilitate the initial stage of construction, these reports may be relied upon in full or part, or updated and amended to supplement the preparation of Construction Environmental Management Plans for subsequent construction stages. The submission of stage specific Construction Environmental Management Plans will be required for construction approval prior to commencement of construction for each and every subsequent stage.

Statutory Approvals & Staging Matrix

Revision F/1 dated 06.04.20
Revision History
F1 - Added Interim Vehicular site entry/exit point to Roadworks stage, Added construction of full perimeter fire trail to Siteworks stage.

CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<i>C18 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</i> C18. The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to the following: (a) the BMSP must be prepared by a suitably qualified person and submitted to the Planning Secretary for approval prior to the commencement of construction works on site. (b) include all recommendations to mitigate the direct, indirect and prescribed impacts for works contained in the endorsed BDAR and the management and mitigation measures in EIS and Response to Submissions; (c) include details of measures to protect the vegetation on the south western part of the Site, specifically the coastal wetlands mapped under the Coastal management. (d) Include a Vegetation Management Sub-Plan (VMP) for the Site during the construction works; (e) include measures to communicate to the construction workforce the biodiversity values that are to be retained and protected. (f) any hollows removed be salvaged and replaced into trees within the vegetated areas to be retained or they be replaced with nest boxes in consultation with Council suitable to native fauna likely to use the site; (g) include a Fauna Management Plan for the site including details of impacts and proposed mitigation measures due to impact on movement, construction traffic, proposed construction hours, details of any fencing, restricting developments in identified areas, light spill, construction noise and on-site crane movements; and (h) include details to install and maintain exclusion fencing along the riparian corridor and around any native vegetation not being removed as part of this development.	✓	✓	✓	Head Contractor	Biodiversity Management Subplan	Prior to Commencement of construction for each relevant stage	DPIE	Construction Environmental Management Plans and associated sub-plans shall be submitted to the PCA for the initial Siteworks, Roadworks, Stage 1a & 1b construction stages. Construction Environmental Management Plans for each and every subsequent stage shall be submitted prior to construction approval for that stage. Where specialist consultant reports are prepared to facilitate the initial stage of construction, these reports may be relied upon in full or part, or updated and amended to supplement the preparation of Construction Environmental Management Plans for subsequent construction stages. The submission of stage specific Construction Environmental Management Plans will be required for construction approval prior to commencement of construction for each and every subsequent stage.
<i>C19 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</i> C19. The Bush Fire and Flood Emergency Response Sub-Plan (BFFERSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the Planning for Bushfire Protection 2006; (c) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007); (d) include details of: (i) the bush fire and flood emergency responses for both construction and operation phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and students.	✓	✓	✓	Head Contractor	Bushfire & Flood Emergency Response Subplan	Prior to Commencement of construction for each relevant stage	DPIE	Construction Environmental Management Plans and associated sub-plans shall be submitted to the PCA for the initial Siteworks, Roadworks, Stage 1a & 1b construction stages. Construction Environmental Management Plans for each and every subsequent stage shall be submitted prior to construction approval for that stage. Where specialist consultant reports are prepared to facilitate the initial stage of construction, these reports may be relied upon in full or part, or updated and amended to supplement the preparation of Construction Environmental Management Plans for subsequent construction stages. The submission of stage specific Construction Environmental Management Plans will be required for construction approval prior to commencement of construction for each and every subsequent stage.

Statutory Approvals & Staging Matrix

Revision F/1 dated 06.04.20
Revision History
F1 - Added Interim Vehicular site entry/exit point to Roadworks stage, Added construction of full perimeter fire trail to Siteworks stage.

CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
C20 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN The Koala Management Sub-Plan (KMSP) must address, but not be limited to, the following: (a) the KMSP must be prepared by a suitably qualified person and submitted to the Planning Secretary for approval prior to the commencement of construction works on site; (b) Identify habitat corridors, of adequate dimensions to provide an adequate Koala habitat corridor supported by a Koala specialist; (c) include details of structures to eliminate barriers to movement (presented by fences, roads, drainage culverts or pits and the like) for koalas and other native fauna likely to use the site or habitat corridor; (d) include details of Koala feed tree offsets in accordance with the Port Stephens Tree Technical Specification 2014. (e) include all recommendations to mitigate impacts for works contained in the EIS and the endorsed BDAR and the management and mitigation measures in EIS and Response to Submissions; (f) include details monitoring, management and maintenance procedures for Koala habitat corridors; (g) include measures to communicate to the construction workforce the presence of Koala habitat and that are to be retained and protected; and (h) include other measures to minimise the risk of harm to koalas.	✓	✓	✓	Head Contractor	Koala Management Subplan	Prior to Commencement of construction for Stage 1 & review and update as required for each subsequent stage	DPIE	Construction Environmental Management Plans and associated sub-plans shall be submitted to the PCA for the initial Siteworks, Roadworks, Stage 1a & 1b construction stages. Construction Environmental Management Plans for each and every subsequent stage shall be submitted prior to construction approval for that stage. Where specialist consultant reports are prepared to facilitate the initial stage of construction, these reports may be relied upon in full or part, or updated and amended to supplement the preparation of Construction Environmental Management Plans for subsequent construction stages. The submission of stage specific Construction Environmental Management Plans will be required for construction approval prior to commencement of construction for each and every subsequent stage. Native vegetation clearing & koala feed tree offsets will be staged as required by the development footprint as the masterplan development is constructed to reduce the environmental impact.
C21 - FLOOD MANAGEMENT C21. Prior to the commencement of construction, the Principal Certifying Authority must be satisfied that all floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard.	✓	N/A	✓	Head Contractor	Certification for each relevant stage	Prior to Commencement of construction for each relevant stage	PCA	Design certification of floor levels shall be submitted to the PCA for the initial Stage 1a & 1b construction stages. Design certifications for each and every subsequent stage shall be submitted prior to construction approval for that stage. 1% AEP 8.1m AHD FPL 8.6m AHD (AEP 0.5m) PMF 9.2m AHD
C22 - FLOOD MANAGEMENT C22. Prior to the commencement of construction (excluding demolition works), the Principal Certifying Authority must be satisfied that any structures below the 1% Annual Exceedance Probability plus 500mm of freeboard must be constructed from flood compatible building components.	✓	N/A	✓	Head Contractor	Certification for each relevant stage	Prior to Commencement of construction for each relevant stage	PCA	Design certification of shall be submitted to the PCA for the initial Stage 1a & 1b construction stages. Design certifications for each and every subsequent stage shall be submitted prior to construction approval for that stage. 1% AEP 8.1m AHD FPL 8.6m AHD (AEP 0.5m) PMF 9.2m AHD

Statutory Approvals & Staging Matrix

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Revision History
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CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
C23 - CONSTRUCTION PARKING C23. Prior to the commencement of construction of all stages, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	✓	✓	✓	Head Contractor	Construction Traffic & Pedestrian Management Subplan	Prior to Commencement of construction for each relevant stage	PCA	Construction Environmental Management Plans and associated sub-plans shall be submitted to the PCA for the initial Siteworks, Roadworks, Stage 1a & 1b construction stages. Construction Environmental Management Plans for each and every subsequent stage shall be submitted prior to construction approval for that stage. Where specialist consultant reports are prepared to facilitate the initial stage of construction, these reports may be relied upon in full or part, or updated and amended to supplement the preparation of Construction Environmental Management Plans for subsequent construction stages. The submission of stage specific Construction Environmental Management Plans will be required for construction approval prior to commencement of construction for each and every subsequent stage.
C24 - CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT C24. Prior to the commencement of the removal of any waste material from the site, the Applicant must notify the TfNSW (RMS) Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site.	✓	✓	✓	Head Contractor	Written Notification	Prior to Commencement of construction for each relevant stage	PCA	Consultation with TfNSW (RMS) is required in accordance with Condition A8
C25 - PUBLIC DOMAIN WORKS C25. Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Principal Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Principal Certifying Authority.	N/A	✓	N/A	Applicant	Council S138 Approval	Prior to Commencement of any footpath or public domain works	PCA	Consultation with Council is required in accordance with Condition A8 All footpath and public domain works are to be constructed during the initial Roadworks stage. This will satisfy this condition for subsequent development stages.
C26 - RAINWATER HARVESTING C26. Prior to the commencement of construction (excluding demolition works), the Applicant must ensure that a rainwater reuse/harvesting system is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	✓	N/A	✓	Head Contractor	Rainwater reuse plan	Prior to Commencement of construction for each relevant stage	PCA	A rainwater harvesting plan is to be developed and submitted to the PCA for the initial Siteworks & stage 1a & 1b construction stage. All subsequent stages which propose rainwater harvesting and reuse shall submit a rainwater harvesting plan prior to construction approval of each relevant stage.
C27 - BIODIVERSITY C27. Prior to commencement of construction (excluding demolition), the following credits must be retired to offset the residual biodiversity impacts of the development: (a) Ecosystem credits as specified in Table 1 & 2: REFER TO CONSENT FOR TABLE OF CREDITS	✓	✓	✓	Applicant	Evidence of retirement (purchase) of Ecosystem credits	Prior to commencement of construction of Stage 1	DPIE	All ecological credits are to be purchased prior to the commencement of the initial stage of construction (Siteworks and Stages 1a & 1b). This will satisfy the condition of consent for each and every subsequent stage.
C28 - BIODIVERSITY C28. The requirement to retire like – for – like ecosystem credits and like – for – like species credits in condition C27 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem credits / species credits, as calculated by the Biodiversity Offsets Payment Calculator.	✓	N/A	✓	Applicant	Evidence of payment to the Biodiversity Conservation Fund	Prior to commencement of works which impact on the biodiversity values	DPIE	All ecological credits are to be purchased prior to the commencement of the initial stage of construction (Siteworks and Stages 1a & 1b). This will satisfy the condition of consent for each and every subsequent stage.
C29 - BIODIVERSITY C29. Evidence of retirement of credits in condition C27 or payments to the Biodiversity Conservation Fund in satisfaction of condition C28 must be provided to the Planning Secretary for approval prior to the commencement of the works that would impact on the biodiversity values.	✓	N/A	✓	Applicant	Evidence of payment to the Biodiversity Conservation Fund	Prior to commencement of works which impact on the biodiversity values	DPIE	All ecological credits are to be purchased prior to the commencement of the initial stage of construction (Siteworks and Stages 1a & 1b). This will satisfy the condition of consent for each and every subsequent stage.

Statutory Approvals & Staging Matrix

Revision F/1 dated 06.04.20
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CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<i>C30 - CARPARKING AND SERVICE VEHICLE LAYOUT</i> C30. Prior to the commencement of construction (excluding demolition works), evidence demonstrating that the operational car parking and service vehicle layout design complies with the following requirements must be submitted to the satisfaction of the Principal Certifying Authority: (a) all vehicles must enter and leave the Site in a forward direction; (b) a minimum of 302 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1; (c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; and (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	✓	✓	✓	Head Contractor	Certified design drawings	Prior to Commencement of construction for each relevant stage	PCA	Certified civil design drawings and evidence of the number of carspaces required shall be submitted to the PCA for the initial Site works and Stage 1a & 1b construction stages. Certified civil design drawings, an updated traffic impact statement in accordance with condition E36 and evidence of the number of carspaces required for each and every subsequent stage shall be submitted prior to construction approval for that subsequent stage to allow the construction & ioperation of carparks 1 to 4 to be staged.
<i>C31 - BICYCLE PARKING AND END-OF-TRIP FACILITIES</i> C31. Prior to the commencement of construction (excluding demolition works), compliance with the following requirements for secure bicycle parking and end-of-trip facilities for use during operation must be submitted to the satisfaction of the Principal Certifying Authority: a) the provision of a minimum 200 bicycle parking spaces; b) the layout, design and security of bicycle facilities must comply with the minimum requirements 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 in accordance with the ESD Design & As Built rating tool; d) appropriate pedestrian and cyclist advisory signs are to be provided; and e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	✓	N/A	✓	Head Contractor	Certified design drawings	Prior to Commencement of construction for each relevant stage	PCA	Certified civil design drawings (indicating signage requirements) and evidence of the number of bicycle spaces required shall be submitted to the PCA for the initial Site works and Stage 1a & 1b construction stages. Certified civil design drawings, an updated traffic impact statement in accordance with condition E36 and evidence of the number of bicycle spaces required for each and every subsequent stage shall be submitted prior to construction approval for that subsequent stage to allow the construction & operation of bicycle parking spaces and end of trip facilities to be staged.
<i>C32 - ROADWORKS AND ACCESS</i> Prior to the commencement of construction (excluding demolition works), the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of a heavy rigid vehicles (up to 12.5 metres).	✓	✓	✓	Head Contractor	Certified design drawings	Prior to Commencement of construction for each relevant stage	PCA + TfNSW (RMS)	Consultation with TfNSW (RMS) is required in accordance with Condition A8 Certified civil design drawings (indicating swept turning paths) for Carparks 1 & 3 shall be submitted to the PCA & TfNSW for the initial Site works and Stage 1a & 1b construction stages. Certified civil design drawings for each and every subsequent development stages of carparks 2 & 4 shall be submitted prior to construction approval for that subsequent stage.
<i>C33 - ROADWORKS AND ACCESS</i> C33. Prior to the commencement of construction, the Applicant must submit design plans to the satisfaction of the Principal Certifying Authority which demonstrates that the proposed internal roads comply with section 4.2.7 of Planning for Bush Fire Protection 2006.	✓	N/A	✓	Head Contractor	Certified design drawings	Prior to Commencement of construction for each relevant stage	PCA	<i>Certified civil design drawings for Carparks 1 & 3 and the full perimeter fire trail shall be submitted to the PCA for the initial Site works and Stage 1a & 1b construction stages. Certified civil design drawings for each and every subsequent development stages of carparks 2 & 4 shall be submitted prior to construction approval for that subsequent stage.</i> ^{F1}

Statutory Approvals & Staging Matrix

Revision F/1 dated 06.04.20
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CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
C34 - ROADWORKS AND ACCESS C34. Prior to the commencement of construction (excluding demolition works), the Applicant must obtain approval for the road works under section 138 of the Roads Act 1993.	N/A	✓	N/A	Applicant	Council S138 Approval	Prior to Commencement of roadworks construction or road openings	PCA + Council	Consultation with Council is required in accordance with Condition A8 All road pavement, footpath and public domain works are to be constructed during the initial Roadworks stage. This will satisfy this condition for subsequent development stages.
C35 - ROADWORKS & ACCESS C35. Prior to the commencement of construction (excluding demolition works), ‘Keep Clear’ pavement markings (in accordance with the RMS Delineation Guide, Section 9.3.2) be included in the submission of roadworks and access design plans and must be to the satisfaction of Council/ TfNSW (RMS). The pavement markings could be provided at the right turn entrance to the school to ensure that the northbound queue from the signals does not restrict movement into the school.	N/A	✓	N/A	Head Contractor	Certified design drawings	Prior to Commencement of roadworks construction	PCA + TfNSW (RMS) & Council	Consultation with TfNSW (RMS) & Council is required in accordance with Condition A8 All road pavement, footpath and public domain works are to be constructed during the initial Roadworks stage. This will satisfy this condition for subsequent development stages.
C36 - ROADWORKS & ACCESS C36. Prior to the commencement of construction (excluding demolition works), the fire trail must be designed to comply with the diagram titled ‘Site Fire Trail Staging’ prepared by Webber Architects (Ref: 2544_TD_02_0035_B) dated 19 December 2018 and section 4.1.3 (3) of Planning for Bush Fire Protection 2009 and must include a reversing bay/turning area at intervals of not greater than 200 metres. Evidence must be submitted to the satisfaction of the Principal Certifying Authority.	✓	N/A	✓	Head Contractor	Certified design drawings	Prior to Commencement of construction for each relevant stage	PCA	<i>Certified civil design drawings for the full perimeter fire trail shall be submitted to the PCA for the initial Site works and Stage 1a & 1b construction stages. Certified civil design drawings for connection of the perimeter fire trail to the future staff carpark (during Stage 4b) shall be submitted prior to construction approval for that subsequent stage.</i> ^{F1}
C37 - INTERSECTION WORKS C37. Within 3 months of commencement of construction (excluding demolition works), the Applicant must enter into a Works Authorisation Deed (WAD) with TfNSW (RMS) for Traffic Control Signals (TCS) and associated intersection upgrade works on the Medowie Road and South Street intersection. The WAD must include the submission of design plans and obtaining relevant approvals. <i>Note: Please note that that the Conditions of Consent do not guarantee TfNSW (RMS)'s final consent to the specific road work, traffic control facilities and other structures or works, for which it is responsible, on the road network. TfNSW (RMS) must provide a final consent for each specific change to the classified (State) road network prior to the commencement of any work.</i> <i>Note: The WAD process, including acceptance of design documentation and construction can take time. The Applicant should be aware and allow sufficient lead time within the project development program to accommodate this process.</i>	✓	✓	✓	Applicant	Works Autorisation Deed (WAD) Submission & Civil design drawings	Within 3 months of commencement of construction	PCA + TfNSW (RMS)	Consultation with TfNSW (RMS) is required in accordance with Condition A8 All road pavement and intersection works are to be constructed during the initial Roadworks stage. This will satisfy this condition for subsequent development stages.
C38 - CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT C38. The Applicant must notify the TfNSW (RMS) Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	✓	✓	✓	Head Contractor	Written Notification as required for each relevant stage	Prior to Commencement or removal of waste material from the site	PCA + TfNSW (RMS)	Consultation with TfNSW (RMS) is required in accordance with Condition A8

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F1 - Added Interim Vehicular site entry/exit point to Roadworks stage, Added construction of full perimeter fire trail to Siteworks stage.

CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
C39 - AIRCRAFT OPERATIONS AT RAAF C39. Prior to the rigging of cranes (if cranes are to be used in the construction), the Department of Defence must be consulted to ensure the operation of the crane does not interfere with the aircraft operations at RAAF base.	✓	✓	✓	Head Contractor	Evidence of consultation as required for each relevant stage	Prior to any rigging of cranes	PCA + Department of Defence	Consultation with Department of Defence is required in accordance with Condition A8
C40 - COMPLIANCE REPORTING C40. No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Principal Certifying Authority.	✓	✓	✓	Applicant	Compliance monitoring & reporting program	2 weeks prior to commencement of each relevant stage	PCA + DPIE	The compliance monitoring and reporting program shall be prepared for the initial Site works, Roadworks and Stage 1a & 1b construction stages. A compliance monitoring and reporting program shall be submitted prior to construction approval for each and every subsequent stage of construction prior to construction approval for that stage.
C41 - COMPLIANCE REPORTING C41. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	✓	✓	✓	Applicant	Compliance reports	No action required prior to CC - Ongoing for each relevant stage during construction	PCA	
C42 - COMPLIANCE REPORTING C42. The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Principal Certifying Authority in writing at least seven days before this is done.	✓	✓	✓	Applicant	Pulic release of compliance reports within 60 days after submission to the department Notification to Department & PCA a minimum of 7 days prior to public release of compliance reports	No action required prior to CC - Ongoing for each relevant stage during construction	PCA + DPIE	
C43 - COMPLIANCE REPORTING C43. Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Update if required	Update if required	Update if required	Applicant	-	No action required prior to CC	-	
C44 UNEXPECTED FINDS PROTOCOL - ABORIGINAL HERITAGE C44. In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage Division and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage Division to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of Heritage Division.	✓	✓	✓	Head Contractor	-	No action required prior to CC	DPIE Heritage Division	

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<i>C45 UNEXPECTED FINDS PROTOCOL - HISTORIC HERITAGE</i> C45. If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division.	✓	✓	✓	Head Contractor	-	No action required prior to CC	DPIE Heritage Division	
<i>C46. Unexpected Contamination Procedure</i> C46. Prior to the commencement of earthworks or demolition (whichever occurs first), the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition C15 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.	✓	✓	✓	Head Contractor	Unexpected contamination procedure subplan	Prior to Commencement of earthworks or demolition (whichever occurs first) for each relevant stage	PCA + DPIE	
<i>C47 Network Infrastructure and Delivery</i> C47. Prior to the commencement of construction (excluding demolition works), the Applicant must design works under a Routine Major Works Deed with Hunter Water to connect the development to the existing water and sewer system(s). (a) The works must be designed and certified by an Accredited Design Consultant and constructed by a Hunter Water Corporation Accredited Construction Contractor; and (b) The works design must be compliant with Hunter Water’s Deed, Technical Specifications and Standard Drawings.	✓	N/A	✓	Applicant	Certified design drawings	Prior to Commencement of construction for Stage 1	PCA + Hunter Water	Consultation with Hunter Water is required in accordance with Condition A8 All water and sewer network upgrades are proposed as part of the initial Siteworks and Stage 1a & 1b construction stages. This will satisfy the condition of consent for each subsequent stage.
<i>C48 Wastewater Transportation</i> C48. Prior to the commencement of construction (excluding demolition works), the Applicant must design network infrastructure under a Complex Works Deed with Hunter Water in accordance with the approved wastewater servicing strategy.	✓	N/A	✓	Applicant	Certified design drawings	Prior to Commencement of construction for Stage 1	PCA + Hunter Water	Consultation with Hunter Water is required in accordance with Condition A8 All water and sewer network upgrades are proposed as part of the initial Siteworks and Stage 1a & 1b construction stages. This will satisfy the condition of consent for each subsequent stage.
<i>C49 Wastewater Transportation</i> C49. The works must be designed and certified by a Hunter Water Corporation Accredited Design Consultant.	✓	N/A	✓	Applicant	Certified design drawings	Prior to Commencement of construction for Stage 1	PCA + Hunter Water	Consultation with Hunter Water is required in accordance with Condition A8 All water and sewer network upgrades are proposed as part of the initial Siteworks and Stage 1a & 1b construction stages. This will satisfy the condition of consent for each subsequent stage.
<i>ADVISORY NOTES:</i> AN1. All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	N/A	✓	N/A	Applicant	Apprvd design drawings and specifications Construction permits	Prior to commencement of road or road pavement	PCA + TfNSW (RMS)	Consultation with TfNSW (RMS) is required in accordance with Condition A8 All road permits & upgrades are proposed as part of the initial Roadworks construction stage. This will satisfy the condition of consent for each subsequent stage.
PART D - DURING CONSTRUCTION								

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Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<i>D1 - SITE NOTICE</i> D1. A site notice(s) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Principal Certifying Authority and Structural Engineer and is to satisfy all but not be limited to, the following requirements: (a) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (b) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (c) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (d) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	Applicable throughout construction			Head Contractor	Site notice signage	During Construction for each relevant stage	PCA	
<i>D2 - OPERATION OF PLANT AND EQUIPMENT</i> All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Applicable throughout construction			Head Contractor	-	During Construction for each relevant stage	PCA	
<i>D3 - DEMOLITION</i> Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001).	Applicable throughout construction			Head Contractor	-	During Construction for each relevant stage	PCA	
<i>D4 - CONSTRUCTION HOURS</i> D4. Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Applicable throughout construction			Head Contractor	-	During Construction for each relevant stage	PCA	
<i>D5 - CONSTRUCTION HOURS</i> D5 Activities may be undertaken outside of the hours in condition D4 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	Applicable throughout construction			Head Contractor	-	During Construction for each relevant stage	PCA	
<i>D6 - CONSTRUCTION HOURS</i> D6. Notification of such construction activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Applicable throughout construction			Head Contractor	-	During Construction for each relevant stage	PCA	
<i>D7 - CONSTRUCTION HOURS</i> D7. Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Applicable throughout construction			Head Contractor	-	During Construction for each relevant stage	PCA	
<i>D8 - IMPLEMENTATION OF MANAGEMENT PLANS</i> d8. The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Applicable throughout construction			Head Contractor	Construction & Enviromental Management Plans	During Construction for each relevant stage	PCA + DPIE	

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Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
D9 - CONSTRUCTION TRAFFIC d9. All construction vehicles not parked on site must be located in an approved on-street work zone, and vehicles must enter the site before stopping.	Applicable throughout construction			Head Contractor	Construction Traffic & Pedestrian Management Subplan	During Construction for each relevant stage	PCA + DPIE	

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<i>D10 - CONSTRUCTION TRAFFIC</i> D10. All construction vehicles must enter and exit the site via Medowie Road only, unless otherwise agreed by Council.	Applicable throughout construction			Head Contractor	Construction Traffic & Pedestrian Management Subplan	During Construction for each relevant stage	PCA + DPIE	Consultation with Council is required in accordance with Condition A8
<i>D11 - HOARDING REQUIREMENTS</i> D11. The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and	Applicable throughout construction			Head Contractor	-	During Construction for each relevant stage	PCA	
<i>D12 - NO OBSTRUCTION OF PUBLIC WAY</i> The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Applicable throughout construction			Head Contractor	-	During Construction for each relevant stage	PCA	
<i>D13 - CONSTRUCTION NOISE LIMITS</i> D13. The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMSP.	Applicable throughout construction			Head Contractor	Construction Noise and Vibration Management Subplan	During Construction for each relevant stage	PCA	
<i>D14 - CONSTRUCTION NOISE LIMITS</i> D14. The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition D4.	Applicable throughout construction			Head Contractor	Construction Traffic & Pedestrian Management Subplan	During Construction for each relevant stage	PCA	
<i>D15 - CONSTRUCTION NOISE LIMITS</i> D15.The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, use quackers (audible movement alarms) to minimise noise impacts on surrounding noise sensitive receivers.	Applicable throughout construction			Head Contractor	Construction Traffic & Pedestrian Management Subplan	During Construction for each relevant stage	PCA	
<i>D16 - VIBRATION CRITERIA</i> D16. Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Applicable throughout construction			Head Contractor	Construction Noise and Vibration Management Subplan	During Construction for each relevant stage	PCA	

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D17 - VIBRATION CRITERIA D17. Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition D16.	Applicable throughout construction			Head Contractor	Construction Noise and Vibration Management Subplan	During Construction for each relevant stage	PCA	
D18 - VIBRATION CRITERIA D18. The limits in conditions D16 and D17 apply unless otherwise outlined in the CNVMSP, approved as part of the CEMP required by condition C14 of this consent.	Applicable throughout construction			Head Contractor	Construction Noise and Vibration Management Subplan	During Construction for each relevant stage	PCA + DPIE	
D19 - TREE PROTECTION D19. For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Impact Assessment prepared by Joseph Pidutti Consulting Arborist dated 5 December 2017; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	Applicable throughout construction			Head Contractor	Construction Environmental Management Plan	During Construction for each relevant stage	PCA The removal of trees is proposed to be staged as required by new building and pavement construction. Trees proposed to be retained during the initial Siteworks, Roadworks and Stage 1a & 1b construction stages will be surrounded by tree protection zones as outlined by the approved Arboricultural Impact Assessment. These trees will be identified on the construction certificate plans submitted to the PCA for approval prior to construction.	
D20 TREE PROTECTION D20. Trees on Council's nature strip require Council's written consent prior to the removal. Evidence of any consent is to be submitted to the Principal Certifying Authority.	Applicable throughout construction			Applicant	Application to Council	During Construction for each relevant stage (ir required)	Council	Consultation with Council is required in accordance with Condition A8 All road permits & upgrades are proposed as part of the initial Roadworks construction stage. This will satisfy the condition of consent for each subsequent stage.
D21 - AIR QUALITY D21. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Applicable throughout construction			Head Contractor	Construction Environmental Management Plan	During Construction for each relevant stage	PCA	
D22 - AIR QUALITY D22. During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Applicable throughout construction			Head Contractor	Construction Environmental Management Plan	During Construction for each relevant stage	PCA	
D23 - EROSION AND SEDIMENT CONTROL D23. All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	Applicable throughout construction			Head Contractor	Construction Environmental Management Plan	During Construction for each relevant stage	PCA	Certified civil sediment & erosion control drawings shall be submitted to the PCA for the initial Site works and Stage 1a & 1b construction stages. Certified civil sediment & erosion control drawings for each and every subsequent development stages shall be submitted prior to construction approval for that subsequent stage.

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<i>D24 - IMPORTED SOIL</i> D24. The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Principal Certifying Authority upon request.	Applicable throughout construction			Head Contractor	Construction Soil & Water Management Plan EPA Approval for each relevant stage Site Records	During Construction for each relevant stage	PCA + Environmental Protection Authority (EPA)	
<i>D25 - DISPOSAL OF SEEPAGE AND STORMWATER</i> D25. Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of the Principal Certifying Authority. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Applicable throughout construction			Head Contractor	Construction Soil & Water Management Plan Written approval from Council (if required) for each relevant stage	During Construction for each relevant stage	PCA + Council	Consultation with Council is required in accordance with Condition A8
<i>D26 - WASTE STORAGE AND PROCESSING</i> D26. All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Applicable throughout construction			Head Contractor	Construction Waste Management Subplan	During Construction for each relevant stage	PCA	
<i>D27 - WASTE STORAGE AND PROCESSING</i> D27. All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Applicable throughout construction			Head Contractor	Construction Waste Management Subplan	During Construction for each relevant stage	PCA	
<i>D28 - WASTE STORAGE AND PROCESSING</i> D28. The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Applicable throughout construction			Head Contractor	Construction Waste Management Subplan	During Construction for each relevant stage	PCA	
<i>D29 - INDEPENDENT ENVIRONMENTAL AUDIT</i> D29. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Applicable throughout construction			Applicant	Written Advice & approval for proposed independent auditor	Prior to commencement of Demolition & Construction for each relevant stage	DPIE + PCA	Consultation with the DPIE is required in accordance with Condition A8 The proposed independent auditor details for the initial Roadworks, Siteworks and Stages 1a & 1b is to be submitted to DPIE for approval prior to the preparation of any independent audit program or audit. The applicant shall seek approval to maintain the approved auditor for the previous construction stage, or if a change in auditor is proposed, submit the proposed auditors details for subsequent stages prior to the preparation of any independent audit program or audit.

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<i>D30 - INDEPENDENT ENVIRONMENTAL AUDIT</i> D30. No later than four weeks before the date notified for the commencement of construction (excluding demolition works), an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Principal Certifying Authority.	Applicable throughout construction			Applicant	Independent Audit Program	4 weeks prior to commencement of Construction for each relevant stage	DPIE + PCA	Consultation with the DPIE is required in accordance with Condition A8 The proposed independent audit program for the initial Roadworks, Siteworks and Stages 1a & 1b is to be submitted to DPIE for approval prior to construction. The applicant shall submit independent audit programs specific to subsequent stages prior to the commencement of construction for each and every subsequent construction stage.
<i>D31 - INDEPENDENT ENVIRONMENTAL AUDIT</i> D31. Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: (a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit. In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the applicant of the date upon which the audit must be commenced.	Applicable throughout construction			Applicant	Independent Construction audit	a) within 8 weeks of commencement of Construction for each relevant stage b) within 6 months of initial audit	PCA	
<i>D32 - INDEPENDENT ENVIRONMENTAL AUDIT</i> D32. Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department and the Principal Certifying Authority under condition D30 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	Applicable throughout construction			Applicant	Independent Audit Program & independent construction audits	During Construction for each relevant stage	DPIE + PCA	
<i>D33 - INDEPENDENT ENVIRONMENTAL AUDIT</i> D33. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition D31 of this consent; (b) submit the response to the Department and the Principal Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Principal Certifying Authority in writing at least seven days before this is done.	Applicable throughout construction			Applicant	Formal review & written response submitted to Department & PCA and made publicly available	During Construction for each relevant stage	DPIE + PCA	
<i>D34 - INDEPENDENT ENVIRONMENTAL AUDIT</i> D34. Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Applicable throughout construction			Applicant	-	During Construction for each relevant stage	DPIE	

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AN1 - ADVISORY NOTES The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Applicable throughout construction			Head Contractor	Application to Council	During Construction for each relevant stage	Council	Consultation with Council is required in accordance with Condition A8
AN2 - ADVISORY NOTES The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	Applicable throughout construction			Head Contractor	-	During Construction for each relevant stage	PCA + SafeWork NSW	Consultation with SafeWork NSW is required in accordance with Condition A8

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PART E - PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE								
E1 - NOTIFICATION OF OCCUPATION E1. 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. 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.	Applicable throughout construction			Applicant	Written Notification	1 month prior to commencement of operations for each relevant stage	DPIE	DPIE is to be notified by the applicant prior to the commencement of operation of initial construction Stages 1a & 1b. DPIE shall be notified separately in accordance with this condition of consent for each and every subsequent stage of operation.
E2 - EXTERNAL WALLS AND CLADDING E2. Prior to the issue of an occupation certificate, the Applicant must provide the Principal Certifying Authority 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.	N/A	N/A	✓	Head Contractor		Prior to OC for each relevant stage	PCA	Evidence of BCA Compliance of the products & systems for all external wall elements such as aluminium or synthetic composite panels installed during Construction Stages 1a & 1b is to be provided to the PCA in accordance with this condition. Certification for each and every subsequent stage shall be submitted prior to occupation approval for that stage.
E3 - EXTERNAL WALLS AND CLADDING E3. The Applicant must provide a copy of the documentation given to the Principal Certifying Authority to the Planning Secretary within seven days after the Principal Certifying Authority accepts it.	N/A	N/A	✓	PCA		Prior to OC for each relevant stage	DPIE + PCA	
E4 - POST-CONSTRUCTION DILAPIDATION REPORT E4. Prior to the issue of an occupation certificate, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure including those referenced in condition C3. b) to be submitted to the Principal Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Principal Certifying Authority must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. c) to be forwarded to Council.	✓	✓	✓	Head Contractor	Post Construction dilapidation report	Prior to OC for each relevant stage	PCA + Council	Consultation with Council is required in accordance with Condition A8 The post-construction dilapidation report will be relevant to each and every development stage for which occupation is applied for.
E5 - PROTECTION OF PUBLIC INFRASTRUCTURE E5. 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 development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.	Applicable throughout construction			Head Contractor	-	Prior to OC for each relevant stage	PCA	
E6 - PROTECTION OF PROPERTY E6. Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	Applicable throughout construction			Head Contractor	-	Prior to OC for each relevant stage	PCA	
E7 - WORKS AS EXECUTED PLANS E7. Prior to the issue of an occupation certificate, 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 Principal Certifying Authority.	✓	✓	✓	Head Contractor	Certification from Registered Land Surveyor	Prior to OC for each relevant stage	PCA	Works as executed survey drawings for the Siteworks and Stages 1a & 1b stormwater drainage is to be submitted to the PCA prior to occupation of the initial stage of construction. Works as executed survey drawings for each and every subsequent stage shall be submitted prior to occupation approval for that stage.
E8 - WORKS AS EXECUTED PLANS E8. Prior to the issue of an occupation certificate, all collected stormwater including overflows from any rainwater tanks must be dispersed at ground level, so as not to be concentrated or create nuisance flows onto any buildings, or neighbouring properties. The discharge location must be at least 3m down slope of the building and 6m minimum clearance from receiving down slope property boundaries.	✓	✓	✓	Head Contractor	Design & Asbuilt certification	Prior to OC for each relevant stage	PCA	

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Revision F/1 dated 06.04.20
Revision History
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CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<i>E9 - GREEN TRAVEL PLAN</i> E9. Prior to the issue of an occupation certificate, a Green Travel Plan (GTP), must be prepared and be submitted to the Secretary to promote the use of active and sustainable transport modes. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW; (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include 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 GTP; and (e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users.	N/A	✓	✓	Applicant	Green Travel Plan	Prior to OC for the initial operational stage + in reveiwed & updated in accordance with the monitoring & review program	PCA	A Green Travel Plan is to be prepared for the full and complete Masterplan development and submitted to DPIE prior to the occupation certificate for the initial construction stage. This plan shall be monitored and reveiwed in accordance with the monitoring & reveiw program (minimum annually in accordance with condition F13) prior to occupation certificate for any relevant subsequent stage outlined in the Green Travel Plan monitoring/reveiw program.
<i>E10 - OPERATIONAL TRANSPORT AND ACCESS MANAGEMENT PLAN (OTAMP)</i> Prior to the issue of an occupation certificate, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council, Transport for NSW and TfNSW (RMS), and submitted to the satisfaction of the Planning Secretary. The OTAMP must address the following: (a) 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; (b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (c) the location and operational management procedures of the pick-up and drop-off parking, including staff management/traffic controller arrangements; (d) the location and operational management procedures for the pick-up and drop-off of students by buses and coaches for excursions and sporting activities during the hours of bus lane operations, including staff management/traffic controller arrangements; (e) delivery and services vehicle and bus access and management arrangements; (f) management of approved access arrangements; (g) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing pick-up and drop-off parking; (h) car parking arrangements and management associated with the proposed use of school facilities by community members; and (i) a monitoring and review program.	N/A	N/A	✓	Applicant	Operational Transport & Acess Management Plan	Prior to OC for each relevant stage	DPIE	Consultation with Council, TfNSW (RMS) & Transport for NSW is required in accordance with Condition A8 An OTAMP is to be prepared for the full and complete Masterplan development, while addressing staged construction and operation of the development and submitted to DPIE prior to the occupation certificate for the initial construction stage. This plan shall be monitored and reveiwed annually prior to student cohort enrolment intakes as well as in accordance any monitoring & reveiw program outlined in the report. The updated OTAMP is to be submitted to DPIE prior to occupation certificate for any relevant subsequent occupation stage.
<i>E11 - MECHANICAL VENTILATION</i> E11. Prior to the issue of an occupation certificate, the Applicant must provide evidence to the satisfaction of the Principal Certifying Authority that the installation and performance of the mechanical 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.	N/A	N/A	✓	Head Contractor	Design & Asbuilt certification	Prior to OC for each relevant stage	PCA	Mechanical Design & As-built certification for Stages 1a & 1b is to be submitted to the PCA prior to occupation of the initial stage of construction. Mechanical Design & As-built certification for each and every subsequent construction stage shall be submitted prior to occupation approval for that stage.
<i>E12 - OPERATIONAL NOISE - DESIGN OF MECHANICAL PLANT AND EQUIPMENT</i> E12. Prior to the commencement of operation, the Applicant must submit evidence to the Principal Certifying Authority that the noise mitigation recommendations in the Noise Impact Assessment dated March 2018 and prepared by Spectrum Acoustics have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment.	N/A	N/A	✓	Head Contractor	Design & Asbuilt certification	Prior to the commencement of operation for each relevant stage	PCA	As-built certification prepared by a qualified consultant referencing the recommendations of the approved acoustics report for Stages 1a & 1b is to be submitted to the PCA prior to occupation of the initial stage of construction. As-built certification prepared by a qualified consultant referencing the recommendations of the approved acoustics report for each and every subsequent construction stage shall be submitted prior to occupation approval for that stage.
<i>E13 - ROAD DAMAGE</i> E13. Prior to the issue of an occupation certificate, 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 is to be met in full by the Applicant.	Applicable throughout construction			Head Contractor	-	Prior to OC for each relevant stage	PCA	

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Revision F/1 dated 06.04.20
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CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<i>E14 - FIRE SAFETY CERTIFICATION</i> E14. Prior to the issue of an occupation certificate, 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.	N/A	N/A	✓	Head Contractor	Fire Safety Certificate	Prior to OC for each relevant stage	Council	A Fire Safety Certificate and annual fire safety statement shall be obtained for Stages 1a & 1b and is to be submitted to the PCA prior to occupation of the initial stage of construction. The Fire Safety Certificate and annual fire safety statement shall be updated annually and when required to include all new building assets for each and every subsequent construction stage prior to occupation approval for that building or stage.
<i>E15 - STRUCTURAL INSPECTION CERTIFICATE</i> E15. Prior to the issue of an occupation certificate for the relevant parts of any new buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Principal Certifying Authority. 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 Principal Certifying Authority 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.	N/A	N/A	✓	Head Contractor	Structural inspection or compliance certificate	Prior to OC for each relevant stage	PCA + Council	A Structural inspection or compliance certificate shall be obtained for Stages 1a & 1b and is to be submitted to the PCA & Council prior to occupation of the initial stage of construction. A Structural inspection or compliance certificate shall be obtained for each and every subsequent construction stage prior to occupation approval for that building or stage.
<i>E16 - COMPLIANCE WITH FOOD CODE</i> E16. Prior to the issue of an occupation certificate, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Principal Certifying Authority.	N/A	N/A	✓	Head Contractor	Design & As-built certification	Prior to OC for each relevant stage where applicable	PCA	A Food premises compliance certificate shall be obtained for the high school canteen & food preparation areas, and Early Education Centre kitchen within Stages 1a & 1b and is to be submitted to the PCA prior to occupation of the initial stage of construction. A Food premises compliance certificate shall be obtained shall be obtained for the Cert IV hospitality kitchen & Primary school canteen during subsequent construction stages prior to occupation approval for that building or stage.
<i>E17 - STORMWATER QUALITY MANAGEMENT PLAN</i> E17. Prior to the issue of an occupation certificate, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Principal Certifying Authority along with evidence of compliance with the OMP. The OMP must ensure 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.	✓	N/A	✓	Head Contractor	Stormwater Operation & Management Plan	Prior to OC for each relevant stage	PCA	A OMP shall be submitted to the PCA for the initial Stage 1a & 1b construction stages prior to occupation of that stage. A OMP shall be submitted for each and every subsequent stage shall be submitted prior to occupation approval for that stage.
<i>E18 - STORMWATER QUALITY MANAGEMENT PLAN</i> E18. An Operation and Maintenance Plan for the stormwater system must be prepared by a qualified engineer, detailing a regular maintenance programme for pollution control devices, covering inspection, cleaning and waste disposal. Details demonstrating compliance must be provided to the Certifying Authority.	✓	N/A	✓	Head Contractor	Stormwater Operation & Management Plan	Prior to OC for each relevant stage	PCA	A OMP shall be submitted to the PCA for the initial Stage 1a & 1b construction stages prior to occupation of that stage. A OMP shall be submitted for each and every subsequent stage prior to occupation approval for that stage.

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<i>E19 -STORMWATER MANAGEMENT</i> E19. Prior to the issue of an occupation certificate, written evidence is to be provided that the registered owner/owners corporation has entered into a minimum five (5) year signed and endorsed maintenance contract with a reputable and experienced cleaning contractor for the rainwater tanks, infiltration tank, basement holding tank and other key stormwater components detailed in the approved operation and maintenance plan. A copy of the signed and endorsed contract(s) for maintenance and the contractor(s)' details must be submitted to Council's Development Engineering department at development.engineering@portstephens.nsw.gov.au; Note: The maintenance contract cannot be cancelled, but can be replaced with an alternative contract of the same standard, or with a differing entity (e.g. owner's corporation).	✓	N/A	✓	Applicant	Written evidence & copy of contract agreement	Prior to OC for each relevant stage	PCA + Council	Evidence of a maintenance contract for the Siteworks and Stage 1a & 1b stormwater management controls for the period noted in the condition of consent shall be submitted to the PCA & Council for the initial Stage 1a & 1b construction stages prior to occupation of that stage. Further evidence of an extension to the current maintenance contract for the Siteworks and Stage 1a & 1b stormwater management controls to cover any increased infrastructure from subsequent development stages, or evidence of a separate maintenance contract to cover subsequent stages for the period noted in the condition of consent shall be submitted for each and every subsequent stage prior to occupation approval for that stage.
<i>E20 Rainwater Harvesting</i> E20. Prior to the issue of an Occupation Certificate, a signed works-as-executed Rainwater Re-use Plan for the development must be provided to the Principal Certifying Authority and the Planning Sectary.	✓	N/A	✓	Head Contractor	Asbuilt drawings & certification	Prior to OC for each relevant stage	PCA + DPIE	A works as executed rainwater reuse plan shall be submitted to the PCA & DPIE for the initial Stage 1a & 1b construction stages prior to occupation of that stage. A works as executed rainwater reuse plan shall be submitted for each and every subsequent development stage prior to occupation approval for that stage.
<i>E21 - WARM WATER SYSTEM AND COOLING SYSTEMS</i> E21. Prior to the issue of an occupation certificate, evidence from a suitably qualified person must be submitted to the Principal Certifying Authority that demonstrates that the installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) has been undertaken in accordance with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 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.	N/A	N/A	✓	Head Contractor	Design & As-built certification	Prior to OC for each relevant stage	PCA	As-built Certification shall be submitted to the PCA for the initial Stage 1a & 1b construction stages prior to occupation of that stage. As-built Certification shall be submitted for each and every subsequent stage prior to occupation approval for that stage.
<i>E22 - OUTDOOR LIGHTING</i> E22. Prior to the issue of an Occupation Certificate, the Applicant must submit evidence from a suitably qualified practitioner to the satisfaction of the Principal Certifying Authority 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, 2019) and CASA Manual of Standards (MOS-139) Aerodromes; 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.	✓	✓	✓	Head Contractor	Design & As-built certification	Prior to OC for each relevant stage	PCA	As-built Certification shall be submitted to the PCA for the initial Stage 1a & 1b construction stages prior to occupation of that stage. As-built Certification shall be submitted for each and every subsequent stage prior to occupation approval for that stage.
<i>E23 - OPERATIONAL WASTE MANAGEMENT PLAN</i> E23. Prior to the issue of an Occupation Certificate, the Applicant must prepare a Waste Management Plan for the development and submit it to the Principal Certifying Authority. 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 Part 10.13 of the EIS and as modified in the Response to Submissions.	N/A	N/A	✓	Applicant	Operational Waste ManagementPlan	Prior to OC for each relevant stage	PCA	An operational waste management plans is to be prepared for the full and complete Masterplan development, while addressing staged construction and operation of the development and submitted to the PCA prior to the occupation certificate for the initial construction stage.

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<i>E24 - OPERATIONAL WASTE STORAGE AND PROCESSING</i> E24. Prior to the issue of an occupation certificate, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.	N/A	N/A	✓	Applicant	Nil	Nil.	PCA	No waste removal by Council is proposed as part of the masterplan development. The Applicant will utilise a private contractor to undertake the works.
<i>E25 - VALIDATION REPORT</i> E25. Within one month of the completion of remediation works and prior to the issue of an occupation certificate, the Applicant must submit a Validation Report for the development to the EPA, the Planning Secretary and the Principal Certifying Authority for information. The Validation Report must: (a) be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor; (b) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011); (c) include, but not be limited to: (i) comment on the extent and nature of the remediation undertaken; (ii) describe the location, nature and extent of any remaining contamination on site; (iii) sampling and analysis plan and sampling methodology; (iv) results of sampling of treated material, compared with the treatment criteria; (v) results of any validation sampling, compared to relevant guidelines/criteria; (vi) discussion of the suitability the remediated areas for the intended land use; and (vii) any other requirement relevant to the project.	✓	N/A	✓	Head Contractor	Validation Report	Within one month of completion of remediation for each relevant stage	PCA + DPIE + EPA	Consultation with DPIE & EPA is required in accordance with Condition A8 All remediation of known contaminants outlined in the approved Remedial Action Plan is to be undertaken during the initial siteworks construction Stage. A validation report is to be prepared prior to occupation ofthe initial stage of construction. This reports can be used to satisfy this condition for subsequent development stages.
<i>E26 - SITE AUDIT REPORT AND SITE AUDIT STATEMENT</i> E26. Prior to the issue of an occupation certificate, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use(s).	✓	N/A	✓	Head Contractor	Site Audit Statement & Site Audit Report	Prior to OC for each relevant stage	PCA	All remediation of known contaminants outlined in the approved Remedial Action Plan is to be undertaken during the initial siteworks construction stage. A site audit report & site audit statement is required prior to occupation of Stage 1. These reports can be used to satisfy this condition for subsequent development stages.
<i>E27 - SITE AUDIT REPORT AND SITE AUDIT STATEMENT</i> E27. Within three months of submission of the Validation Report required by condition E25 the Applicant must demonstrate to the satisfaction of the Principal Certifying Authority that the Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the requirements of EPA's Guidelines for the NSW Site Auditor Scheme (3rd Edition) 2017.	✓	N/A	✓	Head Contractor	Evidence of submission	Within 3 months of submission of the validation report for each relevant stage	PCA	All remediation of known contaminants outlined in the approved Remedial Action Plan is to be undertaken during the initial siteworks construction stage. A site audit report & site audit statement is required to be submitted to the EPA within three months of submission of the validation report under condition E25. These reports can be used to satisfy this condition for subsequent development stages.

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E28 - LANDSCAPING E28. Prior to the issue of an Occupation Certificate, the Applicant must submit a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Principal Certifying Authority. The plan must: (a) describe the monitoring and maintenance measures to manage revegetation and landscaping works; (b) include specific measures to ensure the long-term success and survivability of the planting; and (c) be consistent with the Applicant's Management and Mitigation Measures at Part 10.7 of the EIS and as modified in the Response to Submissions.	✓	N/A	✓	Head Contractor	Landscape Management Plan	Prior to OC for each relevant stage	PCA	A Landscape Management Plan shall be submitted to the PCA for the initial Stage 1a & 1b construction stages prior to occupation of that stage. The Landscape Management Plan shall be reviewed, updated and re-submitted for each and every subsequent stage prior to occupation approval for that stage.
E29 - LANDSCAPING E29. Prior to the issue of an occupation certificate, the landscaping to the site must comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006.	✓	N/A	✓	Head Contractor	Written Certification	Prior to OC for each relevant stage	PCA	Works as Executed Certification shall be submitted to the PCA for the initial Siteworks and Stage 1a & 1b construction stages prior to occupation of that stage. Works as Executed Certification shall be submitted for each and every subsequent stage prior to occupation approval for that stage.
E30 - LANDSCAPING E30. The Medowie Road frontage must include street tree planting in consultation with Council and to Council's specification and evidence provided to the Principal Certifying Authority.	N/A	✓	N/A	Head Contractor	Evidence of satisfactory tree planting	Prior to OC for each relevant stage	PCA + Council	Consultation with Council is required in accordance with Condition A8 All street tree planting and public domain works are to be constructed during the initial Roadworks stage. This will satisfy this condition for subsequent development stages.
E31 - BIODIVERSITY E31. Prior to the issue of an occupation certificate, Koala feed tree offsets must be provided in accordance with the Port Stephens Tree Technical Specification 2014.	✓	N/A	✓	Head Contractor	Written Certification	Prior to OC for each relevant stage	PCA	Native vegetation clearing & koala feed tree offsets will be staged as required by the development footprint as the masterplan development is constructed to reduce the environmental impact. Certification of a qualified ecologist is to be provided for each stage where Koala tree offsets are required.
E32 - VEGETATION MANAGEMENT PLAN E32. Prior to issue of an occupation certificate, a final Vegetation Management Plan must be prepared for the 10 metre buffer along the waterway traversing the southern section of the site. The vegetation management plan must be consistent with the Controlled activities on waterfront land – guidelines for riparian corridors on waterfront land prepared by the NSW Office of Water and be submitted to the Principal Certifying Authority.	✓	N/A	✓	Head Contractor	Vegetation Management Plan	Prior to OC for each relevant stage	PCA	All revegetation and the associated vegetation management plan for the 10m buffer along the southern waterway is to be prepared & undertaken during the initial Siteworks stage. This will satisfy this condition for subsequent development stages.
E33 - VEGETATION MANAGEMENT PLAN E33. The Vegetation Management Plan must be developed to guide the management of retained native vegetation and adjoining Asset Protection Zones.	✓	N/A	✓	Head Contractor	Vegetation Management Plan	Prior to OC for each relevant stage	PCA	A vegetation management plan is to be prepared & undertaken during the initial Siteworks stage. This will satisfy this condition for subsequent development stages.
E34 - HIGH HAZARD FLOODWAY GUARDRAIL E34. Prior to issue of an occupation certificate, a guardrail must be installed adjacent to the high hazard floodway that prevents school children from entering flood waters.	✓	N/A	✓	Head Contractor	-	Prior to OC for each relevant stage	PCA	The high hazard guard rail along the southern waterway will be installed during the initial Siteworks stage. This high hazard guard rail may be required to be extended during stage 3b to accoutn for the increase in length of the College & internal road network footprint.

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E35 - UTILITIES AND SERVICES E35. Prior to the issue of an occupation certificate, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Hunter Water and submitted to the Principal Certifying Authority.	✓	N/A	✓	Head Contractor	Compliance Certificate	Prior to OC for each relevant stage	PCA	Consultation with Hunter Water is required in accordance with Condition A8 All water and sewer network upgrades are proposed as part of the initial Siteworks and Stage 1a & 1b construction stages. Internal hydraulic water & sewer approval and installation will be staged as required for each and every building. A compliance certificate from the Water Authority will be required for each and every stage of construction.
E36 - ROADWORKS AND ACCESS E36. Prior to the issue of Occupation Certificate for Stage 2 (as described in EIS and Site Staging plan), an updated traffic impact statement is required to be provided and reviewed by TfNSW (RMS) and Council, and to be updated and reviewed prior to Occupation Certificate for each subsequent development stage. If alterations are required to the intersection to improve safety or efficiency, then these must be undertaken as part of the current stage.	N/A	N/A	N/A	Applicant	Updated Traffic Impact Statement	Prior to OC of each relevant stage	TfNSW (RMS) + Council	Consultation with TfNSW & Council is required in accordance with Condition A8
E37 - ROADWORKS AND ACCESS E37. Prior to the issue of Occupation Certificate, 'Keep Clear' pavement markings must be constructed as required by condition C35 and be provided to the satisfaction of TfNSW (RMS) / Council.	✓	✓	✓	Head Contractor	-	Prior to OC of each relevant stage	TfNSW (RMS) + Council	Consultation with TfNSW & Council is required in accordance with Condition A8 All roadworks are to be constructed during the initial Roadworks stage. An interim vehicular site entry/exit point will be constructed as a temporary measure for Stage 1a & 1b occupation until the traffic light intersection is commissioned ^{F1}. This will satisfy this condition for subsequent development stages.
E38 - ROADWORKS AND ACCESS E38. Prior to the issue of Occupation Certificate, the Applicant must complete the construction of Medowie Road and South Street to the satisfaction of TfNSW (RMS) and Council.	✓	✓	✓	Head Contractor	Completion Certificate	Prior to OC of each relevant stage	TfNSW (RMS) + Council	Consultation with TfNSW & Council is required in accordance with Condition A8 All roadworks are to be constructed during the initial Roadworks stage. An interim vehicular site entry/exit point will be constructed as a temporary measure for Stage 1a & 1b occupation until the traffic light intersection is commissioned. ^{F1} This will satisfy this condition for subsequent development stages.
E39 - ROADWORKS AND ACCESS E39. All roadworks and access must be completed by the Applicant at their cost.	✓	✓	✓	Applicant	-	Prior to commencement of operation of each relevant stage	-	

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Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
E40 - BUS PICK-UP / DROP-OFF E40. Prior to the issue of Occupation Certificate for Stage 1, a bus management plan is to be prepared in consultation with TfNSW (RMS) and Council and be submitted to the Planning Sectary for information. The bus management plan must be updated and reviewed for each subsequent stage.	N/A	N/A	✓	Applicant	Bus Management Plan	Prior to OC of each relevant stage	TfNSW (RMS) + Council + DPIE	Consultation with TfNSW & Council is required in accordance with Condition A8 A bus management plan is to be prepared for the full and complete Masterplan development, while addressing staged construction and operation of the development and submitted to DPIE prior to the occupation certificate for the initial construction stage. This plan shall be monitored and reveiwed annually prior to student cohort enrolment intakes as well as in accordance any monitoring & reveiw program outlined in the report. The updated bus management plan is to be submitted to DPIE prior to occupation certificate for any relevant subsequent occupation stage.
E41 - SCHOOL ZONES E41. Prior to the issue of Occupation Certificate, all required School Zone signage, speed management signage and associated pavement markings along Medowie Road and South Road must be installed, inspected by TfNSW (RMS) and handed over to TfNSW (RMS). Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.	✓	✓	✓	Head Contractor	-	Prior to OC of each relevant stage	TfNSW (RMS)	Consultation with TfNSW & Council is required in accordance with Condition A8 <i>All roadworks are to be constructed during the initial Roadworks stage. An interim vehicular site entry/exit point will be constructed as a temporary measure for Stage 1a & 1b occupation until the traffic light intersection is commissioned.</i> ^{F1} This will satisfy this condition for subsequent development stages.
E42 - SCHOOL ZONES E42. The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	Applicable throughout construction			Head Contractor	Written records	Prior to commencement of operation of each relevant stage	-	<i>All roadworks are to be constructed during the initial Roadworks stage. An interim vehicular site entry/exit point will be constructed as a temporary measure for Stage 1a & 1b occupation until the traffic light intersection is commissioned.</i> ^{F1} This will satisfy this condition for subsequent development stages. Any construction zones are to be implement throughout the various stages of construction under the contractors Construction traffic management plan.
E43 - CAR PARKING ARRANGEMENTS E43. Prior to the issue of Occupation Certificate or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Planning Secretary for information that demonstrates that construction works associated with the proposed carpark, have been completed and that the car parking facility is operational.	✓	✓	✓	Head Contractor	Asbuilt certification	Prior to OC of each relevant stage	DPIE	<i>As built certification is required to be provided to DPIE for the initial siteworks stage of construction (Carpark 1 & 3, associated internal road network & bus drop off loop road) prior to occupation. An interim vehicular site entry/exit point will be constructed as a temporary measure for Stage 1a & 1b occupation until the traffic light intersection is commissioned</i> ^{F1} . As built certification shall be provided for each subsequent stage of carpark construction in Stage 3a (Carpak 2 & loop queuing road) & Stage 4 (Carpark 4) prior to occupation of that stage.

Statutory Approvals & Staging Matrix

Revision F/1 dated 06.04.20
Revision History
F1 - Added Interim Vehicular site entry/exit point to Roadworks stage, Added construction of full perimeter fire trail to Siteworks stage.

CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
E44 - SIGNAGE E44. Prior to the issue of Occupation Certificate, way-finding signage and signage identifying the location of staff car parking must be installed.	✓	✓	✓	Head Contractor	Asbuilt certification	Prior to OC of each relevant stage	PCA	As built certification is required to be provided to PCA for the initial siteworks stage of construction (Carpark 1 & 3, associated internal road network & bus drop off loop road) prior to occupation. An interim vehicular site entry/exit point will be constructed as a temporary measure for Stage 1a & 1b occupation until the traffic light intersection is commissioned ^{F1}. As built certification shall be provided for each subsequent stage of carpark construction in Stage 3a (Carpak 2 & loop queuing road) & Stage 4 (Carpark 4) prior to occupation of that stage.
E45 - SIGNAGE E45. Prior to the issue of Occupation Certificate, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	✓	✓	✓	Head Contractor	Asbuilt certification	Prior to OC of each relevant stage	PCA	As built certification is required to be provided to PCA for the initial siteworks stage of construction (Carpark 1 & 3, associated internal road network & bus drop off loop road) prior to occupation. An interim vehicular site entry/exit point will be constructed as a temporary measure for Stage 1a & 1b occupation until the traffic light intersection is commissioned ^{F1}. As built certification shall be provided for each subsequent stage of carpark construction in Stage 3a (Carpak 2 & loop queuing road) & Stage 4 (Carpark 4) prior to occupation of that stage.
E46 - SIGNAGE E46. Prior to the issue of Occupation Certificate, 'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site.	✓	✓	✓	Head Contractor	Asbuilt certification	Prior to OC of each relevant stage	PCA	As built certification is required to be provided to the PCA for the initial siteworks, Stage 1a & 1b stage of construction. As built certification shall be provided for each and every subsequent stage of construction.
E47 - SIGNAGE E47. Prior to the issue of Occupation Certificate, the approved LED signs must be installed with a timed intensity and illumination adjuster.	✓	N/A	✓	Head Contractor	Asbuilt certification	Prior to OC of each relevant stage	PCA	As built certification is required to be provided to the PCA for the initial siteworks stage of construction which includes the installation of the proposed LED illuminated signage. This will satisfy the condition of consent for subsequent stages.
E48 - ASSET PROTECTION ZONES E48. Prior to the issue of occupation certificate and in perpetuity, the property around the buildings must be managed for the following distances as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones': (a) North - for 50 metres as an inner protection area and 10 metres as an outer protection area; (b) East - for 40 metres as an inner protection area and 10 metres as an outer protection area, or to the property boundary (whichever is less); (c) South - to the property boundary as an inner protection area (excluding the riparian corridor); and (d) West - for a distance of 40 metres as an inner protection area, 10 metres as an outer protection area and a further 10 metres with the understorey and ground cover managed as an outer protection area.	✓	N/A	✓	Head Contractor	Contractor certification	Prior to OC of each relevant stage	PCA	Provision of Asset Protection Zones for the development will be staged as required by building costruction as the masterplan development is constructed toward the hazard to reduce environmental impacts of vegetation clearing. APZ's are to be setout by registered surveyor and constructed by the head contractor of each relevant stage of construction

Statutory Approvals & Staging Matrix

Revision F/1 dated 06.04.20
Revision History
F1 - Added Interim Vehicular site entry/exit point to Roadworks stage, Added construction of full perimeter fire trail to Siteworks stage.

CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
E49 - ASSET PROTECTION ZONES E49. A bush fire management plan is to be prepared that addresses the following requirements: (a) Contact person/department and details; and (b) Schedule and description of works for the construction of asset protection zones and their continued maintenance.	N/A	N/A	✓	Head Contractor	Bushfire Management plan	Prior to OC of each relevant stage	PCA	A bushfire management plan is to be prepared for the full and complete Masterplan development, while addressing staged construction and operation of the development and submitted to DPIE prior to the occupation certificate for the initial construction stage. This plan shall be monitored and reveiwed annually prior to student cohort enrolment intakes as well as in accordance any monitoring & reveiw program outlined in the report. The updated bushfire management plan is to be submitted to DPIE prior to occupation certificate for any relevant subsequent occupation stage.
E50 - EVACUATION AND EMERGENCY MANAGEMENT E50. No later than six weeks prior to the commencement of operation, an Operational Flood Evacuation and emergency Management Plan (OFEMP) must be prepared by a suitability qualified person in consultation with the NSW SES and Council and in accordance with Floodplain Risk Management Guideline (OEH, 2007). The plan should detail specific flood emergency measures required to be incorporated into the detailed design to mitigate impacts of a range of flood events up to and including PMF and include measures to manage flood impacts outside the site to ensure accessibility is maintained. The plan must include details of (a) predicated flood levels; (b) flood warning time and flood notification; (c) assembly points and evacuation routes; (d) evacuation and refuge protocols; and (e) awareness training for employees and contractors. A copy of the Plan must be submitted to the NSW SES, Council and the Planning Secretary.	N/A	N/A	✓	Applicant	Operational Flood Evacuation & Emergency Management Plan	6 weeks prior to commencement of operation of each relevant stage	PCA + Council + State Emergency Service (SES)	Consultation with Council & SES is required in accordance with Condition A8 An OFEMP is to be prepared for the full and complete Masterplan development, while addressing staged construction and operation of the development and submitted to the PCA, Council & the SES prior to the occupation certificate for the initial construction stage. This plan shall be monitored and reveiwed annually prior to student cohort enrolment intakes as well as in accordance any monitoring & reveiw program outlined in the report. The OFEMP is to be submitted to DPIE prior to occupation certificate for any relevant subsequent occupation stage.
E51 - EVACUATION AND EMERGENCY MANAGEMENT E51. No later than six weeks prior to the commencement of operation, the Operational Bush Fire Evacuation and Emergency Management and Evacuation Plan must be prepared in consultation with RFS and in accordance with section 4.2.7 of Planning for Bush Fire Protection 2006, including the preparation of an emergency/evacuation plan consistent with the NSW RFS document titled A guide to developing a bush fire emergency management and evacuation plan. The plan must be updated on an annual basis following an audit of bush fire protection measures, including maintenance of APZs, water supplies and access roads on and off site. A copy of the Plan must be provided to the RFS, the local Bush Fire Management Committee and Planning Secretary prior to occupation of the development.	N/A	N/A	✓	Applicant	Operational Bushfire Evacuation & Emergency Management Plan	6 weeks prior to commencement of operation of each relevant stage	PCA + Council + Rural Fire Service (RFS)	Consultation with Council & RFS is required in accordance with Condition A8 An Operational Bush Fire Evacuation and Emergency Management and Evacuation Plan is to be prepared for the full and complete Masterplan development, while addressing staged construction and operation of the development and submitted to the PCA, Council & the SES prior to the occupation certificate for the initial construction stage. This plan shall be monitored and reveiwed annually prior to student cohort enrolment intakes as well as in accordance any monitoring & reveiw program outlined in the report. The Operational Bush Fire Evacuation and Emergency Management and Evacuation Plan is to be submitted to the PCA, Council & the SES prior to occupation certificate for any relevant subsequent occupation stage.

Statutory Approvals & Staging Matrix

Revision F/1 dated 06.04.20
Revision History
F1 - Added Interim Vehicular site entry/exit point to Roadworks stage, Added construction of full perimeter fire trail to Siteworks stage.

CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
E52 - WORKS AUTHORISATION DEED E52. Prior to the commencement of operation, all road works under the WAD must be completed for the development. All the associated road works must be undertaken at full cost to the Applicant and at no cost to TfNSW (RMS) or Council, and to Council's requirement.	✓	✓	✓	Applicant	RMS Approval of works as constructed	Prior to Occupation of Stage 1	PCA + RMS	All roadworks are to be constructed during the initial Roadworks stage. An interim vehicular site entry/exit point will be constructed as a temporary measure for Stage 1a & 1b occupation until the traffic light intersection is commissioned. ^{F1} This will satisfy this condition for subsequent development stages.
E53 - OPERATIONAL NOISE - DESIGN OF MECHANICAL PLANT AND EQUIPMENT E53. Prior to the issue of an occupation certificate, the Applicant must provide evidence to the satisfaction of the Principal Certifying Authority that it has incorporated the noise mitigation recommendations in the Noise Assessment dated March 2018 and prepared by Spectrum Acoustic, into the detailed design drawings. The Principal Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise Impact Assessment.	N/A	N/A	✓	Head Contractor	As-built certification	Prior to OC of each relevant stage	PCA	As built certification is required to be provided to the PCA for the initial siteworks, Stage 1a & 1b stage of construction. As built certification shall be provided for each and every subsequent stages 2 to 5 of construction.
E54 - WASTEWATER TRANSPORTATION E54. Prior to the issue of Occupation Certificate, the Applicant must construct network infrastructure under a Complex Works Deed with Hunter Water in accordance with the approved wastewater servicing strategy.	N/A	N/A	✓	Applicant	Hunter Water Approval of works as constructed	Prior to Occupation of Stage 1	PCA + Hunter Water	All water utility infrastructure upgrades are to be constructed during the initial Siteworks stage prior to occupation of Stage 1a & 1b. This will satisfy this condition for subsequent development stages.
E55 - WASTEWATER TRANSPORTATION E55. The works must be constructed and certified by a Hunter Water Corporation Accredited construction contractor.	N/A	N/A	✓	Applicant	Evidence of Contractor accreditation	Prior to Occupation of Stage 1	PCA + Hunter Water	All water utility infrastructure upgrades are to be constructed during the initial Siteworks stage prior to occupation of Stage 1a & 1b. This will satisfy this condition for subsequent development stages.
E56 - WATER & SEWER COMPLIANCE E56. Prior to the issue of Occupation Certificate, a water and sewer Compliance Certificate issued under Section 50 of the Hunter Water Act 1991 must be submitted to the accredited certifier.	N/A	N/A	✓	Applicant	Hunter Water Section 50 Certificate	Prior to OC of each relevant stage	PCA + Hunter Water	Internal hydraulic water & sewer approval and installation will be staged as required for each and every building. A compliance certificate from the Water Authority will be required for each and every stage of construction. A Section 50 Certificate is to be obtained for Stages 1a & 1b prior to occupation.
E57 - LONG TERM ENVIRONMENTAL MANAGEMENT PLAN E57. Within one month of the completion of remediation works or other timeframe agreed by the Planning Secretary, the Applicant must submit a Long-Term Environmental Management Plan (LTEMP) to the Planning Secretary for information. The plan must: (a) be prepared by a suitably qualified and experienced person whose appointment has been endorsed by the Planning Secretary in consultation with EPA; (b) be submitted to EPA for review prior to submission to the Planning Secretary; and (c) include, but not be limited to: (i) a description of the nature and location of any contamination remaining on site; (ii) provisions to manage and monitor any remaining contamination, including details of any restrictions placed on the land to prevent development over the containment cell; (iii) a description of the procedures for managing any leachate generated from the containment cell, including any requirements for testing, pumping, treatment and/or disposal; (iv) a description of the procedures for monitoring the integrity of the containment cell; (v) a surface and groundwater monitoring program; (vi) mechanisms to report results to relevant agencies; (vii) triggers that would indicate if further remediation is required; and (viii) details of any contingency measures that the Applicant is to carry out to address any ongoing contamination.	✓	N/A	✓	Head Contractor	Long Term Environmental Management Plan	Within one month of the completion of the remediation works	PCA + Hunter Water	All remediation of known contaminants outlined in the approved Remedial Action Plan is to be undertaken during the initial siteworks construction stage. The development of a Long Term Environmental Management Plan within the timeframe specified in condition E27 during the initial Stage of construction can be used to satisfy this condition for subsequent development stages.

Statutory Approvals & Staging Matrix

Revision F/1 dated 06.04.20
Revision History
F1 - Added Interim Vehicular site entry/exit point to Roadworks stage, Added construction of full perimeter fire trail to Siteworks stage.

CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
AN1 - ADVISORY NOTES At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to Transport for NSW (RMS) and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs: (d) a copy of the Conditions of Consent; (e) the proposed school commencement/opening date; (f) two sets of detailed design plans showing the following: (i) accurate Site boundaries; (ii) details of all road reserves, adjacent to the Site boundaries; (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees.	✓	✓	✓	Applicant	RMS Approval	8 weeks prior to commencement of operation of roadworks	PCA + RMS	All roadworks & school zone/speed limit signs are to be applied for & constructed during the initial Roadworks stage prior to occupation of Stage 1a & 1b and within the timeframe nominated by Advisory Note AN1. This will satisfy this condition for subsequent development stages.
D								
F1 - OUT OF HOURS EVENT MANAGEMENT PLAN F1. 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) and submit it to the Council and Planning Secretary in consultation with Council. 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) demonstrate 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 use of the school halls, school ovals, hardstand courts and canteen, 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.	N/A	N/A	✓	Applicant	Out of Hours Event Management Plan	Prior to the commencement of the first out of hours event that involves more than 100 people	Council + DPIE	The Applicant shall prepare an out of hours event management plan in accordance with condition F1 for the facilities & carpark to be construction during Stages 1a & 1b including the High School Block A, Chapel Block B & Early Education Centre Block Q. As further facilities are constructed in subsequent stages, the applicant shall amend the out of hours event management plan to incorporate these facilities in accordance with condition of consent F1 and resubmit to Council & DPIE.
F2 - OUT OF HOURS EVENT MANAGEMENT PLAN F2. The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	N/A	N/A	Applicable throughout operation	Applicant				
F3 - OUT OF HOURS EVENT MANAGEMENT PLAN F3. 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. 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) demonstrate 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 use of the chapel, where applicable, restricting use before 8am and after 10pm (except for midnight mass); (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.	N/A	N/A	Applicable throughout operation	Applicant	Out of Hours Event Management Plan (Community Use)	Prior to the commencement of any out of hours event (community use) that involves more than 100 people	Council + DPIE	The Applicant shall prepare an out of hours event management plan (community use) in accordance with condition F3 for the facilities & carpark to be construction during Stages 1a & 1b for the use of the Chapel Block B by the community. If High School Blocks A or Early Education Centre Block Q is proposed to facilitate community use, these buildings shall also be incorporated in the management plan. As further facilities are constructed in subsequent stages, the applicant shall amend the out of hours event management plan (community use) to incorporate these facilities in accordance with condition of consent F3 and resubmit to Council & DPIE.

Statutory Approvals & Staging Matrix

Revision F/1 dated 06.04.20
Revision History
F1 - Added Interim Vehicular site entry/exit point to Roadworks stage, Added construction of full perimeter fire trail to Siteworks stage.

CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<i>F4 - OUT OF HOURS EVENT MANAGEMENT PLAN</i> F4. The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.	N/A	N/A	Applicable throughout operation	Applicant				
<i>F5 - OPERATION OF PLANT AND EQUIPMENT</i> F5. All plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	N/A	N/A	Applicable throughout operation	Applicant				Operation and maintenance manuals shall be provided by the Head Contractor for each stage of development to assist the facility to be maintained by the Applicant.
<i>F6 - WARM WATER SYSTEMS AND COOLING SYSTEMS</i> F6. 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.	N/A	N/A	Applicable throughout operation	Applicant				Operation and maintenance manuals shall be provided by the Head Contractor for each stage of development to assist the facility to be maintained by the Applicant.
<i>F7 - COMMUNITY COMMUNICATION STRATEGY</i> F7. The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	N/A	N/A	✓	Applicant	Community Consultation Strategy	Implementation for minium 12 months following completion of construction of each relevant stage	DPIE	
<i>F8 - OPERATIONAL TRANSPORT AND ACCESS MANAGEMENT PLAN (OTAMP)</i> F8. The OTAMP(s) approved under condition E10 as revised from time to time) must be implemented by the Applicant for the life of the development.	N/A	N/A	Applicable throughout operation	Applicant	Operational Transport & Acess Management Plan	Implementation for life of development		
<i>F9 - LONG TERM ENVIRONMENTAL MANAGEMENT PLAN</i> F9. Upon completion of remediation works, the Applicant must manage the site in accordance with the LTEMP approved under condition E57 and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.	N/A	N/A	Applicable throughout operation	Applicant	Long Term Environmental Management Plan	Implementation for life of development		
<i>F10 - OPERATIONAL NOISE LIMITS</i> F10. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Noise Assessment.	N/A	N/A	Applicable throughout operation	Applicant	Noise Assessment			
<i>F11 - OPERATIONAL NOISE LIMITS</i> F11. 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 to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in Noise Assessment dated March 2018 and prepared by Spectrum Acoustic. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to 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.	N/A	N/A	✓	Applicant	Short term noise monitoring assessment	Within two months of commencement of operation of each relevant stage	DPIE	Short term noise monitoring is required to be provided to DPIE for the initial siteworks, Stage 1a & 1b stage of construction in accordance with condition F11. Short term noise monitoring shall be provided for each and every subsequent stages 2 to 5 of construction.

Statutory Approvals & Staging Matrix

Revision F/1 dated 06.04.20
Revision History
F1 - Added Interim Vehicular site entry/exit point to Roadworks stage, Added construction of full perimeter fire trail to Siteworks stage.

CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Site Works	Roadworks	Stage 1a & 1b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<i>F12 - UNOBSTRUCTED DRIVEWAYS AND PARKING AREAS</i> F12. 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.	N/A	N/A	Applicable throughout operation	Applicant				
F13 - GREEN TRAVEL PLAN F13. The Green Travel Plan required by condition E9 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	N/A	N/A	✓	Applicant	Green Travel Plan	Annual update	DPIE	A Green Travel Plan is to be prepared for the full and complete Masterplan development and submitted to DPIE prior to the occupation certificate for the initial construction stage. This plan shall be monitored and reveiued annually in accordance with condition F13.
<i>F14 - ECOLOGICALLY SUSTAINABLE DEVELOPMENT</i> F14. Within six months of commencement of operation, an evidence must be obtained by the suitably qualified Green Star Accredited Professional demonstrating the development achieves all ESD measures set out in Appendix 39 Ecologically Sustainable Design (ESD) measures prepared by Webber architects dated 13 June 2018 (Rev B) within the EIS. Evidence must be submitted to the satisfaction of the Certifying Authority and provided to the Planning Secretary.	N/A	N/A	✓	Head Contractor	Written Certification	Within six months of commencement of operation of each relevant stage	PCA + DPIE	ESD Asbuilt certification shall be submitted to the PCA for the initial Stage 1a & 1b construction stages in accordance with condition F14. ESD Asbuilt certifications for each and every subsequent stages 2 to 5 incorporating building works shall be submitted in accordance with condition F14.
<i>F15 - OUTDOOR LIGHTING</i> F15. Notwithstanding Condition E22, 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.	N/A	N/A	Applicable throughout operation	Applicant				
<i>F16 - LANDSCAPING</i> F16. The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition E28 for the duration of occupation of the development.	✓	N/A	Applicable throughout operation	Applicant				
<i>F17 - ASSET PROTECTION ZONES</i> F17. The asset protection zones required by condition E48 must be maintained for the duration of occupation of the development.	✓	N/A	Applicable throughout operation	Applicant				
<i>F18 - ONGOING WASTE MANAGEMENT</i> F18. All organic waste on site must be stored and managed in a fully enclosed bin at all times. No access should be available to vermon and birds.	✓	N/A	Applicable throughout operation	Applicant				
<i>F19 - SIGNAGE</i> F19. Signage approved for illumination under this consent must not be illuminated between the hours of 10:00pm and 7:00am seven days per week.	✓	N/A	Applicable throughout operation	Applicant				

Table 5 – Cumulative Impacts of Staged Operation & Construction

Catherine McAuley College, 507 Medowie Road, Medowie NSW

Cumulative Impacts Matrix - Stage 1

Revision E dated 10.09.19

CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Enabling works, Demolition, Site works, Roadworks, Stage 1a, Stage 1b	Stage 2a & 2b	Stage 3a & 3b	Stage 4a & 4b	Stage 5a & 5b	Stage 6	PROPOSED MANAGEMENT/MITIGATION MEASURE	COMMENT
Legend Note: Conditions deemed to have no cumulative impacts or not applicable are not listed within the table below Minor or no anticipated impact○ Medium or potential impact◐ High or definitive impact●								
PART A - ADMINISTRATIVE CONDITIONS								
A26 - SITE CONTAMINATION A26. Remediation approved as part of this development consent must be carried out in accordance with the Remedial Action Plan dated 11 October 2018 and prepared by RCA Australia.	○	N/A	N/A	N/A	N/A	N/A	Nil	The site remedial works are proposed to be undertaken during the initial stage of construction. Any unexpected contamination during subsequent stages of construction shall be undertaken under the contractors unexpected finds procedure.
A27 - SITE CONTAMINATION A27. Upon completion of remedial works, the Applicant must submit a Site Audit Report and Site Audit Statement for the relevant part of the site prepared by an EPA accredited Site Auditor. The Site Audit Report and Site Audit Statement must verify the relevant part of the site is suitable for the early learning centre and schools land use and be provided to the satisfaction of the Principal Certifying Authority.	○	N/A	N/A	N/A	N/A	N/A	Nil	The site remedial works are proposed to be undertaken during the initial stage of construction. Any unexpected contamination during subsequent stages of construction shall be undertaken under the contractors unexpected finds procedure.
A36 - FOOTPATH WORKS A36. The proposed footpaths must be designed and constructed by the Applicant in accordance with Council's specifications and with consultation with Council. All footpaths must be completed by the Applicant at their cost unless an alternative agreement is agreed by Council.	◐	N/A	N/A	N/A	N/A	N/A	Contractors Construction and Traffic & Pedestrian Management Plans, site notice, public notification and community consultation strategy	The footpath & public domain works will be undertaken during the initial stage of construction, therefore there will be no cumulative impacts. The works shall be undertaken under the contractor's approved construction and traffic & pedestrian management plans.
B3 - STORMWATER MANAGEMENT SYSTEM B3. Prior to the issue of a construction certificate, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Planning Secretary: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be designed in accordance with Port Stephens DCP 2014, Infrastructure Specification and the current Australian Rainfall and Runoff guidelines using the Hydrologic Soil Mapping data for Port Stephens (available from Council); (d) A Geotechnical Engineer must determine the steady state infiltration rate at each proposed infiltration device location, using the Double Ring Infiltrometer test method (ASTM D3385-18), if current Hydrological Soil Mapping data is not adopted; (e) On-Site Stormwater Detention/Infiltration with supporting calculations for a system capable of catering for a range of rainfall scenarios up to and including the 1% AEP Rainfall Event; (f) An emergency overland flow path for major storm events, catering for a range of rainfall scenarios up to and including the 1% AEP Rainfall Event, that is directed to the public drainage system; (g) Water quality control devices that comply with the requirements of the applicable Port Stephens DCP 2014; (h) Evidence that the water quality control devices comply with Council's water quality targets, Music Modelling and Music Link Certificate; (i) Evidence of Council (or relevant authority) approval for stormwater connection to the public system, with the above supporting details endorsed, under Section 68 of the Local Government Act 1993 or Section 138 of the Roads Act 1993; and (j) be in accordance with applicable Australian Standards.	◐	○	○	○	○	○	Stormwater Management Plan	The stormwater management system design shall address the requirements of condition B3 for each and every stage of construction where site stormwater infrastructure is proposed. The majority of detention & water quality control infrastructure is proposed to be constructed in the first stage of construction, therefore cumulative impacts should not exceed the overall impact of the development. Any geotechnical or hydrology investigations should be undertaken prior to commencement of Stage 1 construction on the full stormwater masterplan design for the development to reduce the need for further reporting or investigations at subsequent stages.

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(k) Stormwater Management Plans with details of drainage infrastructure including the following: (i) detailed flow regime analysis that demonstrates that the development would not impact significantly on the quantity of surface and groundwater flows to and from the adjacent coastal wetland; (ii) assessment of the localised impact of the stormwater discharges to the coastal wetlands including proposed mitigation measures to prevent scouring, sedimentation and other physical impacts at the stormwater drainage system outlets into the coastal wetlands on the northern boundary of the Site; (iii) details of measures to manage increased stormwater volumes from the development surfaces (e.g. stormwater harvesting, distributed infiltration, increased surface area to enhance evapotranspiration and infiltration and diversion of stormwater (where feasible); (iv) consistency of the sizes, volumes and number of on-site detention basins and the headwalls with the existing sediment basins and headwalls on the Site; (v) demonstrate that gross pollutant, total suspended solid, phosphorus and nitrogen loads discharged from the development into the coastal wetland after stormwater treatment comply with Council's load-based water quality targets; (i) demonstrate that the proposed development would not significantly impact on the quality of surface and groundwater flows to and from the adjacent coastal wetland; and (ii) demonstrate how WSUD design principles have been considered across the development to mitigate potential impacts on the mapped coastal wetlands. (l) a report prepared by a suitably qualified ecologist assessing the impacts of any changes to hydrology (flow regimes) and stormwater runoff quality associated with the development on the EECs, TECs, threatened species located within the coastal wetlands to the south of the site and on the overall biophysical, hydrological and ecological integrity of the mapped wetlands within the site and the adjoining lands; and (m) evidence of consultation with Council to determine the location of the stormwater assets and in the preparation of the stormwater plans and flood reports, plans for relocating Council assets (if any), proposed connections and the protection of relevant assets.								
<i>B4 - NEUTRAL OR BENEFICIAL EFFECT ON WATER QUALITY (NorBE)</i> B4. Prior to the issue of a construction certificate, the Applicant must demonstrate compliance with Port Stephen Council's water quality provisions in DCP 2014 and with NorBE.	●	○	○	○	○	○	Stormwater Management Plan	The stormwater management system design shall address the requirements of condition B3 for each and every stage of construction where site stormwater infrastructure is proposed. The majority of detention & water quality control infrastructure is proposed to be constructed in the first stage of construction, therefore cumulative impacts should not exceed the overall impact of the development. Any geotechnical or hydrology investigations should be undertaken prior to commencement of Stage 1 construction on the full stormwater masterplan design for the development to reduce the need for further reporting or investigations at subsequent stages.
<i>B5 - HYDRAULIC DESIGN ASSESSMENT</i> B5. Prior to the issue of a construction certificate, an application for a hydraulic design assessment of internal water and sewerage services for this development, including rainwater tanks and any alternative water supply system must be submitted to Hunter Water. Contact Hunter Water's Technical Services Team on (02) 4979 9712 or via email plumbing@hunterwater.com.au to confirm the specific requirements.	●	○	○	○	○	○	Staged Hydraulic Services Design & Water Authority approval	The hydraulic services design shall address the requirements of condition B5 for each and every stage of construction where hydraulic services are proposed. All sewer network infrastructure is proposed to be upgraded prior to occupation of the first stage of construction, therefore cumulative impacts should not exceed the overall impact of the development.
<i>B6 - BIODIVERSITY</i> B6. The development must demonstrate that the proposal is consistent with the endorsed Biodiversity Development Assessment Report (BDAR) prepared by Biosis dated 20 April 2018 and all recommendations to mitigate the direct, indirect and prescribed impacts in the BDAR.	●	●	●	●	●	●	Compliance with recommendations of the BDAR Assessment Report	Staging of construction and operation of the development has beneficial environmental impacts as it allows the staged removal of vegetation and habitat to occur across a longer timeframe.
<i>C3 - PRE-CONSTRUCTION DILAPIDATION REPORT</i> Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifying Authority. The report must provide an accurate record of the existing condition of adjoining private properties, and Council assets that are likely to be impacted by the proposed works.	○	○	○	○	○	○	Dilapidation Report	Required for each and every stage of construction. Adjoining property owners should be notified on the anticipated duration of Construction for each and every stage.

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<i>C4 - PROTECTION OF PUBLIC AND PRIVATE PROPERTY INFRASTRUCTURE</i> C4. Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); (c) prepare a dilapidation report identifying the condition of all adjoining and nearby premises including No. 527 and 529 Medowie Road; (d) prepare a report by a professional engineer detailing the proposed methods of excavation, shoring or pile construction, including details of potential vibration emissions, and demonstrating the suitability of the proposed methods of construction to overcome any potential damage to nearby premises. (e) submit a copy of the dilapidation report and engineers report to the Principal Certifying Authority and Council.	○	○	○	○	○	○	Dilapidation Report	Required for each and every stage of construction. Adjoining property owners should be notified on the anticipated duration of Construction for each and every stage.
<i>C5 - DEMOLITION</i> C5. Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Principal Certifying Authority and Planning Secretary.	○	N/A	N/A	N/A	N/A	N/A	Construction Environmental Management Plan (Demolition)	All demolition will occur in the first stage of construction, therefore there will be no cumulative impacts. Minor localised demolition to suit subsequent stages of construction may be required but are deemed to be able to be managed to have no impact.
<i>C6 - UTILITIES AND SERVICES</i> C6. Prior to the commencement of the construction (excluding demolition works) of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	○	N/A	○	N/A	N/A	N/A	Consultation with Utility Service providers	The utility services design shall address the requirements of condition C6 for each and every stage of construction where new utility services are proposed. All site utility infrastructure is proposed to be upgraded prior to occupation of the first stage of construction, with the exception of a second electrical kiosk planned for Stage 3, therefore cumulative impacts should not exceed the overall impact of the development.
<i>C7 - UTILITIES AND SERVICES</i> C7. Prior to the commencement of construction (excluding demolition works) written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	○	N/A	○	N/A	N/A	N/A	Consultation with Utility Service providers	The utility services design shall address the requirements of condition C7 for each and every stage of construction where new utility services are proposed. All site utility infrastructure is proposed to be upgraded prior to occupation of the first stage of construction, with the exception of a second electrical kiosk planned for Stage 3, therefore cumulative impacts should not exceed the overall impact of the development.
<i>C8 - COMMUNICATION STRATEGY</i> C8. No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for approval (and approved by the Planning Secretary) prior to the commencement of construction or within another timeframe agreed with the Planning Secretary. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	○	○	○	○	○	○	Community Consultation Strategy	The Community Consultation Strategy shall address the requirements of condition C8 for each and every stage of construction proposed.
<i>C9 - ECOLOGICALLY SUSTAINABLE DEVELOPMENT</i> C9. Prior to the commencement of construction (excluding demolition works): (a) the Applicant must appoint a suitably qualified Green Star Accredited Professional to monitor the detailed design of the proposed works to ensure that all ESD measures set out in Appendix 39 Ecologically Sustainable Design (ESD) Measures (Rev B) prepared by webber architects dated 13 June 2018 within the EIS are incorporated. (b) evidence must be submitted to the satisfaction of the Principle Certifying Authority from a suitably qualified Green Star Accredited Professional that the ESD measures set out in Appendix 39 of the EIS have been incorporated into the design of the works proposed. (c) details of the proposed ESD measures to be implemented are to be submitted to the satisfaction of the Principle Certifying Authority.	○	○	○	○	○	○	Nil	The Greenstar ESD review & certification process shall address the requirements of condition C9 for each and every stage of construction proposed. There are no additional impacts anticipated from staging of the works.

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C10 - ENVIRONMENTAL MANAGEMENT PLAN C10. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review/update of the plan and as updates in response to incidents or matters of non-compliance. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans								
C11 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (DEMOLITION) C11. Prior to the commencement of demolition, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the satisfaction of Principal Certifying Authority and a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with CASA Manual of Standards (MOS-139) Aerodromes with the objectives of minimising light spill; (viii) community consultation and complaints handling; (ix) pedestrian traffic management; (x) noise and vibration management; (xi) waste management; (xii) soil and water management; (xiii) asbestos management; (xiv) an unexpected finds protocol for contamination and associated communication procedure; and (xv) waste classification (for materials to be removed) and validation (for materials to remain).							Construction Environmental Management Plan (Demolition)	A Construction Environmental Management Plan for demolition will be required to be submitted to the Planning Secretary for approval prior to the commencement of each and every stage of construction which involves a demolition component of work. The demolition of all existing on site structures is proposed to occur within the first initial stage of work.

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<i>C12 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</i> C12. Prior to the commencement of construction (excluding Demolition), the Applicant must submit a Construction Environmental Management Plan (CEMP) to the satisfaction of the Planning Secretary. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with CASA Manual of Standards (MOS-139) Aerodromes with the objectives of minimising light spill; (viii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition C13); (c) Construction Noise and Vibration Management Sub-Plan (see condition C14); (d) Construction Waste Management Sub-Plan (see condition C15); (e) Construction Soil and Water Management Sub-Plan (see condition C16); (f) Aboriginal Cultural Heritage Management Sub-Plan (see condition C17); (g) Biodiversity Management Sub-Plan (see condition C18); (h) Bush Fire and Flood Emergency Response (see condition C19); (i) Koala Management Sub Plan (see condition C20); (j) Findings of the Arboricultural impact assessment report; (k) Asbestos Management Plan; (l) an unexpected finds protocol for contamination and associated communications procedure; (k) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and (l) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.							Construction Environmental Management Plan	A Construction Environmental Management Plan & subplans will be required to be submitted to the Planning Secretary for approval prior to the commencement of each and every stage of construction. The Subplans of the initial first stage of construction to be prepared by qualified consultants may be relied upon in full or part for subsequent stages where applicable.
<i>C13 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</i> C13. The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW (RMS); (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.							Construction Traffic & Pedestrian Management Subplan for each and every stage of construction	A Construction Environmental subplan will be required to be submitted to the Planning Secretary for approval prior to the commencement of each and every stage of construction. The Subplans of the initial first stage of construction to be prepared by qualified consultants may be relied upon in full or part for subsequent stages where applicable. Subsequent stages of construction will have a significantly reduced impact from the initial stage.

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C14 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN C14. The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition C8; and (f) include a complaints management system that would be implemented for the duration of the construction.	●	●	●	●	●	●	Construction Noise & Vibration Management Plan for each and every stage of construction	A Construction Environmental subplan will be required to be submitted to the Planning Secretary for approval prior to the commencement of each and every stage of construction. The Subplans of the initial first stage of construction to be prepared by qualified consultants may be relied upon in full or part for subsequent stages where applicable.
C15 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN C15. The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	○	○	○	○	○	○	Construction Waste Management Subplan for each and every stage of construction	A Construction Environmental subplan will be required to be submitted to the Planning Secretary for approval prior to the commencement of each and every stage of construction. The Subplans of the initial first stage of construction to be prepared by qualified consultants may be relied upon in full or part for subsequent stages where applicable.
C16 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN C16. The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (c) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas. (d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (e) detail all off-Site flows from the Site; and (f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).	●	●	●	●	●	●	Construction Soil & Water Management Subplan for each and every stage of construction	A Construction Environmental subplan will be required to be submitted to the Planning Secretary for approval prior to the commencement of each and every stage of construction. The Subplans of the initial first stage of construction to be prepared by qualified consultants may be relied upon in full or part for subsequent stages where applicable.
C17 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN C17. The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties;	●	●	●	●	●	●	Aboriginal Cultural Heritage Management Sub-Plan for each and every stage of construction	A Construction Environmental subplan will be required to be submitted to the Planning Secretary for approval prior to the commencement of each and every stage of construction. The Subplans of the initial first stage of construction to be prepared by qualified consultants may be relied upon in full or part for subsequent stages where applicable.
C18 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN C18. The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to the following: (a) the BMSP must be prepared by a suitably qualified person and submitted to the Planning Secretary for approval prior to the commencement of construction works on site. (b) include all recommendations to mitigate the direct, indirect and prescribed impacts for works contained in the endorsed BDAR and the management and mitigation measures in EIS and Response to Submissions; (c) include details of measures to protect the vegetation on the south western part of the Site, specifically the coastal wetlands mapped under the Coastal management. (d) Include a Vegetation Management Sub-Plan (VMP) for the Site during the construction works; (e) include measures to communicate to the construction workforce the biodiversity values that are to be retained and protected. (f) any hollows removed be salvaged and replaced into trees within the vegetated areas to be retained or they be replaced with nest boxes in consultation with Council suitable to native fauna likely to use the site; (g) include a Fauna Management Plan for the site including details of impacts and proposed mitigation measures due to impact on movement, construction traffic, proposed construction hours, details of any fencing, restricting developments in identified areas, light spill, construction noise and on-site crane movements; and (h) include details to install and maintain exclusion fencing along the riparian corridor and around any native vegetation not being removed as part of this development.	●	●	●	●	●	●	Biodiversity Management Sub-Plan for each and every stage of construction	A Construction Environmental subplan will be required to be submitted to the Planning Secretary for approval prior to the commencement of each and every stage of construction. The Subplans of the initial first stage of construction to be prepared by qualified consultants may be relied upon in full or part for subsequent stages where applicable. Subsequent stages of construction will have a significantly reduced impact from the initial stage.

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<i>C19 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</i> C19. The Bush Fire and Flood Emergency Response Sub-Plan (BFFERSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the Planning for Bushfire Protection 2006; (c) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007); (d) include details of: (i) the bush fire and flood emergency responses for both construction and operation phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and students.	●	●	●	●	●	●	Busfire & Flood Emergency Response Subplan for each and every stage of construction	A Construction Environmental subplan will be required to be submitted to the Planning Secretary for approval prior to the commencement of each and every stage of construction. The Subplans of the initial first stage of construction to be prepared by qualified consultants may be relied upon in full or part for subsequent stages where applicable.
<i>C20 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</i> The Koala Management Sub-Plan (KMSP) must address, but not be limited to, the following: (a) the KMSP must be prepared by a suitably qualified person and submitted to the Planning Secretary for approval prior to the commencement of construction works on site; (b) Identify habitat corridors, of adequate dimensions to provide an adequate Koala habitat corridor supported by a Koala specialist; (c) include details of structures to eliminate barriers to movement (presented by fences, roads, drainage culverts or pits and the like) for koalas and other native fauna likely to use the site or habitat corridor; (d) include details of Koala feed tree offsets in accordance with the Port Stephens Tree Technical Specification 2014. (e) include all recommendations to mitigate impacts for works contained in the EIS and the endorsed BDAR and the management and mitigation measures in EIS and Response to Submissions; (f) include details monitoring, management and maintenance procedures for Koala habitat corridors; (g) include measures to communicate to the construction workforce the presence of Koala habitat and that are to be retained and protected; and (h) include other measures to minimise the risk of harm to koalas.	●	●	●	●	●	●	Koala Management Sub-Plan for each and every stage of construction	A Construction Environmental subplan will be required to be submitted to the Planning Secretary for approval prior to the commencement of each and every stage of construction. The Subplans of the initial first stage of construction to be prepared by qualified consultants may be relied upon in full or part for subsequent stages where applicable. Subsequent stages of construction will have a significantly reduced impact from the initial stage.
<i>C23 - CONSTRUCTION PARKING</i> C23. Prior to the commencement of construction of all stages, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	●	●	●	●	●	●	Construction Traffic & Pedestrian Management Subplan for each and every stage of construction	A Construction Environmental subplan will be required to be submitted to the Planning Secretary for approval prior to the commencement of each and every stage of construction. The Subplans of the initial first stage of construction to be prepared by qualified consultants may be relied upon in full or part for subsequent stages where applicable. Subsequent stages of construction will have a significantly reduced impact from the initial stage.
<i>C24 - CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT</i> C24. Prior to the commencement of the removal of any waste material from the site, the Applicant must notify the TfNSW (RMS) Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site.	○	○	○	○	○	○	Use of main arterial roads as approved by TfNSW (RMS)	Required for each and every stage of construction. Staged construction of the development reduces the density/impact of heavy vehicles on local traffic routes. Minor cumulative impacts are anticipated from staging construction of the development. (Heavy vehicles will serve construction over a longer duration of time).
<i>C25 - PUBLIC DOMAIN WORKS</i> C25. Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Principal Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Principal Certifying Authority.	●	N/A	N/A	N/A	N/A	N/A	Nil	All public domain works are proposed to be constructed within the first stage of construction. No cumulative impacts are anticipated from staging construction of the development.
<i>C27 - BIODIVERSITY</i> C27. Prior to commencement of construction (excluding demolition), the following credits must be retired to offset the residual biodiversity impacts of the development: (a) Ecosystem credits as specified in Table 1 & 2: REFER TO CONSENT FOR TABLE OF CREDITS	●	N/A	N/A	N/A	N/A	N/A	Nil	The retirement of credits will be undertaken in full prior to the commencement of the first stage of construction. No cumulative impacts are anticipated from staging construction of the development.

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Authority/Document	Enabling works, Demolition, Site works, Roadworks, Stage 1a, Stage 1b	Stage 2a & 2b	Stage 3a & 3b	Stage 4a & 4b	Stage 5a & 5b	Stage 6	PROPOSED MANAGEMENT/MITIGATION MEASURE	COMMENT
<i>C30 - CARPARKING AND SERVICE VEHICLE LAYOUT</i> C30. Prior to the commencement of construction (excluding demolition works), evidence demonstrating that the operational car parking and service vehicle layout design complies with the following requirements must be submitted to the satisfaction of the Principal Certifying Authority: (a) all vehicles must enter and leave the Site in a forward direction; (b) a minimum of 302 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1; (c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; and (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	○	○	○	○	○	○	Staged Approval	The Development requires RMS & Council approval prior to commencement of the first stage of construction. The carpark will be designed & constructed in stages in accordance with the approved Site Staging Plan with an approval under this condition for each and every stage of construction. The staging of the number of carspaces on site will be undertaken in accordance with the recommendations of the traffic impact assessment to service staff & student numbers throughout staged construction of the development. No cumulative impacts are anticipated from staging construction of the development.
<i>C31 - BICYCLE AND END-OF-TRIP FACILITIES</i> C31. Prior to the commencement of construction (excluding demolition works), compliance with the following requirements for secure bicycle parking and end-of-trip facilities for use during operation must be submitted to the satisfaction of the Principal Certifying Authority: a) the provision of a minimum 200 bicycle parking spaces; b) the layout, design and security of bicycle facilities must comply with the minimum requirements 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 in accordance with the ESD Design & As Built rating tool; d) appropriate pedestrian and cyclist advisory signs are to be provided; and e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	○	○	○	○	○	N/A	Staged Approval	The staging of the number of bicycle spaces & end of trip facilities on site will be undertaken in accordance with the recommendations of the traffic impact assessment to service staff & student numbers throughout staged construction of the development. No cumulative impacts are anticipated from staging construction of the development.
<i>C32 - ROADWORKS AND ACCESS</i> Prior to the commencement of construction (excluding demolition works), the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of a heavy rigid vehicles (up to 12.5 metres).	○	○	○	○	○	○	Staged Approval	The Development requires RMS & Council approval prior to commencement of the first stage of construction. The carpark will be designed & constructed in stages in accordance with the approved Site Staging Plan with an approval under this condition for each and every stage of construction. No cumulative impacts are anticipated from staging construction of the development.
<i>C33 - ROADWORKS AND ACCESS</i> C33. Prior to the commencement of construction, the Applicant must submit design plans to the satisfaction of the Principal Certifying Authority which demonstrates that the proposed internal roads comply with section 4.2.7 of Planning for Bush Fire Protection 2006.	○	N/A	○	○	N/A	N/A	Staged Approval	No cumulative impacts are anticipated from staging construction of the development.
<i>C34 - ROADWORKS AND ACCESS</i> C34. Prior to the commencement of construction (excluding demolition works), the Applicant must obtain approval for the road works under section 138 of the Roads Act 1993.	●	N/A	N/A	N/A	N/A	N/A	Nil	All Roadworks & Access are proposed to be constructed within the first stage of construction. No cumulative impacts are anticipated from staging construction of the development.
<i>C35 - ROADWORKS & ACCESS</i> C35. Prior to the commencement of construction (excluding demolition works), 'Keep Clear' pavement markings (in accordance with the RMS Delineation Guide, Section 9.3.2) be included in the submission of roadworks and access design plans and must be to the satisfaction of Council/ TfNSW (RMS). The pavement markings could be provided at the right turn entrance to the school to ensure that the northbound queue from the signals does not restrict movement into the school.	●	N/A	N/A	N/A	N/A	N/A	Nil	All Roadworks & Access are proposed to be constructed within the first stage of construction. No cumulative impacts are anticipated from staging construction of the development.
<i>C36 - ROADWORKS & ACCESS</i> C36. Prior to the commencement of construction (excluding demolition works), the fire trail must be designed to comply with the diagram titled 'Site Fire Trail Staging' prepared by Webber Architects (Ref: 2544_TD_02_0035_B) dated 19 December 2018 and section 4.1.3 (3) of Planning for Bush Fire Protection 2009 and must include a reversing bay/turning area at intervals of not greater than 200 metres. Evidence must be submitted to the satisfaction of the Principal Certifying Authority.	○	N/A	N/A	○	N/A	N/A	Staged Approval	No cumulative impacts are anticipated from staging construction of the development.

Cumulative Impacts Matrix - Stage 1

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CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Enabling works, Demolition, Site works, Roadworks, Stage 1a, Stage 1b	Stage 2a & 2b	Stage 3a & 3b	Stage 4a & 4b	Stage 5a & 5b	Stage 6	PROPOSED MANAGEMENT/MITIGATION MEASURE	COMMENT
<i>C37 - INTERSECTION WORKS</i> C37. Within 3 months of commencement of construction (excluding demolition works), the Applicant must enter into a Works Authorisation Deed (WAD) with TfNSW (RMS) for Traffic Control Signals (TCS) and associated intersection upgrade works on the Medowie Road and South Street intersection. The WAD must include the submission of design plans and obtaining relevant approvals. <i>Note: Please note that that the Conditions of Consent do not guarantee TfNSW (RMS)'s final consent to the specific road work, traffic control facilities and other structures or works, for which it is responsible, on the road network. TfNSW (RMS) must provide a final consent for each specific change to the classified (State) road network prior to the commencement of any work.</i> <i>Note: The WAD process, including acceptance of design documentation and construction can take time. The Applicant should be aware and allow sufficient lead time within the project development program to accommodate this process.</i>	●	N/A	N/A	N/A	N/A	N/A	Nil	All Roadworks & Access are proposed to be constructed within the first stage of construction. No cumulative impacts are anticipated from staging construction of the development.
<i>C38 - CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT</i> C38. The Applicant must notify the TfNSW (RMS) Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	○	○	○	○	○	○	Use of main arterial roads as approved by TfNSW (RMS)	Required for each and every stage of construction. Staged construction of the development reduces the density/impact of heavy vehicles on local traffic routes. Minor cumulative impacts are anticipated from staging construction of the development. Heavy vehicles will serve construction over a longer duration of time.
<i>C47 Network Infrastructure and Delivery</i> C47. Prior to the commencement of construction (excluding demolition works), the Applicant must design works under a Routine Major Works Deed with Hunter Water to connect the development to the existing water and sewer system(s). (a) The works must be designed and certified by an Accredited Design Consultant and constructed by a Hunter Water Corporation Accredited Construction Contractor; and (b) The works design must be compliant with Hunter Water's Deed, Technical Specifications and Standard Drawings.	⦿	N/A	N/A	N/A	N/A	N/A	Nil	All network infrastructure upgrades are proposed to be constructed within the first stage of construction. No cumulative impacts are anticipated from staging construction of the development.
<i>C48 Wastewater Transportation</i> C48. Prior to the commencement of construction (excluding demolition works), the Applicant must design network infrastructure under a Complex Works Deed with Hunter Water in accordance with the approved wastewater servicing strategy.	⦿	N/A	N/A	N/A	N/A	N/A	Nil	All network infrastructure upgrades are proposed to be constructed within the first stage of construction. No cumulative impacts are anticipated from staging construction of the development.
<i>C50 Archaeological Salvage – Historic Archaeology</i> C50. Prior to the commencement of construction (excluding demolition works), the location of AHIMS 38-4-1970 in the Medowie PAD 01 in Aboriginal Cultural Heritage Assessment Report prepared by Biosis dated 23 August 2018, historical archaeological salvage excavation must be undertaken by a suitably qualified and experienced professional. The salvage excavation is to be undertaken in accordance with the requirements of the Heritage Division.	●	N/A	N/A	N/A	N/A	N/A	Nil	All archaeological salvage is proposed to be undertaken prior to the first stage of construction. No cumulative impacts are anticipated from staging construction of the development.
<i>ADVISORY NOTES:</i> AN1. All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	●	N/A	N/A	N/A	N/A	N/A	Nil	All Roadworks & Access are proposed to be constructed within the first stage of construction. No cumulative impacts are anticipated from staging construction of the development.

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<i>D19 - TREE PROTECTION</i> D19. For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Impact Assessment prepared by Joseph Pidutti Consulting Arborist dated 5 December 2017; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	●	●	●	●	●	●	Construction Environmental Management Plan	The proposed staged removal of trees over each and every stage of construction has environmental benefits for native fauna. No cumulative impacts are anticipated from staging construction of the development.
<i>D25 - DISPOSAL OF SEEPAGE AND STORMWATER</i> D25. Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of the Principal Certifying Authority. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	●	○	○	○	○	○	Construction Soil & Water Management Plan Written approval from Council (if required) for each relevant stage	The first stage of construction incorporates construction of site stormwater, detention controls & sediment basins to be utilised for future stages of construction. No cumulative impacts are anticipated from staging construction of the development.
<i>D30 - INDEPENDENT ENVIRONMENTAL AUDIT</i> D30. No later than four weeks before the date notified for the commencement of construction (excluding demolition works), an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Principal Certifying Authority.	○	○	○	○	○	○	Independent Audit Program	An independent audit program will be required to be submitted to the Department for approval prior to each and every stage of construction. No cumulative impacts are anticipated from staging construction of the development.
<i>D35 Archaeological Salvage – Historic Archaeology</i> D35. The Applicant must prepare an archaeological report of the salvage excavation undertaken in accordance with condition C50. An interim report of the salvage excavation must be provided to the Planning Secretary for information within one month of completion of the salvage work and a final report provided within 12 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 Heritage Division and Council.	●	N/A	N/A	N/A	N/A	N/A	Nil	All archaeological salvage is proposed to be undertaken prior to the first stage of construction. No cumulative impacts are anticipated from staging construction of the development.
<i>AN1 - ADVISORY NOTES</i> The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	○	○	○	○	○	○	Application to Council	An application will be required to be submitted to Council for approval prior to each and every stage of construction. Minor cumulative impacts are anticipated from staging construction of the development as Council footways may be impacted over a longer duration of time.

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PART E - PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE								
<i>E1 - NOTICE OF OCCUPATION</i> E1. 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. 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.	○	○	○	○	○	○	Written Notification	Notification will be required to be submitted to the Planning Secretary for approval prior to each and every stage of operation. Negligible cumulative impacts are anticipated from staging operation.
<i>E9 - GREEN TRAVEL PLAN</i> E9. Prior to the issue of an occupation certificate, a Green Travel Plan (GTP), must be prepared and be submitted to the Secretary to promote the use of active and sustainable transport modes. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW; (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include 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 GTP; and (e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users.	○	○	○	○	○	N/A	Nil	The Green Travel plan must include a monitoring and review program which may replicate each and every stage of development. Cumulative impacts from staging operation of the development are reduced as the traffic and access requirements of the development can be monitored until full capacity is reached..
<i>E10 - OPERATIONAL TRANSPORT AND ACCESS MANAGEMENT PLAN (OTAMP)</i> Prior to the issue of an occupation certificate, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council, Transport for NSW and TfNSW (RMS), and submitted to the satisfaction of the Planning Secretary. The OTAMP must address the following: (a) 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; (b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (c) the location and operational management procedures of the pick-up and drop-off parking, including staff management/traffic controller arrangements; (d) the location and operational management procedures for the pick-up and drop-off of students by buses and coaches for excursions and sporting activities during the hours of bus lane operations, including staff management/traffic controller arrangements; (e) delivery and services vehicle and bus access and management arrangements; (f) management of approved access arrangements; (g) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing pick-up and drop-off parking; (h) car parking arrangements and management associated with the proposed use of school facilities by community members; and (i) a monitoring and review program.	○	○	○	○	○	N/A	Nil	The Operational Transport & Access Management Plan must include a monitoring and review program which may replicate each and every stage of development. Cumulative impacts from staging operation of the development are reduced as the traffic and access requirements of the development can be monitored until full capacity is reached.
<i>E23 - OPERATIONAL WASTE MANAGEMENT PLAN</i> E23. Prior to the issue of an Occupation Certificate, the Applicant must prepare a Waste Management Plan for the development and submit it to the Principal Certifying Authority. 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 Part 10.13 of the EIS and as modified in the Response to Submissions.	○	○	○	○	○	○	Operational Waste ManagementPlan	The Operational Waste Management Plan can be monitored over each and every stage of development. Cumulative impacts from staging operation of the development are reduced as the operational waste requirements of the development can be monitored until full capacity is reached.

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<i>E25 - VALIDATION REPORT</i> E25. Within one month of the completion of remediation works and prior to the issue of an occupation certificate, the Applicant must submit a Validation Report for the development to the EPA, the Planning Secretary and the Principal Certifying Authority for information. The Validation Report must: (a) be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor; (b) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011); (c) include, but not be limited to: (i) comment on the extent and nature of the remediation undertaken; (ii) describe the location, nature and extent of any remaining contamination on site; (iii) sampling and analysis plan and sampling methodology; (iv) results of sampling of treated material, compared with the treatment criteria; (v) results of any validation sampling, compared to relevant guidelines/criteria; (vi) discussion of the suitability the remediated areas for the intended land use; and (vii) any other requirement relevant to the project.	●	N/A	N/A	N/A	N/A	N/A	Nil	Remediation of all pre-development identified areas on the site will be undertaken in the first stage of construction. Any further unidentified areas will be undertaken under the unexpected finds procedure. No cumulative impacts are anticipated from staging construction or operation.
<i>E26 - SITE AUDIT REPORT AND SITE AUDIT STATEMENT</i> E26. Prior to the issue of an occupation certificate, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use(s).	●	N/A	N/A	N/A	N/A	N/A	Nil	Remediation of all pre-development identified areas on the site will be undertaken in the first stage of construction. Any further unidentified areas will be undertaken under the unexpected finds procedure. No cumulative impacts are anticipated from staging construction or operation.
<i>E28 - LANDSCAPING</i> E28. Prior to the issue of an Occupation Certificate, the Applicant must submit a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Principal Certifying Authority. The plan must: (a) describe the monitoring and maintenance measures to manage revegetation and landscaping works; (b) include specific measures to ensure the long-term success and survivability of the planting; and (c) be consistent with the Applicant's Management and Mitigation Measures at Part 10.7 of the EIS and as modified in the Response to Submissions.	●	○	○	○	○	○	Nil	Revegetation of all pre-development identified areas on the site will be undertaken in the first stage of construction. Establishment of new landscaping with be provided in full for each and every stage as per the approved landscape and staging plan. No cumulative impacts are anticipated from staging construction or operation.
<i>E29 - LANDSCAPING</i> E29. Prior to the issue of an occupation certificate, the landscaping to the site must comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006.	●	○	○	○	○	○	Nil	Vegetation management & implementation of bushfire Asset Protection Zones on the site could be staged with construction to have reduced impacts on surrounding habitat and fauna.
<i>E30 - LANDSCAPING</i> E30. The Medowie Road frontage must include street tree planting in consultation with Council and to Council's specification and evidence provided to the Principal Certifying Authority.	●	N/A	N/A	N/A	N/A	N/A	Nil	All public domain works are proposed to be constructed within the first stage of construction. No cumulative impacts are anticipated from staging construction of the development.
<i>E31 - BIODIVERSITY</i> E31. Prior to the issue of an occupation certificate, Koala feed tree offsets must be provided in accordance with the Port Stephens Tree Technical Specification 2014.	●	○	○	○	○	○	Nil	The removal of Koala feed tree offsets will be undertaken as relevant for each and every stage of construction (ie with staging of the construction of buildings toward the vegetation). No cumulative impacts are anticipated from staging construction or operation and the staged clearing of native vegetation is considered to have beneficial impacts for native fauna.
<i>E32 - VEGETATION MANAGEMENT PLAN</i> E32. Prior to issue of an occupation certificate, a final Vegetation Management Plan must be prepared for the 10 metre buffer along the waterway traversing the southern section of the site. The vegetation management plan must be consistent with the Controlled activities on waterfront land – guidelines for riparian corridors on waterfront land prepared by the NSW Office of Water and be submitted to the Principal Certifying Authority.	●	○	○	○	○	N/A	Nil	Revegetation of all pre-development identified areas on the site will be undertaken in the first stage of construction. No cumulative impacts are anticipated from staging construction or operation.
<i>E33 - VEGETATION MANAGEMENT PLAN</i> E33. The Vegetation Management Plan must be developed to guide the management of retained native vegetation and adjoining Asset Protection Zones.	●	○	○	○	○	N/A	Vegetation Management Plan	Revegetation of all pre-development identified areas on the site will be undertaken in the first stage of construction. No cumulative impacts are anticipated from staging construction or operation.
<i>E34 - HIGH HAZARD FLOODWAY GUARDRAIL</i> E34. Prior to issue of an occupation certificate, a guardrail must be installed adjacent to the high hazard floodway that prevents school children from entering flood waters.	○	N/A	N/A	N/A	N/A	N/A	Nil	The High hazard floodway guard rail will be installed in the first stage of construction. No cumulative impacts are anticipated from staging construction or operation.
<i>E35 - UTILITIES AND SERVICES</i> E35. Prior to the issue of an occupation certificate, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Hunter Water and submitted to the Principal Certifying Authority.	●	○	○	○	○	N/A	Nil.	A compliance certificate will be required for each and every stage of construction, with the sewer infrastructure upgrades occurring in the first stage of construction & operation. No cumulative impacts are anticipated from staging construction or operation.

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<i>E36 - ROADWORKS AND ACCESS</i> E36. Prior to the issue of Occupation Certificate for Stage 2 (as described in EIS and Site Staging plan), an updated traffic impact statement is required to be provided and reviewed by TfNSW (RMS) and Council, and to be updated and reviewed prior to Occupation Certificate for each subsequent development stage. If alterations are required to the intersection to improve safety or efficiency, then these must be undertaken as part of the current stage.	●	●	●	●	●	○	Updated Traffic Impact Statement	An updated traffic impact assessment will be required from stage 2 for each and every subsequent stage which increases the occupancy of the site. This will assist with monitoring traffic impacts of the development and is considered to have a beneficial effect on staged operation.
<i>E37 - ROADWORKS AND ACCESS</i> E37. Prior to the issue of Occupation Certificate, 'Keep Clear' pavement markings must be constructed as required by condition C35 and be provided to the satisfaction of TfNSW (RMS) / Council.	●	N/A	N/A	N/A	N/A	N/A	Nil	All roadworks and public domain works are proposed to be constructed within the first stage of construction. No cumulative impacts are anticipated from staging construction of the development.
<i>E38 - ROADWORKS AND ACCESS</i> E38. Prior to the issue of Occupation Certificate, the Applicant must complete the construction of Medowie Road and South Street to the satisfaction of TfNSW (RMS) and Council.	●	N/A	N/A	N/A	N/A	N/A	Nil	All roadworks and public domain works are proposed to be constructed within the first stage of construction. No cumulative impacts are anticipated from staging construction of the development.
<i>E40 - BUS PICK-UP / DROP-OFF</i> E40. Prior to the issue of Occupation Certificate for Stage 1, a bus management plan is to be prepared in consultation with TfNSW (RMS) and Council and be submitted to the Planning Sectary for information. The bus management plan must be updated and reviewed for each subsequent stage.	●	●	●	●	●	○	Updated Bus Management Plan	An updated traffic impact assessment will be required from stage 2 for each and every subsequent stage which increases the occupancy of the site. This will assist with monitoring traffic impacts of the development and is considered to have a beneficial effect on staged operation.
<i>E41 - SCHOOL ZONES</i> E41. Prior to the issue of Occupation Certificate, all required School Zone signage, speed management signage and associated pavement markings along Medowie Road and South Road must be installed, inspected by TfNSW (RMS) and handed over to TfNSW (RMS). Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.	●	N/A	N/A	N/A	N/A	N/A	Nil	All roadworks and public domain works are proposed to be constructed within the first stage of construction. No cumulative impacts are anticipated from staging construction of the development.
<i>E43 - CAR PARKING ARRANGEMENTS</i> E43. Prior to the issue of Occupation Certificate or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Planning Secretary for information that demonstrates that construction works associated with the proposed carpark, have been completed and that the car parking facility is operational.	●	●	●	●	●	○	Updated Traffic Impact Statement	An updated traffic impact assessment will be required from stage 2 for each and every subsequent stage which increases the occupancy of the site. This will assist with monitoring traffic impacts of the development and is considered to have a beneficial effect on staged operation.
<i>E44 - SIGNAGE</i> E44. Prior to the issue of Occupation Certificate, way-finding signage and signage identifying the location of staff car parking must be installed.	●	N/A	○	○	N/A	N/A	Certified Civil design drawings	All carpark works are proposed to be constructed across two main stages of construction in accordance with the approved staging plan inclusive of wayfinding signage. No cumulative impacts are anticipated from staging construction or operation of the development.
<i>E45 - SIGNAGE</i> E45. Prior to the issue of Occupation Certificate, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	●	N/A	N/A	N/A	N/A	N/A	Nil	All roadworks and public domain works are proposed to be constructed within the first stage of construction. No cumulative impacts are anticipated from staging construction or operation of the development.
<i>E47 - SIGNAGE</i> E47. Prior to the issue of Occupation Certificate, the approved LED signs must be installed with a timed intensity and illumination adjuster.	●	N/A	N/A	N/A	N/A	N/A	Nil	All LED signage is proposed to be constructed within the first stage of construction. No cumulative impacts are anticipated from staging construction or operation of the development.
<i>E48 - ASSET PROTECTION ZONES</i> E48. Prior to the issue of occupation certificate and in perpetuity, the property around the buildings must be managed for the following distances as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones': (a) North - for 50 metres as an inner protection area and 10 metres as an outer protection area; (b) East - for 40 metres as an inner protection area and 10 metres as an outer protection area, or to the property boundary (whichever is less); (c) South - to the property boundary as an inner protection area (excluding the riparian corridor); and (d) West - for a distance of 40 metres as an inner protection area, 10 metres as an outer protection area and a further 10 metres with the understorey and ground cover managed as an outer protection area.	●	○	○	○	○	N/A	Nil	Required Asset Protection Zones on the site will be undertaken as relevant for each and every stage of construction (ie with staging of the construction of buildings toward the hazard). No cumulative impacts are anticipated from staging construction or operation and the staged clearing of native vegetation is considered to have beneficial impacts for native fauna.

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CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Enabling works, Demolition, Site works, Roadworks, Stage 1a, Stage 1b	Stage 2a & 2b	Stage 3a & 3b	Stage 4a & 4b	Stage 5a & 5b	Stage 6	PROPOSED MANAGEMENT/MITIGATION MEASURE	COMMENT
<i>E49 - ASSET PROTECTION ZONES</i> E49. A bush fire management plan is to be prepared that addresses the following requirements: (a) Contact person/department and details; and (b) Schedule and description of works for the construction of asset protection zones and their continued maintenance.	●	○	○	○	○	N/A	Updated Bushfire Management plan	The operational bushfire management plan shall address the entire masterplan development, as well as each and every stage of operation prior to the operation of that relevant stage. The bushfire management plan shall include a monitoring and review program to cover the duration of staged operation until occupancy in full is achieved.
<i>E50 - EVACUATION AND EMERGENCY MANAGEMENT</i> E50. No later than six weeks prior to the commencement of operation, an Operational Flood Evacuation and emergency Management Plan (OFEMP) must be prepared by a suitability qualified person in consultation with the NSW SES and Council and in accordance with Floodplain Risk Management Guideline (OEH, 2007). The plan should detail specific flood emergency measures required to be incorporated into the detailed design to mitigate impacts of a range of flood events up to and including PMF and include measures to manage flood impacts outside the site to ensure accessibility is maintained. The plan must include details of (a) predicated flood levels; (b) flood warning time and flood notification; (c) assembly points and evacuation routes; (d) evacuation and refuge protocols; and (e) awareness training for employees and contractors. A copy of the Plan must be submitted to the NSW SES, Council and the Planning Secretary.	●	○	○	○	○	N/A	Updated Operational Flood Evacuation and Emergency Management Plan	The Operational Flood Evacuation and Emergency Management Plan shall address the entire masterplan development, as well as each and every stage of operation prior to the operation of that relevant stage. The bushfire management plan shall include a monitoring and review program to cover the duration of staged operation until occupancy in full is achieved. The Plan shall be lodged to the relevant authorities at each update in accordance with the condition of consent.
<i>E51 - EVACUATION AND EMERGENCY MANAGEMENT</i> E51. No later than six weeks prior to the commencement of operation, the Operational Bush Fire Evacuation and Emergency Management and Evacuation Plan must be prepared in consultation with RFS and in accordance with section 4.2.7 of Planning for Bush Fire Protection 2006, including the preparation of an emergency/evacuation plan consistent with the NSW RFS document titled A guide to developing a bush fire emergency management and evacuation plan. The plan must be updated on an annual basis following an audit of bush fire protection measures, including maintenance of APZs, water supplies and access roads on and off site. A copy of the Plan must be provided to the RFS, the local Bush Fire Management Committee and Planning Secretary prior to occupation of the development.	●	○	○	○	○	N/A	Updated Operational Flood Evacuation and Emergency Management Plan	The Operational Flood Evacuation and Emergency Management Plan shall address the entire masterplan development, as well as each and every stage of operation prior to the operation of that relevant stage. The bushfire management plan shall include a monitoring and review program to cover the duration of staged operation until occupancy in full is achieved. The Plan shall be lodged to the relevant authorities at each update in accordance with the condition of consent.
<i>E52 - WORKS AUTHORISATION DEED</i> E52. Prior to the commencement of operation, all road works under the WAD must be completed for the development. All the associated road works must be undertaken at full cost to the Applicant and at no cost to TfNSW (RMS) or Council, and to Council's requirement.	●	N/A	N/A	N/A	N/A	N/A	Nil	All roadworks and public domain works are proposed to be constructed within the first stage of construction. No cumulative impacts are anticipated from staging construction or operation of the development.
<i>E53 - OPERATIONAL NOISE - DESIGN OF MECHANICAL PLANT AND EQUIPMENT</i> E53. Prior to the issue of an occupation certificate, the Applicant must provide evidence to the satisfaction of the Principal Certifying Authority that it has incorporated the noise mitigation recommendations in the Noise Assessment dated March 2018 and prepared by Spectrum Acoustic, into the detailed design drawings. The Principal Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise Impact Assessment.	○	○	○	○	○	N/A	As-built certification at each and every relevant stage	Certification is required at each and every relevant stage of the development. No cumulative impacts are anticipated from staging construction or operation of the development.
<i>E54 - WASTEWATER TRANSPORTATION</i> E54. Prior to the issue of Occupation Certificate, the Applicant must construct network infrastructure under a Complex Works Deed with Hunter Water in accordance with the approved wastewater servicing strategy.	●	N/A	N/A	N/A	N/A	N/A	Nil	All sewer network infrastructure is proposed to be upgraded prior to occupation of the first stage of construction, therefore cumulative impacts should not exceed the overall impact of the development.

Cumulative Impacts Matrix - Stage 1

Revision E dated 10.09.19

CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Enabling works, Demolition, Site works, Roadworks, Stage 1a, Stage 1b	Stage 2a & 2b	Stage 3a & 3b	Stage 4a & 4b	Stage 5a & 5b	Stage 6	PROPOSED MANAGEMENT/MITIGATION MEASURE	COMMENT
<i>E56 - WASTEWATER TRANSPORTATION</i> E56. Prior to the issue of Occupation Certificate, a water and sewer Compliance Certificate issued under Section 50 of the Hunter Water Act 1991 must be submitted to the accredited certifier.	●	○	○	○	○	N/A	Nil.	A compliance certificate will be required for each and every stage of construction, with the sewer infrastructure upgrades occurring in the first stage of construction & operation. No cumulative impacts are anticipated from staging construction or operation.
<i>E57 - LONG TERM ENVIRONMENTAL MANAGEMENT PLAN</i> E57. Within one month of the completion of remediation works or other timeframe agreed by the Planning Secretary, the Applicant must submit a Long-Term Environmental Management Plan (LTEMP) to the Planning Secretary for information. The plan must: (a) be prepared by a suitably qualified and experienced person whose appointment has been endorsed by the Planning Secretary in consultation with EPA; (b) be submitted to EPA for review prior to submission to the Planning Secretary; and (c) include, but not be limited to: (i) a description of the nature and location of any contamination remaining on site; (ii) provisions to manage and monitor any remaining contamination, including details of any restrictions placed on the land to prevent development over the containment cell; (iii) a description of the procedures for managing any leachate generated from the containment cell, including any requirements for testing, pumping, treatment and/or disposal; (iv) a description of the procedures for monitoring the integrity of the containment cell; (v) a surface and groundwater monitoring program; (vi) mechanisms to report results to relevant agencies; (vii) triggers that would indicate if further remediation is required; and (viii) details of any contingency measures that the Applicant is to carry out to address any ongoing contamination.	●	○	○	○	○	○	Long Term Environmental Management Plan	Site remediation and the Long Term Environmental Plan is proposed to be undertaken in the first stage of construction. Any further unidentified contamination will be undertaken under the unexpected finds procedure. No cumulative impacts are anticipated from staging construction or operation.
<i>AN1 - ADVISORY NOTES</i> At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to Transport for NSW (RMS) and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs: (d) a copy of the Conditions of Consent; (e) the proposed school commencement/opening date; (f) two sets of detailed design plans showing the following: (i) accurate Site boundaries; (ii) details of all road reserves, adjacent to the Site boundaries; (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees.	●	N/A	N/A	N/A	N/A	N/A	Nil	All roadworks and public domain works are proposed to be constructed within the first stage of construction. No cumulative impacts are anticipated from staging construction or operation of the development.
PART F - POST OCCUPATION								
<i>F1 - OUT OF HOURS EVENT MANAGEMENT PLAN</i> F1. 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) and submit it to the Council and Planning Secretary in consultation with Council. 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) demonstrate 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 use of the school halls, school ovals, hardstand courts and canteen, 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.	●	●	●	●	●	●	Updated Out of Hours Event Management Plan	The Out of Hours Event Management Plan shall be updated to address each and every stage of operation prior to the operation of that relevant stage. The Plan shall be lodged to the relevant authorities at each update in accordance with the condition of consent. No cumulative impacts are anticipated from staging construction or operation of the development.

Cumulative Impacts Matrix - Stage 1

Revision E dated 10.09.19

CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Enabling works, Demolition, Site works, Roadworks, Stage 1a, Stage 1b	Stage 2a & 2b	Stage 3a & 3b	Stage 4a & 4b	Stage 5a & 5b	Stage 6	PROPOSED MANAGEMENT/MITIGATION MEASURE	COMMENT
<i>F3 - OUT OF HOURS EVENT MANAGEMENT PLAN</i> F3. 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. 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) demonstrate 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 use of the chapel, where applicable, restricting use before 8am and after 10pm (except for midnight mass); (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.	●	●	●	●	●	●	Updated Out of Hours Event Management Plan (Community Use)	The Out of Hours Event Management Plan (Community Use) shall be updated to address each and every stage of operation prior to the operation of that relevant stage. The Plan shall be lodged to the relevant authorities at each update in accordance with the condition of consent. No cumulative impacts are anticipated from staging construction or operation of the development.
<i>F7 - COMMUNITY COMMUNICATIONS STRATEGY</i> F7. The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	○	○	○	○	○	○	Community Consultation Strategy	The Community Communitcations Strategy will be maintained for the duration of Construction of all stages in accordance with the condition of consent. No cumulative impacts are anticipated from staging construction or operation of the development.
<i>F8 - OPERATIONAL TRANSPORT AND ACCESS MANAGEMENT PLAN (OTAMP)</i> F8. The OTAMP(s) approved under condition E10 as revised from time to time) must be implemented by the Applicant for the life of the development.	○	○	○	○	○	○	Operational Transport & Acess Management Plan	The Operational Transport and Access Management Plan will be maintained for the duration of operation of all stages in accordance with the condition of consent. No cumulative impacts are anticipated from staging construction or operation of the development.
<i>F9 - LONG TERM ENVIRONMENTAL MANAGEMENT PLAN</i> F9. Upon completion of remediation works, the Applicant must manage the site in accordance with the LTEMP approved under condition E57 and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.	○	○	○	○	○	○	Long Term Environmental Management Plan	The Long Term Environmental Plan will be maintained for the duration of operation of all stages in accordance with the condition of consent. No cumulative impacts are anticipated from staging construction or operation of the development.
<i>F11 - OPERATIONAL NOISE LIMITS</i> F11. 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 to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in Noise Assessment dated March 2018 and prepared by Spectrum Acoustic. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to 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.	○	○	○	○	○	○	Short term noise monitoring assessment	The Short Term Noise Monitoring Assessment will be undertaken for each and every stage of the development in accordance with the condition of consent. No cumulative impacts are anticipated from staging construction or operation of the development.

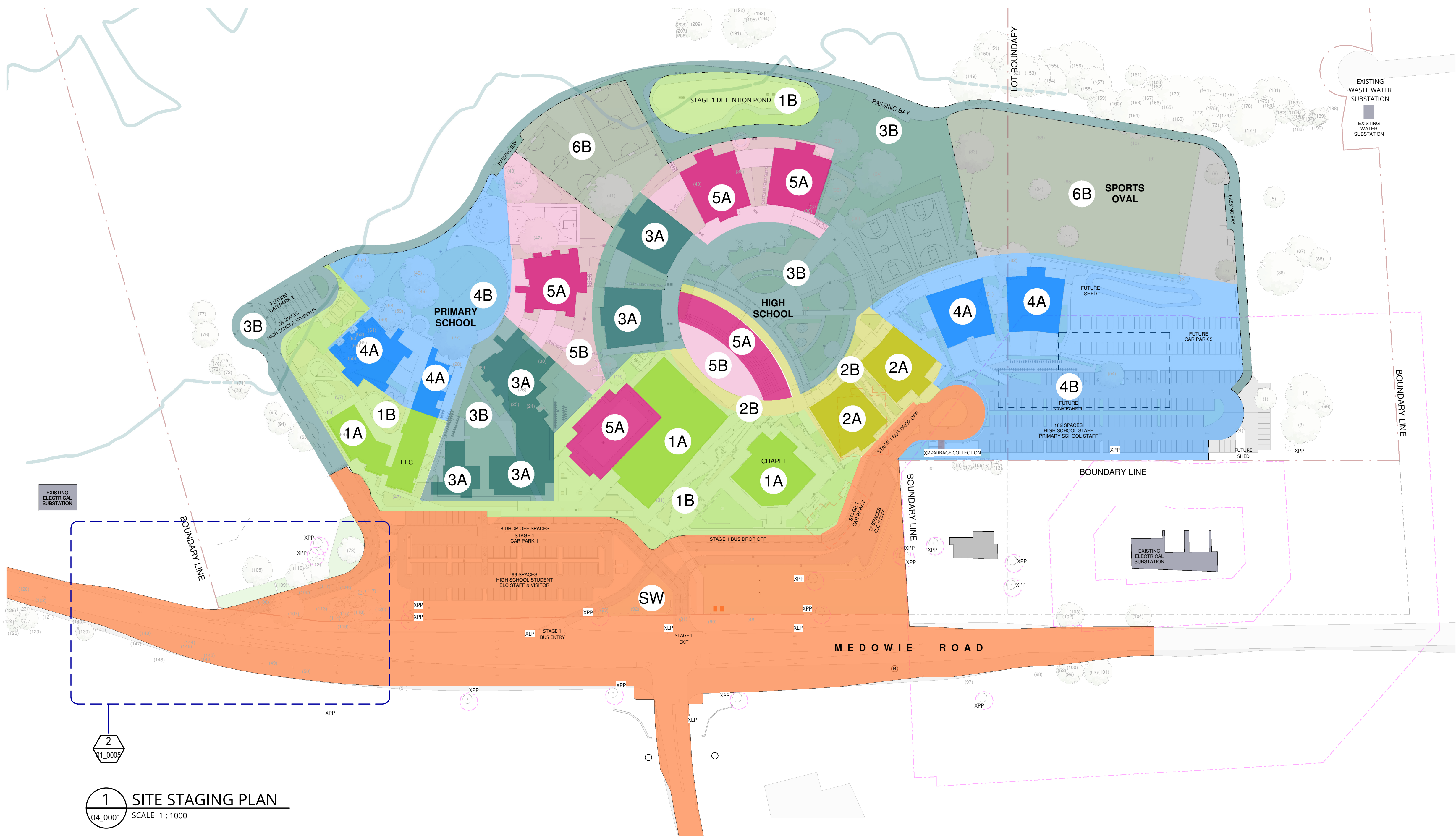
Cumulative Impacts Matrix - Stage 1

Revision E dated 10.09.19

CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	Enabling works, Demolition, Site works, Roadworks, Stage 1a, Stage 1b	Stage 2a & 2b	Stage 3a & 3b	Stage 4a & 4b	Stage 5a & 5b	Stage 6	PROPOSED MANAGEMENT/MITIGATION MEASURE	COMMENT
F13 - GREEN TRAVEL PLAN F13. The Green Travel Plan required by condition E9 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Sectary.	○	○	○	○	○	○	Green Travel Plan	The Green Travel Plan will be updated annually and cover each and every stage of the development in accordance with the condition of consent. No cumulative impacts are anticipated from staging construction or operation of the development.
F14 - ECOLOGICALLY SUSTAINABLE DEVELOPMENT F14. Within six months of commencement of operation, an evidence must be obtained by the suitably qualified Green Star Accredited Professional demonstrating the development achieves all ESD measures set out in Appendix 39 Ecologically Sustainable Design (ESD) measures prepared by Webber architects dated 13 June 2018 (Rev B) within the EIS. Evidence must be submitted to the satisfaction of the Certifying Authority and provided to the Planning Secretary.	○	○	○	○	○	○	Staged Review	ESD monitoring by a Greenstar Accredited Professional will be undertaken for each and every stage of the development against the ESD measures in the approved ESD report applicable at the time of determination. No cumulative impacts are anticipated from staging construction or operation of the development.

ATTACHMENT A

SITE STAGING PLAN



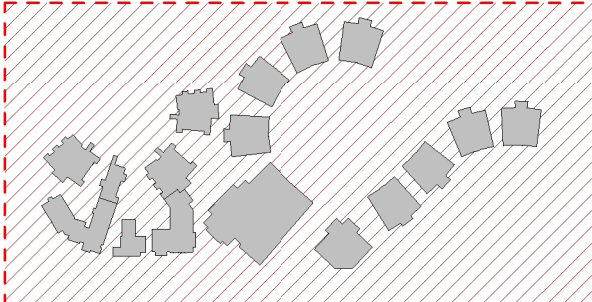
STAGING NOTES

- ENABLING WORKS • ARCHEOLOGICAL SALVAGE, ESTABLISH CONSTRUCTION COMPOUNDS & TEMPORARY SITE ACCESS, ESTABLISH SEDIMENT CONTROLS, DEMOLITION
- STAGE - SW • SITE WORKS - CIVIL/RMS WORKS, SERVICES, ASSOCIATED LANDSCAPING
- STAGE - 1A • HIGH SCHOOL - BLOCK A (ADMINISTRATION, STAFF & CLASSROOMS);
• EARLY LEARNING CENTRE - BLOCK Q;
• CHAPEL - BLOCK B;
- STAGE - 1B • ASSOCIATED LANDSCAPING, CIVIL, HYDRAULICS, ETC.
- STAGE - 2A • HIGH SCHOOL - BLOCK C (SCIENCE)
• HIGH SCHOOL - BLOCK D (TAS)
- STAGE - 2B • COVEREDWAYS, ASSOCIATED LANDSCAPING, CIVIL, HYDRAULICS, ETC.
- STAGE - 3A • HIGH SCHOOL - BLOCK G (LEARNING HUB)
• PRIMARY SCHOOL - BLOCK H (CLASSROOM HUB)
• PRIMARY SCHOOL - BLOCK K (ADMINISTRATION, STAFF)
• PRIMARY SCHOOL - BLOCK L (LIBRARY, HALL)
• PRIMARY SCHOOL - BLOCK O (CLASSROOM HUB)
- STAGE - 3B • ASSOCIATED LANDSCAPING, CIVIL, HYDRAULICS, CARPARK, ETC.
- STAGE - 4A • HIGH SCHOOL - BLOCK E (TAS)
• HIGH SCHOOL - BLOCK F (PE + PD, ART)
• PRIMARY SCHOOL - BLOCK M (CLASSROOM HUB)
• PRIMARY SCHOOL - BLOCK N (CLASSROOM HUB)
- STAGE - 4B • ASSOCIATED LANDSCAPING, CIVIL, HYDRAULICS, CAR PARK, ETC.
- STAGE - 5A • HIGH SCHOOL - BLOCK I (CLASSROOM HUB)
• HIGH SCHOOL - BLOCK J (CLASSROOM HUB)
• HIGH SCHOOL - BLOCK K (GOLA)
• HIGH SCHOOL - BLOCK A (HALL)
• PRIMARY SCHOOL - BLOCK P (CLASSROOM HUB)
- STAGE - 5B • ASSOCIATED LANDSCAPING, CIVIL, HYDRAULICS, ETC.
- STAGE - 6B • SPORTS FIELDS & ASSOCIATED LANDSCAPING.

SITE STAGING LEGEND

- SITE WORKS • EARTHWORKS + ASSOCIATED EXTERNAL STRUCTURES
- STAGE 1A • BUILDING STRUCTURES
- STAGE 1B • LANDSCAPING + ASSOCIATED EXTERNAL STRUCTURES
- STAGE 2A • BUILDING STRUCTURES
- STAGE 2B • LANDSCAPING + ASSOCIATED EXTERNAL STRUCTURES
- STAGE 3A • BUILDING STRUCTURES
- STAGE 3B • LANDSCAPING + ASSOCIATED EXTERNAL STRUCTURES
- STAGE 4A • BUILDING STRUCTURES
- STAGE 4B • LANDSCAPING + ASSOCIATED EXTERNAL STRUCTURES
- STAGE 5A • BUILDING STRUCTURES
- STAGE 5B • LANDSCAPING + ASSOCIATED EXTERNAL STRUCTURES
- STAGE 6B • LANDSCAPING + ASSOCIATED EXTERNAL STRUCTURES

LOCATION PLAN



1 SITE STAGING PLAN
04_0001 SCALE 1 : 1000

2 DETAIL A - INTERIM STAGE 1 VEHICULAR SITE ACCESS
01_0005 SCALE 1 : 1000

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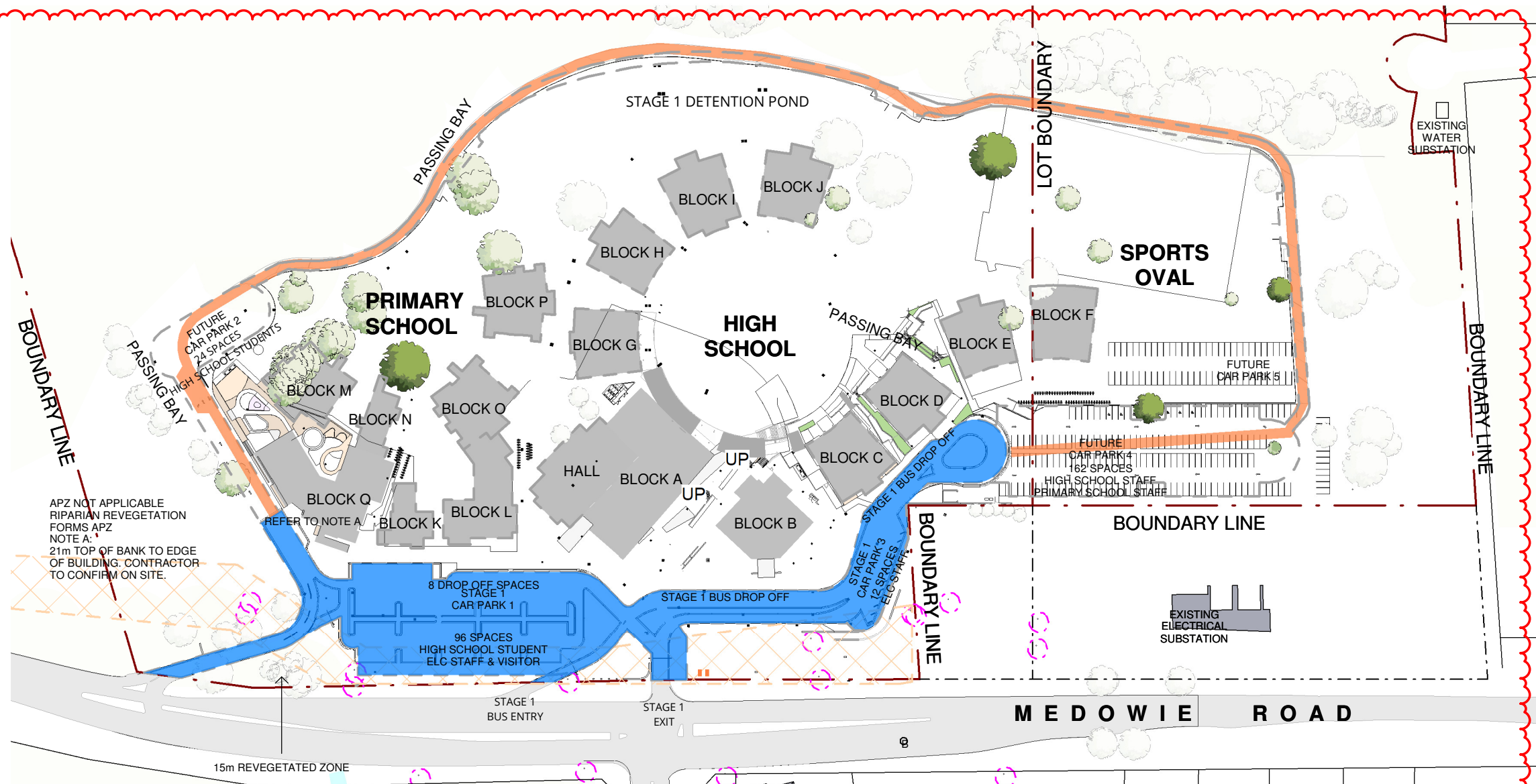
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F	04.04.2018	FOR CLIENT APPROVAL	LK	
G	10.05.2018	FOR CONSULTANT COORDINATION	LK	
H	15.05.2018	FOR DEVELOPMENT APPROVAL	LK	
I	15.06.2018	FOR CBGA SITE VISIT	ME	
J	19.12.2018	RESPONSE TO SUBMISSIONS	LK	
K	10.07.2019	FOR STAGING REPORT	TH	
L	06.04.2020	FOR STAGING REPORT F1	CH	TH

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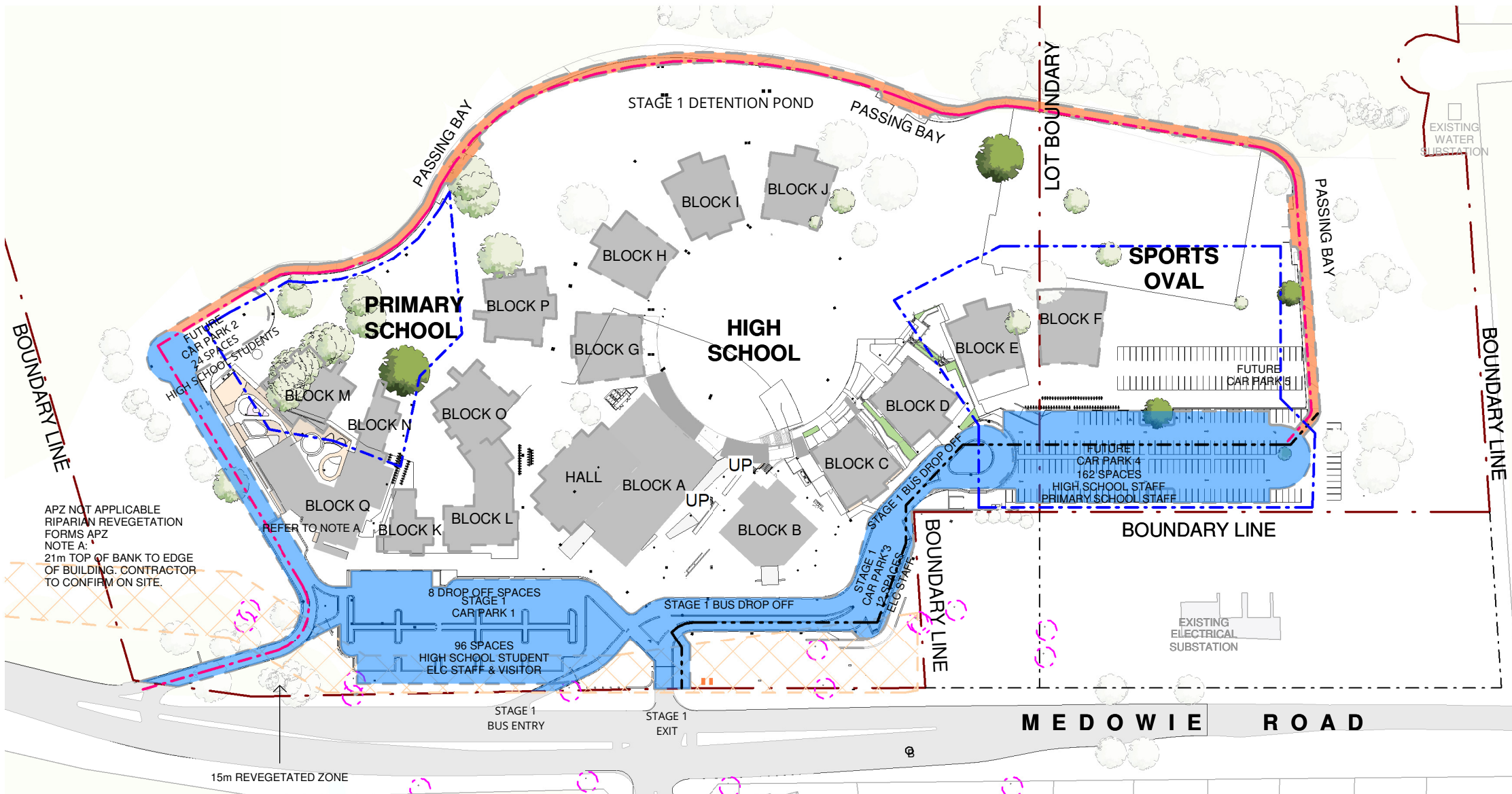
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ATTACHMENT B

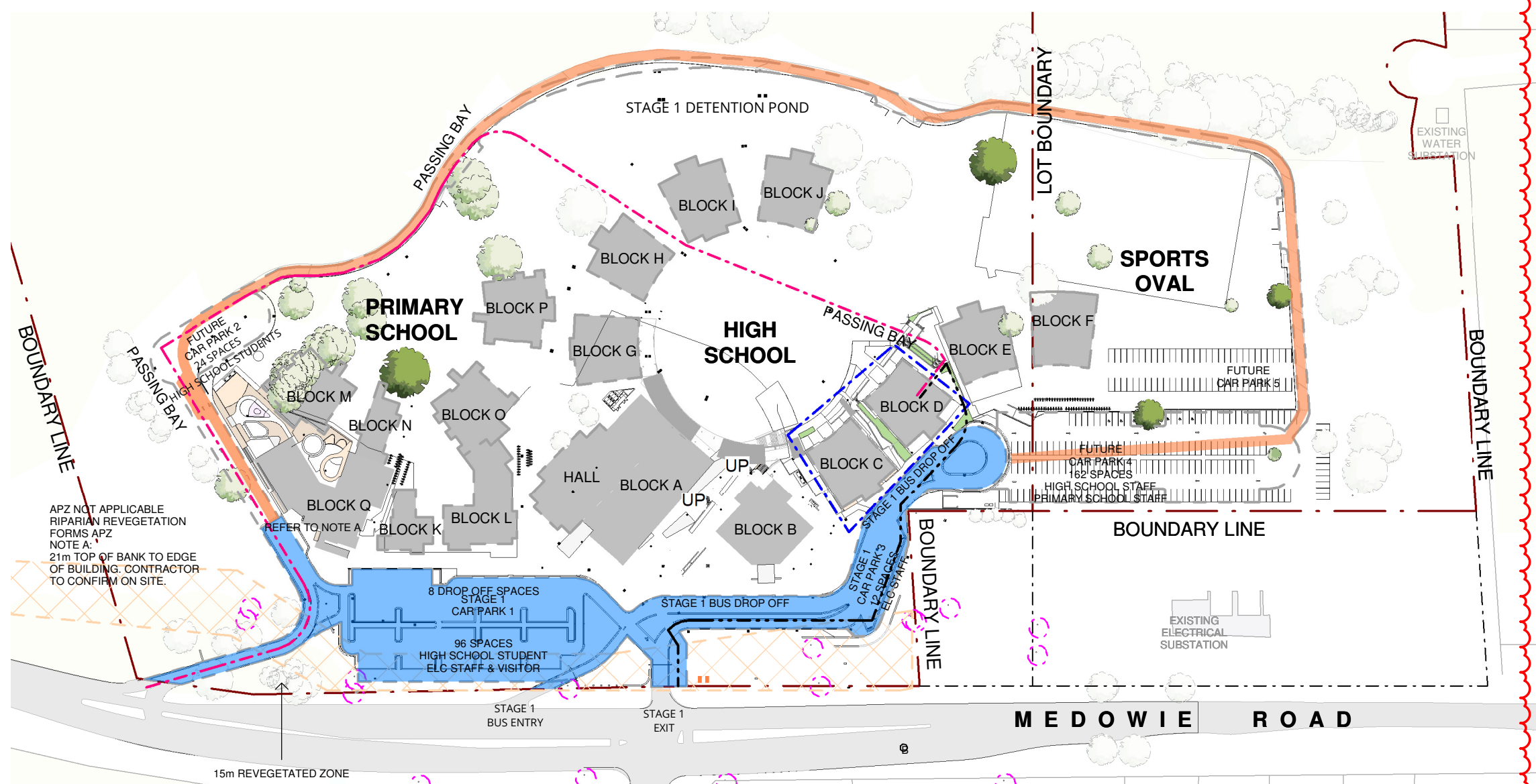
SITE STAGING AND CONSTRUCTION ACCESS



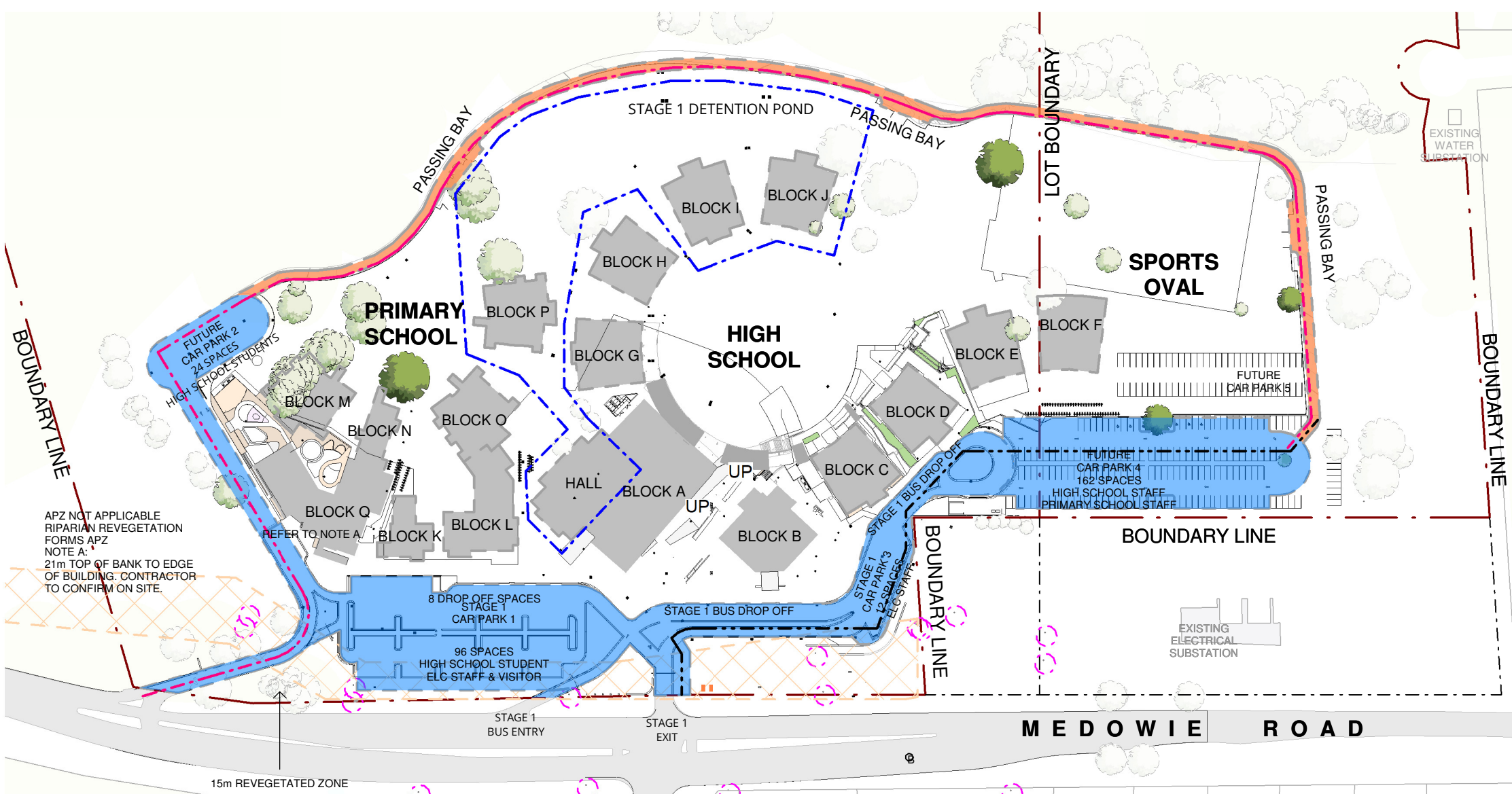
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04_0001 SCALE 1 : 2000



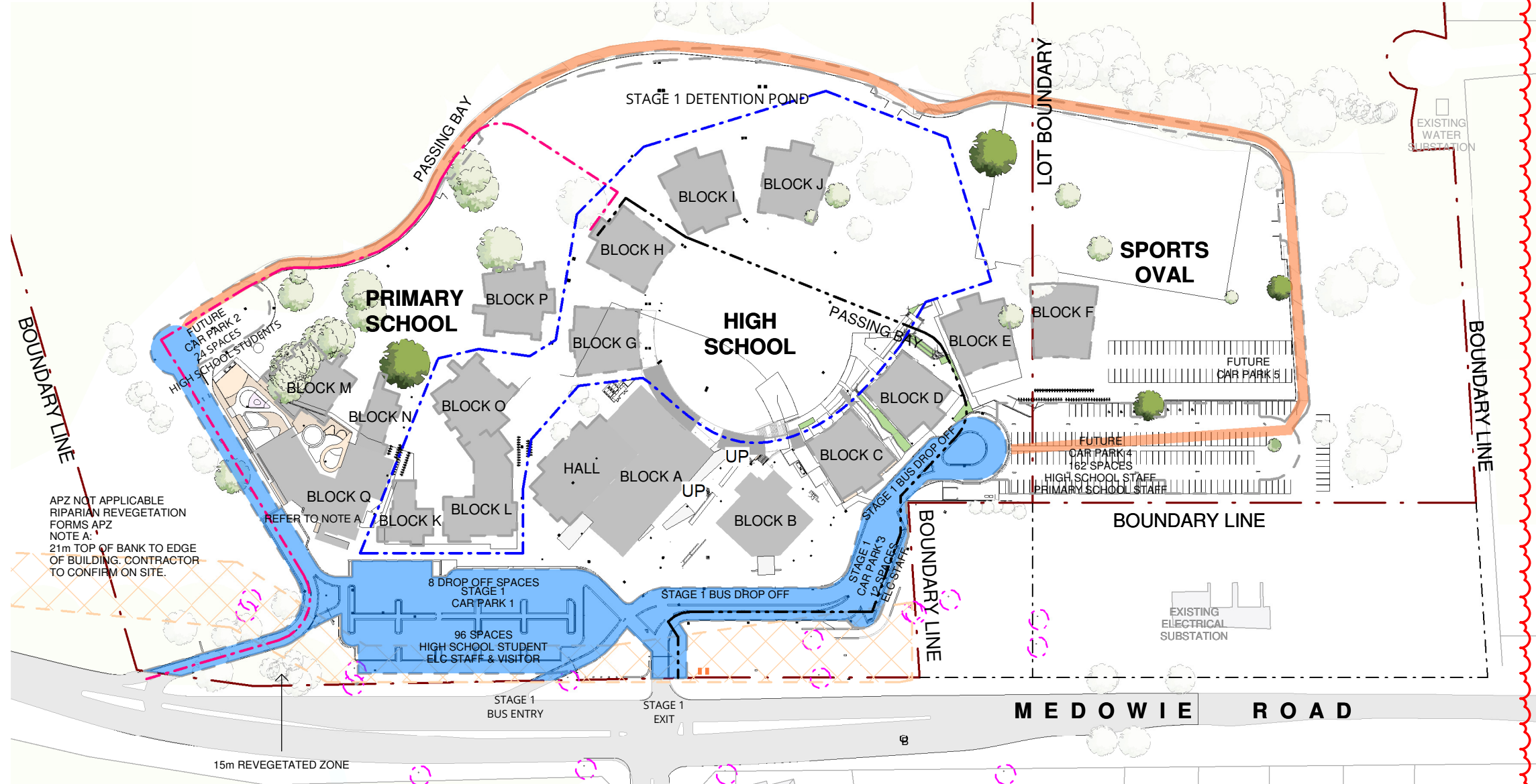
4 SITE CONSTRUCTION ARRANGEMENT - STAGE 4a & 4b
04_0001 SCALE 1 : 2000



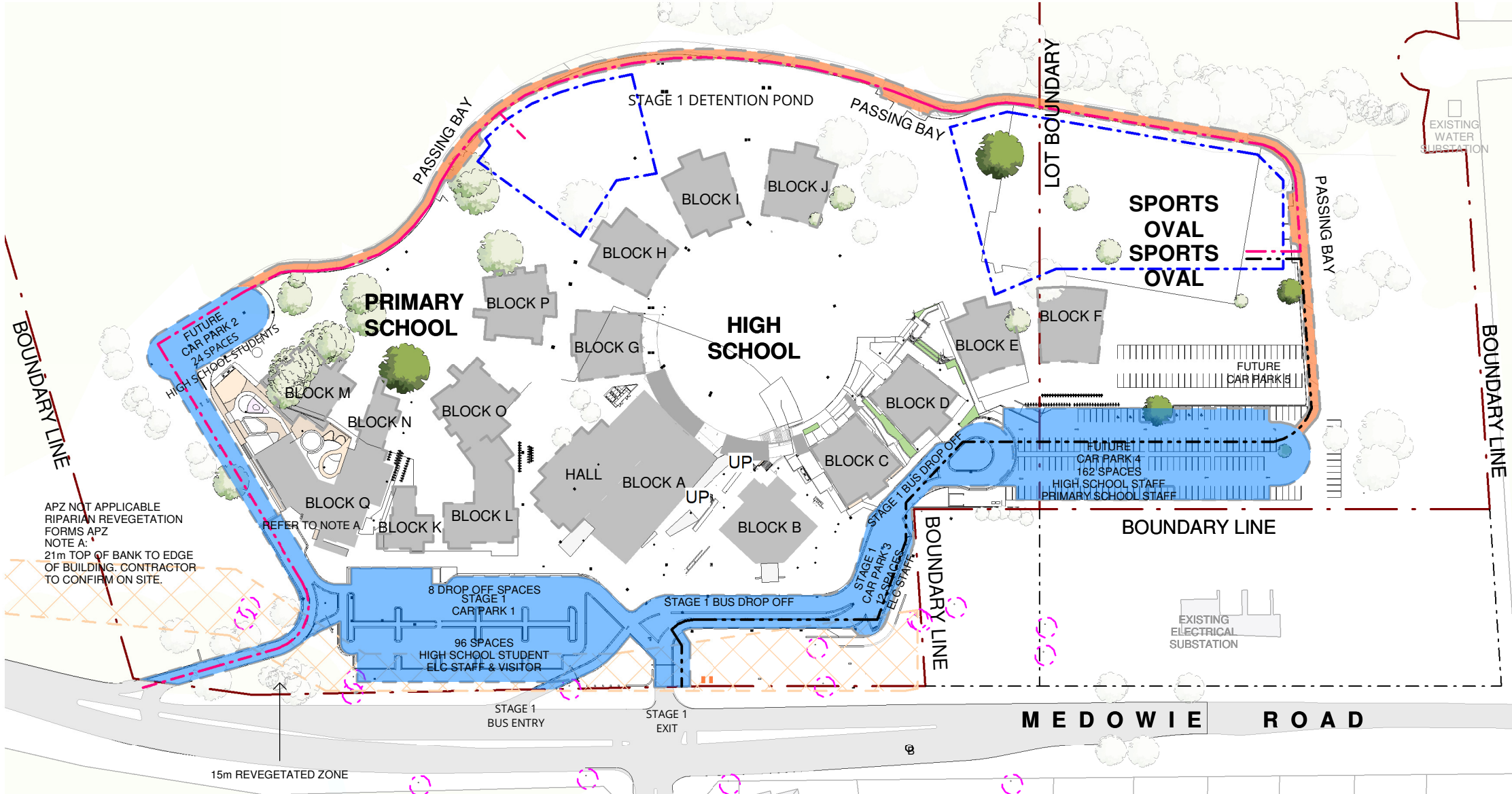
2 SITE CONSTRUCTION ARRANGEMENT - STAGE 2a & 2b
04_0001 SCALE 1 : 2000



5 SITE CONSTRUCTION ARRANGEMENT - STAGE 5a & 5b
04_0001 SCALE 1 : 2000



3 SITE CONSTRUCTION ARRANGEMENT - STAGE 3a & 3b
04_0001 SCALE 1 : 2000



6 SITE CONSTRUCTION ARRANGEMENT - STAGE 6a & 6b
04_0001 SCALE 1 : 2000

STAGING & CONSTRUCTION NOTES		
AUG 2019	ENABLING WORKS	• ARCHEOLOGICAL SALVAGE, ESTABLISH CONSTRUCTION COMPOUNDS & TEMPORARY SITE ACCESS, ESTABLISH SEDIMENT CONTROLS, DEMOLITION
SEPT 2019	STAGE - SW	• SITE WORKS - CIVIL/RMS WORKS, SERVICES, ASSOCIATED LANDSCAPING
JAN. 2021	STAGE - 1A	• HIGH SCHOOL - BLOCK A (ADMINISTRATION, STAFF & CLASSROOMS); • EARLY LEARNING CENTRE - BLOCK Q; • CHAPEL - BLOCK B;
	STAGE - 1B	• ASSOCIATED LANDSCAPING, CIVIL, HYDRAULICS, ETC.
MAY 2021	STAGE - 2A	• HIGH SCHOOL - BLOCK C (SCIENCE) • HIGH SCHOOL - BLOCK D (TAS)
JAN. 2022	STAGE - 2B	• COVEREDWAYS, ASSOCIATED LANDSCAPING, CIVIL, HYDRAULICS, ETC.
JAN. 2022	STAGE - 3A	• HIGH SCHOOL - BLOCK G (LEARNING HUB) • HIGH SCHOOL - BLOCK H (CLASSROOM HUB) • PRIMARY SCHOOL - BLOCK K (ADMINISTRATION, STAFF) • PRIMARY SCHOOL - BLOCK L (LIBRARY, HALL) • PRIMARY SCHOOL - BLOCK O (CLASSROOM HUB)
JAN. 2023	STAGE - 3B	• ASSOCIATED LANDSCAPING, CIVIL, HYDRAULICS, CARPARK, ETC.
JAN. 2024	STAGE - 4A	• HIGH SCHOOL - BLOCK E (TAS) • HIGH SCHOOL - BLOCK F (PE, H.P.D, ART) • PRIMARY SCHOOL - BLOCK M (CLASSROOM HUB) • PRIMARY SCHOOL - BLOCK N (CLASSROOM HUB)
JAN. 2025	STAGE - 4B	• ASSOCIATED LANDSCAPING, CIVIL, HYDRAULICS, CARPARK, ETC.
JAN. 2026	STAGE - 5A	• HIGH SCHOOL - BLOCK I (CLASSROOM HUB) • HIGH SCHOOL - BLOCK J (CLASSROOM HUB) • HIGH SCHOOL - BLOCK K (COLA) • PRIMARY SCHOOL - BLOCK A (HALL) • PRIMARY SCHOOL - BLOCK P (CLASSROOM HUB)
JAN. 2027	STAGE - 5B	• ASSOCIATED LANDSCAPING, CIVIL, HYDRAULICS, ETC.
JULY 2027	STAGE - 6	• SPORTS FIELDS & ASSOCIATED LANDSCAPING.
DEC. 2027		

HEAVY VEHICLE NOTES INDICATIVE FIGURES ONLY.	
HEAVY VEHICLE TRAFFIC VARIATIONS MAY OCCUR DEPENDANT ON SITE WORK REQUIREMENTS.	
SITE ESTABLISHMENT	
AVERAGE 2 HEAVY VEHICLES PER DAY.	
IT IS ANTICIPATED THERE COULD BE 10+ HEAVY VEHICLES ONSITE DURING PARTICULAR STAGES OF THE SITE ESTABLISHMENT (SITE FENCING, SITE ACCOMMODATION, ETC).	
CIVIL WORKS	
AVERAGE 1 HEAVY VEHICLE PER DAY.	
ONCE CIVIL WORKS ARE ESTABLISHED HEAVY VEHICLE MOVEMENTS WILL BE LIMITED DUE TO SPOIL REUSE ON SITE.	
STRUCTURAL WORKS	
AVERAGE 5 HEAVY VEHICLES PER DAY.	
THERE ARE ANTICIPATED HIGH LEVELS OF HEAVY VEHICLE TRAFFIC DURING PARTICULAR STAGES OF THE STRUCTURAL WORKS.	
THERE WILL BE AN ANTICIPATED 40 HEAVY VEHICLES ONSITE DURING LARGE STRUCTURAL SLAB POURS, 6+ HEAVY VEHICLES DURING PRECAST PANNELLING INSTALL, AND 6+ HEAVY VEHICLES FOR THE DELIVERY AND INSTALL OF STRUCTURAL STEEL FRAMING.	
INTERNAL FITOUT	
AVERAGE 3 HEAVY VEHICLES PER DAY.	
FINISHING WORKS	
AVERAGE 3 HEAVY VEHICLES PER DAY.	

LEGEND - CONTRACTOR ACCESS & FENCING	
	CONTRACTOR SITE FENCING
	CONTRACTOR SITE ENTRY
	CONTRACTOR SITE EXIT
LEGEND - FIRE TRAIL STAGING	
	FUTURE STRUCTURE / BUILDING
	PROPOSED STRUCTURE / BUILDING
	PROPOSED VEHICLE ROAD / CAR PARK
	4M WIDE COMPACTED GRAVEL FIRE TRAIL WITH 15% GRADE MAX. & 1M BUSH CLEARANCE EACH SIDE OF TRAIL. PASSING BAY EVERY 200M.

REV	DATE	DESCRIPTION	BY	CHK
A	24.05.2019	FOR DPA RESPONSE	CH	
B	06.06.2019	FOR CONTRACTS - REVISED	LK	
C	10.07.2019	FOR STAGING REPORT	TH	
D	10.09.2019	FOR STAGING REPORT	TH	
E	06.04.2020	FOR STAGING REPORT F1	CH	TH

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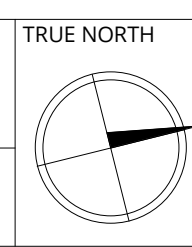


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newcastle@webberarchitects.com
Suite 206, 9 Clarke Street Crows Nest NSW 2056
sydney@webberarchitects.com

ISSUED
PRELIMINARY ONLY
SHEET NUMBER: 2544 / 02, 0038 / E

SITE STAGING & CONSTRUCTION ACCESS
MEDOWIE CATHOLIC COLLEGE
CATHERINE MCALEY CATHOLIC COLLEGE
507 MEDOWIE ROAD, MEDOWIE

COMMENCEMENT DATE: 01.05.2017
SCALE 1:2000 @ A1



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ATTACHMENT C

APPROVED DOCUMENTATION TRANSMITTAL

DEVELOPMENT CONSENT ISSUE DOCUMENT SCHEDULE

Project	Catherine McAuley Catholic College	Project No	2544	Issue	c
Phase	For Development Approval	Date	12/07/2019	Page	1 of 9

DOC. NO.	DRAWING / DOCUMENT TITLE	Revision	Issued For	Date
Architectural – prepared by Webber Architects				
01_0001 (2544_01_0001_E)	COVER SHEET	E	FOR DEVELOPMENT APPROVAL	15.05.2018
01_0002 (2544_01_0002_E)	GENERAL NOTES	E	FOR DEVELOPMENT APPROVAL	15.05.2018
01_0003 (2544_01_0003_O)	LOCATION ANALYSIS PLAN	0	FOR DEVELOPMENT APPROVAL	15.05.2018
01_0004 (2544_DA_01_0004_P)	SITE ANALYSIS PLAN	P	RESPONSE TO SUBMISSIONS	28.09.2018
01_0005 (2544_DA_01_0005_K)	SITE STAGING PLAN	K	FOR STAGING REPORT	10.07.2019
01_0006 (2544_01_0006_E)	SITE FLOOD MAPPING	E	FOR DEVELOPMENT APPROVAL	15.05.2018
02_0002 (2544_DA_02_0002_KK)	SITE PLAN - OVERALL	KK	RESPONSE TO AGENCIES	07.03.2019
02_0003 (2544_DA_02_0003_X)	SITE PLAN – NORTH	X	RESPONSE TO SUBMISSIONS	19.12.2018
02_0004 (2544_DA_02_0004_X)	SITE PLAN – CENTRAL	X	RESPONSE TO SUBMISSIONS	19.12.2018
02_0005 (2544_02_0005_AA)	SITE PLAN – SOUTH	AA	RESPONSE TO AGENCIES	07.03.2019
02_0010 (2544_DA_02_0010_F)	SHADOW DIAGRAMS 01	F	RESPONSE TO SUBMISSIONS	19.12.2018
02_0011 (2544_DA_02_0011_F)	SHADOW DIAGRAMS 02	F	RESPONSE TO SUBMISSIONS	19.12.2018
02_00035 (2544_TD_02_0035_B)	SITE FIRE TRAIL STAGING	B	RESPONSE TO SUBMISSIONS	19.12.2018
02_00038 (2544_TD_02_00038_C)	SITE STAGING & CONSTRUCTION ACCESS	C	FOR STAGING REPORT	10.07.2019
02_0401 (2544_02_0401_E)	SITE ELEVATIONS 01	E	FOR DEVELOPMENT APPROVAL	15.05.2018
02_0402 (2544_02_0402_E)	SITE ELEVATIONS 02	E	FOR DEVELOPMENT APPROVAL	15.05.2018
02_0403 (2544_0403_D)	SITE ELEVATIONS 03	D	FOR DEVELOPMENT APPROVAL	15.05.2018
02_0501 (2544_02_0501_L)	SITE SECTIONS 01	L	FOR DEVELOPMENT APPROVAL	15.05.2018
02_0502 (2544_02_0502_K)	SITE SECTIONS 02	K	FOR DEVELOPMENT APPROVAL	15.05.2018
02_1901 (2544_02_1901_E)	SITE PLAN FLEXIBLE LEARNING VILLAGE	E	RESPONSE TO SUBMISSIONS	17.10.2018
03_0001 (2544_03_0001_V)	SITE FLOOR PLAN GROUND 01	V	FOR DEVELOPMENT APPROVAL	15.05.2018
03_0002 (2544_DA_03_0002_T)	SITE FLOOR PLAN GROUND 02	T	RESPONSE TO SUBMISSIONS	19.12.2018
03_0003 (2544_03_0003_R)	SITE FLOOR PLAN LEVEL 1 - 01	R	FOR DEVELOPMENT APPROVAL	15.05.2018
03_0004 (2544_DA_03_0004_T)	SITE FLOOR PLAN LEVEL 1 – 02	T	RESPONSE TO SUBMISSIONS	19.12.2018

03_0005 (2544_DA_03_0005_T)	SITE FLOOR PLAN LEVEL 1 - 03	T	RESPONSE TO SUBMISSIONS	19.12.2018
03_0101 (2544_01_0101_J)	FLOOR PLAN – BLOCK A – GROUND - 01	J	FOR DEVELOPMENT APPROVAL	15.05.2018
03_0102 (2544_03_0102_E)	FLOOR PLAN – BLOCK A – GROUND – 02	E	FOR DEVELOPMENT APPROVAL	15.05.2018
03_0103 (2544_03_0103_E)	FLOOR PLAN – BLOCK A – GROUND - 03	E	FOR DEVELOPMENT APPROVAL	15.05.2018
03_0104 (2544_03_0104_I)	FLOOR PLAN – BLOCK A – LEVEL 01 - 01	I	FOR DEVELOPMENT APPROVAL	15.05.2018
03_0105 (2544_03_0105_E)	FLOOR PLAN – BLOCK A – LEVEL 1 - 02	E	FOR DEVELOPMENT APPROVAL	15.05.2018
03_0106 (2544_03_0106_E)	FLOOR PLAN - BLOCK A - LEVEL 1 - 03	E	FOR DEVELOPMENT APPROVAL	15.05.2018
03_0111 (2544_03_0111_E)	ROOF PLAN – BLOCK A - 01	E	FOR DEVELOPMENT APPROVAL	15.05.2018
03_0112 (2544_03_0112_E)	ROOF PLAN – BLOCK A - 02	E	FOR DEVELOPMENT APPROVAL	15.05.2018
03_0114 (2544_03_0114_E)	ROOF PLAN – BLOCK A – 01 - INTERIM	E	RESPONSE TO SUBMISSIONS	28.09.2018
03_0201 (2544_03_0201_T)	FLOOR PLAN – BLOCK B - GROUND CHAPEL	T	RESPONSE TO SUBMISSIONS	24.09.2018
03_0202 (2544_03_0202_J)	FLOOR PLAN – BLOCK B – LEVEL 1 CHAPEL	J	FOR DEVELOPMENT APPROVAL	15.05.2018
03_0205 (2544_03_0205_H)	ROOF PLAN – BLOCK B	H	RESPONSE TO SUBMISSIONS	24.09.2018
03_0301 (2544_03_0301_H)	FLOOR PLAN – BLOCK C – GROUND	H	FOR DEVELOPMENT APPROVAL	15.05.2018
03_0303 (2544_03_0303_E)	ROOF PLAN - BLOCK C	F	RESPONSE TO SUBMISSIONS	28.09.2018
03_0401 (2544_03_0401_H)	FLOOR PLAN – BLOCK D - GROUND	H	FOR DEVELOPMENT APPROVAL	15.05.2018
03_0403 (2544_03_0403_F)	ROOF PLAN – BLOCK D - TAS	F	FOR DEVELOPMENT APPROVAL	15.05.2018
03_0501 (2544_03_0501_I)	FLOOR PLAN – BLOCK E - GROUND	I	FOR DEVELOPMENT APPROVAL	15.05.2018
03_0503 (2544_03_0503_G)	ROOF PLAN – BLOCK E	H	RESPONSE TO SUBMISSIONS	28.09.2018
03_0601 (2544_03_0601_H)	FLOOR PLAN – BLOCK F - GROUND	H	FOR DEVELOPMENT APPROVAL	15.05.2018
03_0603 (2544_03_0603_H)	ROOF PLAN – BLOCK F	I	RESPONSE TO SUBMISSIONS	28.09.2018
03_0701 (2544_03_0701_H)	FLOOR PLAN BLOCK G - GROUND	H	FOR DEVELOPMENT APPROVAL	15.05.2018
03_0702 (2544_03_0702_H)	FLOOR PLAN – BLOCK G – LEVEL 1	H	FOR DEVELOPMENT APPROVAL	15.05.2018
03_0705 (2544_03_0705_E)	ROOF PLAN – BLOCK G	E	FOR DEVELOPMENT APPROVAL	15.05.2018
03_0801 (2544_03_0801_I)	FLOOR PLAN – BLOCK H - GROUND	I	FOR DEVELOPMENT APPROVAL	15.05.2018
03_0802 (2544_03_0802_I)	FLOOR PLAN – BLOCK H – LEVEL 1	I	FOR DEVELOPMENT APPROVAL	15.05.2018
03_0805 (2544_03_0805_E)	ROOF PLAN – BLOCK H	E	FOR DEVELOPMENT APPROVAL	15.05.2018
03_0901 (2544_03_0901_I)	FLOOR PLAN – BLOCK I – GROUND	I	FOR DEVELOPMENT APPROVAL	15.05.2018
03_0902 (2544_03_0902_I)	FLOOR PLAN – BLOCK I – LEVEL 1	I	FOR DEVELOPMENT APPROVAL	15.05.2018

03_0905 (2544_03_0905_D)	ROOF PLAN – BLOCK I	E	RESPONSE TO SUBMISSIONS	28.09.2018
03_1001 (2544_03_1001_I)	FLOOR PLAN – BLOCK J – GROUND	I	FOR DEVELOPMENT APPROVAL	15.05.2018
03_1002 (2544_03_1002_I)	FLOOR PLAN – BLOCK J – LEVEL 1	I	FOR DEVELOPMENT APPROVAL	15.05.2018
03_1005 (2544_03_1005_E)	ROOF PLAN – BLOCK J	E	FOR CLIENT APPROVAL	15.05.2018
03_1201 (2544_03_1201_D)	FLOOR PLAN – BLOCK L - GROUND	D	FOR DEVELOPMENT APPROVAL	15.05.2018
03_1203 (2544_03_1203_D)	ROOF PLAN – BLOCK L	D	FOR DEVELOPMENT APPROVAL	15.05.2018
03_1301 (2544_CD_03_1301_D)	FLOOR PLAN – BLOCK M - GROUND	D	FOR DEVELOPMENT APPROVAL	15.05.2018
03_1305 (2544_CD_03_1305_d)	ROOF PLAN – BLOCK M	E	RESPONSE TO SUBMISSIONS	28.09.2018
03_1401 (2544_CD_03_1401_E)	FLOOR PLAN – BLOCK N GROUND	E	FOR DEVELOPMENT APPROVAL	15.05.2018
03_1405 (2544_CD_03_1405_E)	ROOF PLAN – BLOCK N	E	FOR DEVELOPMENT APPROVAL	15.05.2018
03_1501 (2544_AR_DA_A_03_1501_E)	FLOOR PLAN – BLOCK O - GROUND	E	FOR DEVELOPMENT APPROVAL	15.05.2018
03_1504 (2544_DA_03_1504_D)	ROOF PLAN – BLOCK O	D	FOR DEVELOPMENT APPROVAL	15.05.2018
03_1601 (2544_03_1601_D)	FLOOR PLAN – BLOCK P - GROUND	D	FOR DEVELOPMENT APPROVAL	15.05.2018
03_1605 (2544_03_1605_D)	ROOF PLAN – BLOCK P	D	FOR DEVELOPMENT APPROVAL	15.05.2018
03_1701 (2544_03_1701_I)	FLOOR PLAN – BLOCK Q – GROUND EARLY LEARNING CENTRE	I	FOR DEVELOPMENT APPROVAL	15.05.2018
03_1705 (2544_03_1705_M)	ROOF PLAN – BLOCK Q EARLY LEARNING CENTRE	M	RESPONSE TO SUBMISSIONS	28.09.2018
03_1901 (2544_03_1901_D)	FLOOR PLAN – GROUND – BLOCK FLV	D	FOR CLIENT REVIEW	08.08.2018
04_0101 (2544_04_0101_H)	ELEVATIONS – BLOCK A - 01	F	RESPONSE TO SUBMISSIONS	28.09.2018
04_0102 (2544_04_0102_H)	ELEVATIONS – BLOCK A - 02	H	FOR DEVELOPMENT APPROVAL	15.05.2018
04_0201 (2544_04_0201_N)	ELEVATION – BLOCK B – 01 CHAPEL	N	RESPONSE TO SUBMISSIONS	24.09.2018
04_0202 (2544_04_0202_N)	ELEVATION – BLOCK B – 02 CHAPEL	N	RESPONSE TO SUBMISSIONS	24.09.2018
04_0301 (2544_04_0301_G)	ELEVATIONS – BLOCK C - 01	H	RESPONSE TO SUBMISSIONS	28.09.2018
04_0302 (2544_04_0302_G)	ELEVATIONS – BLOCK C - 02	H	RESPONSE TO SUBMISSIONS	28.09.2018
04_0401 (2544_04_0401_G)	ELEVATIONS – BLOCK D - 01	G	FOR DEVELOPMENT APPROVAL	15.05.2018
04_0402 (2544_04_0402_G)	ELEVATIONS – BLOCK D - 02	G	FOR DEVELOPMENT APPROVAL	15.05.2018
04_0501 (2544_04_0501_H)	ELEVATIONS – BLOCK E – 01	I	RESPONSE TO SUBMISSIONS	28.09.2018
04_0502 (2544_04_0502_H)	ELEVATIONS – BLOCK E - 02	I	RESPONSE TO SUBMISSIONS	28.09.2018
04_0601 (2544_04_0601_H)	ELEVATIONS – BLOCK F - 01	I	RESPONSE TO SUBMISSIONS	28.09.2018
04_0602 (2544_04_0602_H)	ELEVATIONS – BLOCK F - 02	I	RESPONSE TO SUBMISSIONS	28.09.2018

04_0701 (2544_04_0701_G)	ELEVATIONS – BLOCK G - 01	G	FOR DEVELOPMENT APPROVAL	15.05.2018
04_0702 (2544_04_0702_G)	ELEVATIONS – BLOCK G - 02	G	FOR DEVELOPMENT APPROVAL	15.05.2018
04_0801 (2544_04_0801_G)	ELEVATIONS – BLOCK H - 01	G	FOR DEVELOPMENT APPROVAL	15.05.2018
04_0802 (2544_04_0802_G)	ELEVATIONS – BLOCK H - 02	G	FOR DEVELOPMENT APPROVAL	15.05.2018
04_0901 (2544_04_0901_G)	ELEVATIONS – BLOCK I - 01	H	RESPONSE TO SUBMISSIONS	28.09.2018
04_0902 (2544_04_0902_G)	ELEVATIONS – BLOCK I - 02	H	RESPONSE TO SUBMISSIONS	28.09.2018
04_1001 (2544_04_1001_G)	ELEVATIONS – BLOCK J - 01	G	FOR DEVELOPMENT APPROVAL	15.05.2018
04_1002 (2544_04_1002_G)	ELEVATIONS – BLOCK J - 02	G	FOR DEVELOPMENT APPROVAL	15.05.2018
04_1201 (2544_04_1201_D)	ELEVATIONS – BLOCK L - 01	D	FOR DEVELOPMENT APPROVAL	15.05.2018
04_1202 (2544_04_1202_D)	ELEVATIONS – BLOCK L - 02	D	FOR DEVELOPMENT APPROVAL	15.05.2018
04_1301 (2544_CD_04_1302_D)	ELEVATIONS – BLOCK M - 01	E	RESPONSE TO SUBMISSIONS	28.09.2018
04_1302 (2544_CD_04_1302_E)	ELEVATIONS – BLOCK M - 02	E	RESPONSE TO SUBMISSIONS	29.09.2018
04_1401 (2544_CD_04_1401_E)	ELEVATIONS – BLOCK N - 01	E	FOR DEVELOPMENT APPROVAL	15.05.2018
04_1501 (2544_DA_04_1501_E)	ELEVATIONS – BLOCK O 01	E	FOR DEVELOPMENT APPROVAL	15.05.2018
04_1502 (2544_DA_04_1502_D)	ELEVATIONS – BLOCK O - 02	D	FOR DEVELOPMENT APPROVAL	15.05.2018
04_1601 (2544_04_1601_D)	ELEVATIONS – BLOCK P - 01	D	FOR DEVELOPMENT APPROVAL	15.05.2018
04_1602 (2544_04_1602_D)	ELEVATIONS – BLOCK P - 02	D	FOR DEVELOPMENT APPROVAL	15.05.2018
04_1701 (2544_04_1701_G)	ELEVATIONS – BLOCK Q - 01	M	RESPONSE TO SUBMISSIONS	28.09.2018
04_1702 (2544_04_1702_G)	ELEVATIONS – BLOCK Q - 02	M	RESPONSE TO SUBMISSIONS	28.09.2018
04_1901 (254404_1901_D)	ELEVATIONS – BLOCK FLV	D	FOR CLIENT REVIEW	08.08.2018
05_0101 (2544_05_0101_E)	SECTIONS – BLOCK A - 01	E	FOR DEVELOPMENT APPROVAL	15.05.2018
05_0102 (2544_05_0102_D)	SECTIONS – BLOCK A - 02	D	FOR DEVELOPMENT APPROVAL	15.05.2018
05_0201 (2544_05_0201_L)	SECTIONS – BLOCK B – 01 CHAPEL	L	RESPONSE TO SUBMISSIONS	24.09.2018
05_0301 (2544_05_0301_F)	SECTIONS – BLOCK C – 01	F	FOR DEVELOPMENT APPROVAL	15.05.2018
05_0401 (2544_05_0401_G)	SECTIONS – BLOCK D - 01	G	FOR DEVELOPMENT APPROVAL	15.05.2018
05_0501 (2544_05_0501_H)	SECTIONS – BLOCK E - 01	H	FOR DEVELOPMENT APPROVAL	15.05.2018
05_0601 (2544_05_0601_H)	SECTIONS – BLOCK F - 01	H	FOR DEVELOPMENT APPROVAL	15.05.2018
05_0602 (2544_05_0602_D)	SECTIONS – BLOCK F - 02	D	FOR DEVELOPMENT APPROVAL	15.05.2018
05_0701 (2544_05_0701_D)	SECTIONS – BLOCK G - 01	D	FOR DEVELOPMENT APPROVAL	15.05.2018

05_0702 (2544_05_0702_D)	SECTIONS – BLOCK G - 02	D	FOR DEVELOPMENT APPROVAL	15.05.2018
05_0801 (2544_05_0801_E)	SECTIONS – BLOCK H - 01	E	FOR DEVELOPMENT APPROVAL	15.05.2018
05_0802 (2544_05_0802_D)	SECTIONS – BLOCK H - 02	D	FOR DEVELOPMENT APPROVAL	15.05.2018
05_0901 (2544_05_0901_D)	SECTIONS – BLOCK I - 01	D	FOR DEVELOPMENT APPROVAL	15.05.2018
05_0902 (2544_05_0902_D)	SECTIONS – BLOCK I - 02	D	FOR DEVELOPMENT APPROVAL	15.05.2018
05_1001 (2544_05_1001_F)	SECTIONS – BLOCK J - 01	F	FOR DEVELOPMENT APPROVAL	15.05.2018
05_1002 (2544_05_1002_D)	SECTIONS – BLOCK J - 02	D	FOR DEVELOPMENT APPROVAL	15.05.2018
05_1201 (2544_05_1201_D)	SECTIONS – BLOCK L - 01	D	FOR DEVELOPMENT APPROVAL	15.05.2018
05_1202 (2544_05_1202_D)	SECTIONS – BLOCK L - 02	D	FOR DEVELOPMENT APPROVAL	15.05.2018
05_1301 (2544_CD_05_1301_D)	SECTIONS – BLOCK M - 01	D	FOR DEVELOPMENT APPROVAL	15.05.2018
05_1401 (2544_CD_05_1401_E)	SECTIONS – BLOCK N - 01	E	FOR DEVELOPMENT APPROVAL	15.05.2018
05_1501 (2544_DA_05_1501_E)	SECTIONS – BLOCK O – 01	E	FOR DEVELOPMENT APPROVAL	15.05.2018
05_1601 (2544_05_1601_D)	SECTIONS – BLOCK P - 01	D	FOR DEVELOPMENT APPROVAL	15.05.2018
05_1701 (2544_05_1701_G)	SECTIONS – BLOCK Q - 01	G	FOR DEVELOPMENT APPROVAL	15.05.2018
05_1901 (2544_05_1901_C)	SECTIONS – BLOCK FLV	C	FOR STAGE 1 RFP	28.06.2018
10_0101 (2544_10_0101)	3D VIEWS – BLOCK A - 01	C	FOR DEVELOPMENT APPROVAL	15.05.2018
10_0102 (2544_10_0102_C)	3D VIEWS – BLOCK A – 02	C	FOR DEVELOPMENT APPROVAL	15.05.2018
10_0201 (2544_10_0201_H)	3D VIEWS – BLOCK B - 01	H	RESPONSE TO SUBMISSIONS	24.09.2018
10_0202 (2544_10_0202_G)	3D VIEWS – BLOCK B - 02	G	RESPONSE TO SUBMISSIONS	24.09.2018
10_0301 (2544_10_0301_A)	3D VIEWS – BLOCK C - 01	A	FOR DEVELOPMENT APPROVAL	15.05.2018
10_0401 (2544_10_0401_A)	3D VIEWS – BLOCK D - 01	A	FOR DEVELOPMENT APPROVAL	15.05.2018
10_0402 (2544_10_0402_A)	3D VIEWS – BLOCK D - 02	A	FOR DEVELOPMENT APPROVAL	15.05.2018
10_0501 (2544_10_0501_A)	3D VIEWS – BLOCK E - 01	A	FOR DEVELOPMENT APPROVAL	15.05.2018
10_0502 (544_10_0502_A)	3D VIEWS – BLOCK E - 02	A	FOR DEVELOPMENT APPROVAL	15.05.2018
10_0601 (2544_10_0601_A)	3D VIEWS – BLOCK – BLOCK F - 01	A	FOR DEVELOPMENT APPROVAL	15.05.2018
10_0602 (2544_10_0602_A)	3D VIEWS – BLOCK F - 02	A	FOR DEVELOPMENT APPROVAL	15.05.2018
10_0701 (2544_10_0701_B)	3D VIEWS – BLOCK G - 01	B	FOR DEVELOPMENT APPROVAL	15.05.2018
10_0702 (2544_10_0702_B)	3D VIEWS – BLOCK G - 02	B	FOR DEVELOPMENT APPROVAL	15.05.2018
10_0801 (2544_10_0801_B)	3D VIEWS – BLOCK H - 01	B	FOR DEVELOPMENT APPROVAL	15.05.2018

10_0802 (2544_10_0802_B)	3D VIEWS – BLOCK H - 02	B	FOR DEVELOPMENT APPROVAL	15.05.2018
10_0901 (2544_10_0901_B)	3D VIEWS – BLOCK I - 01	B	FOR DEVELOPMENT APPROVAL	15.05.2018
10_0902 (2544_10_0902_B)	3D VIEWS – BLOCK I - 02	B	FOR DEVELOPMENT APPROVAL	15.05.2018
10_1001 (2544_10_1001_A)	3D VIEWS BLOCK J - 01	A	FOR DEVELOPMENT APPROVAL	15.05.2018
10_1002 (2544_10_1002_A)	3D VIEWS – BLOCK J - 02	A	FOR DEVELOPMENT APPROVAL	15.05.2018
10_1201 (2544_10_1201_B)	3D VIEWS – BLOCK L - 01	B	FOR DEVELOPMENT APPROVAL	15.05.2018
10_1202 (2544_10_1202_B)	3D VIEWS – BLOCK L - 02	B	FOR DEVELOPMENT APPROVAL	15.05.2018
10_1403 (2544_CD_10_1403_A)	3D VIEWS – 01 PRIMARY SCHOOL GPLA	A	FOR DEVELOPMENT APPROVAL	15.05.2018
10_1403 (2544_AR_CD_10_1404_A)	3D VIEWS – 02 PRIMARY SCHOOL GPLA	A	FOR DEVELOPMENT APPROVAL	15.05.2018
10_1501 (2544_DA_10_1501_B)	3D VIEW – BLOCK O - 01	B	FOR DEVELOPMENT APPROVAL	15.05.2018
10_1501 (2544_CD_10_1501_A)	3D VIEWS – 01 PRIMARY SCHOOL BLOCK M	A	FOR DEVELOPMENT APPROVAL	15.05.2018
10_1502 (2544_DA_10_1502_B)	3D VIEW – BLOCK O - 02	B	FOR DEVELOPMENT APPROVAL	15.05.2018
10_1502 (2544_CD_10_1502_A)	3D VIEWS - 02 PRIMARY SCHOOL BLOCK M	A	FOR DEVELOPMENT APPROVAL	15.05.2018
10_1601 (2544_10_1601_A)	3D VIEWS – BLOCK P - 01	A	FOR DEVELOPMENT APPROVAL	15.05.2018
10_1602 (2544_10_1602_A)	3D VIEWS – BLOCK P - 02	A	FOR DEVELOPMENT APPROVAL	15.05.2018
10_1701 (2544_10_1701_C)	3D VIEWS – BLOCK Q - 01	C	FOR DEVELOPMENT APPROVAL	15.05.2018
10_1702 (2544_10_1702_C)	3D VIEWS – BLOCK Q - 02	C	FOR DEVELOPMENT APPROVAL	15.05.2018
10_1703 (2544_10_1703_C)	3D VIEWS – BLOCK Q - 03	C	FOR DEVELOPMENT APPROVAL	15.05.2018
LANDSCAPE – prepared by Moir Landscape Architecture				
DOC. NO.	DRAWING / DOC. TITLE	REVISION	ISSUED FOR	DATE
1	Landscape Master Plan	-		26.04.2019
2	Tree Canopy Strategy	-		26.04.2019
3	Landscape Planting Plan	-		26.04.2019
4	Tree Removed Plan	-		26.04.2019
4	Carpark Entry Plan	-		9.04.2019
5	Entry Signage 1	-		9.04.2019
6	Entry Signage 2	-		9.04.2019
STORMWATER AND CIVIL PLANS –prepared by MPC Consulting Engineers				
DOC. NO.	DRAWING / DOC. TITLE	REVISION	ISSUED FOR	DATE
DA00.00	Overall Site Plan	0		13.12.2018
DA01.00	Sedimentation and Erosion Control Plan Sheet 1	0		13.12.2018
DA01.01	Sedimentation and Erosion Control Plan Sheet 2	0		13.12.2018
DA01.02	Sedimentation and Erosion Control Plan Sheet 3	0		13.12.2018
DA01.03	Sedimentation and Erosion Control Plan Sheet 4	0		13.12.2018
DA01.04	Sedimentation and Erosion Control Plan Sheet 5	0		13.12.2018
DA01.05	Sedimentation and Erosion Control Plan Sheet 6	0		13.12.2018

DA01.06	Sedimentation and Erosion Control Plan Sheet 7	0		13.12.2018
DA01.07	Sedimentation and Erosion Control Plan Sheet 8	0		13.12.2018
DA01.08	Sedimentation and Erosion Control Plan Sheet 9	0		13.12.2018
DA01.50	Sedimentation and Erosion Control Details	0		13.12.2018
DA02.00	Stormwater Plan Sheet 1	0		13.12.2018
DA02.01	Stormwater Plan Sheet 2	0		13.12.2018
DA02.02	Stormwater Plan Sheet 3	0		13.12.2018
DA02.03	Stormwater Plan Sheet 4	0		13.12.2018
DA02.04	Stormwater Plan Sheet 5	0		13.12.2018
DA02.05	Stormwater Plan Sheet 6	0		13.12.2018
DA02.06	Stormwater Plan Sheet 7	0		13.12.2018
DA02.07	Stormwater Plan Sheet 8	0		13.12.2018
DA02.08	Stormwater Plan Sheet 9	0		13.12.2018
DA02.50	Stormwater Details	0		13.12.2018
R02	General Arrangement Plan	4		01.11.2018
R04	Roadworks & Drainage Plan Sheet 1 of 4	4		01.11.2018
R05	Roadworks & Drainage Plan Sheet 2 of 4	4		01.11.2018
R06	Roadworks & Drainage Plan Sheet 3 of 4	4		01.11.2018
R07	Roadworks & Drainage Plan Sheet 4 of 4	4		01.11.2018
Survey – prepared By Parker Scanlon Pty Ltd				
DOC. NO.	DRAWING / DOC. TITLE	REVISION	ISSUED FOR	DATE
B1662DET-1-F-1	DETAIL PLAN OF LOT 412 & 413	F		
B1662DET-1-F-2	DETAIL PLAN OF LOT 412 & 413	F		
B1662DET-1-F-3	DETAIL PLAN OF LOT 412 & 413	F		
B1662DET-1-F-4	DETAIL PLAN OF LOT 412 & 413	F		
B1662DET-1-F-5	DETAIL PLAN OF LOT 412 & 413	F		
B1662DET-1-F-6	DETAIL PLAN OF LOT 412 & 413	F		
B1662DET-1-F-7	DETAIL PLAN OF LOT 412 & 413	F		
B1662DET-1-F-8	DETAIL PLAN OF LOT 412 & 413	F		
B1662DET-1-F-9	DETAIL PLAN OF LOT 412 & 413	F		
B1662DET-1-F-10	DETAIL PLAN OF LOT 412 & 413	F		
B1662DET-1-F-11	DETAIL PLAN OF LOT 412 & 413	F		
Environmental Impact Statement and Appendices				
DOC. NO.	DRAWING / DOC. TITLE	REVISION	ISSUED FOR	DATE
Job No 7484	deWitt consulting - Environmental Impact Statement (20 June 2018)	20 June 2018	For EIS	20 June 2018
Ref: 13156-401/1	RCA Australia - Contamination Assessment	1	For EIS	1
DXW:L.N20938.007	BMT WBM - Flood Risk and Impact Assessment	13 April 2018	For EIS	13 April 2018
Dix Gardner	Final Pre DA BCA/NCC Compliance Assessment	05/04/2018	For EIS	05/04/2018
Ref:P1292-R-001-Rev.0	Valley Civilab - Geotechnical Investigation	0	For EIS	0
Project No: 171542	Spectrum Acoustics - Noise Assessment	March 2018	For EIS	March 2018
Job No. 8307	deWitt consulting – Crime Risk Assessment Report	May 2018	For EIS	May 2018
CA180006-EIS	BCA Access Solutions - EIS Access Report	5 April 2018	For EIS	5 April 2018
CA180006-Traffic	BCA Access Solutions - Traffic Access Report	5 April 2018	For EIS	5 April 2018
Ref: P0925	SECA Solution - Traffic Impact Assessment	Ver03	For EIS	Ver03
	Key Insights – Social Impact Assessment	February 2018	For EIS	February 2018
Project No. 26652	Biosis - Biodiversity Development Assessment Report	Final Version 01	For EIS	Final Version 01
Project No. 26830	Biosis – Historical Heritage Assessment	Final Version 01	For EIS	Final Version 01
Ref: 2017-899	Hunter Water Notice of Formal Requirements	31 October 2017	For EIS	31 October 2017

Ref: 1900075733	Ausgrid – Electricity Network Connection Application	13 September 2017	For EIS	13 September 2017
Ref: 1900076266	Ausgrid – Preliminary Servicing Advice	8 September 2017	For EIS	8 September 2017
Doc No: SC18-108-018 Rev 0	SafeEarth – Earthing Assessment Report	0	For EIS	0
Ref: 2017-899	Hunter Water Statement of Available Pressure	29 June 2017	For EIS	29 June 2017
Report No: 138592	RPS – Sewer Servicing Strategy	Ver. 2	For EIS	Ver. 2
	Joseph Pidutti - Arboricultural Impact Assessment Report	05 th December 2017	For EIS	05 th December 2017
File ID: 63874	PCB Partial Detail Survey	B	For EIS	B
Response to Submissions				
DOC. NO.	DRAWING / DOC. TITLE	REVISION	ISSUED FOR	DATE
Job No 7484	deWitt Consulting – Response to Submissions Report (19 November 2018)	19 November 2018	RTS	19 November 2018
Biosis project no: 28630	Biosis – Aboriginal Cultural Heritage Assessment Report	Final Version 01	RTS	Final Version 01
Biosis: project no: 26830	Biosis – Cultural Heritage Management Plan	Draft version 02	RTS	Draft version 02
2544_2.11.03	Webber - Revised Design Verification Statement	D	RTS	D
P0925	Seca Solution - Green Travel Plan	Ver. 2	RTS	Ver. 2
Ref: 17-828	Revised Stormwater Management Plan	2	RTS	2
DXW: L.N20938.008	BMT WBM - Flood Risk and Impact Assessment	18 September 2018	RTS	18 September 2018
RCA ref: 13156a-401/1	RCA Australia - Remedial Action Plan	1	RTS	1
	Biosis Response to Submissions	29 August 2018	RTS	29 August 2018
2544_02_0035_A	Site Fire Trail Staging	A	RTS	A
Biosis: project no: 26830	Biosis – Archaeological Report	Final Version 01	RTS	Final Version 01
	Biosis - BDAR preface letter & BAM Credit Calculator	16 May 2018	RTS	16 May 2018
Supplementary Response to Submissions				
DOC. NO.	DRAWING / DOC. TITLE	REVISION	ISSUED FOR	DATE
Job No 7484	deWitt Consulting – Response to additional information request	18 March 2019	SRTS	18 March 2019
	Bushfire Assessment Report – Proposed Alternate Solution	4/3/2019 - Rev 7	SRTS	4/3/2019 - Rev 7
17-828	MPC – Amended Signalised Intersection drawing package	Listed Elsewhere	SRTS	Listed Elsewhere
Project 1529	Moir – Landscape Masterplan	13 th March 2019	SRTS	13 th March 2019
Ref: Matter 28416	Biosis – Ecology Response	27 February 2019	SRTS	27 February 2019
2544_8.109	Webber – Letter re: PSC comments	4 March 2019	SRTS	4 March 2019
17-828	MPC – Amended Stormwater & Sedimentation & Erosion Control Plans	Listed Elsewhere	SRTS	
DP&E Request for Additional Information (Email submission)				
DOC. NO.	DRAWING / DOC. TITLE	REVISION	ISSUED FOR	DATE
Job No 7484	deWitt Consulting – Response to Request for Additional Information	17 April 2019	RFI Response	17 April 2019
2544_2.9.7	Webber – Additional Information Request	16 th April 2019	RFI Response	16 th April 2019
Project 1529	Moir – Landscape Masterplan	9 th April 2019	RFI Response	9 th April 2019
P0925	Seca Solution – Traffic Impact Assessment	Ver 05	RFI Response	Ver 05
CC190045	Barker Ryan Stewart - Waste Management Plan	1	RFI Response	1
Ref: 171542/8362	Spectrum Acoustics – Acoustic Response to RFI	8 April 2019	RFI Response	8 April 2019
Ref:1900085020 TRIM:2017/33/89	Ausgrid – Proposed Easement Encroachment Agreement	04 April 2019	RFI Response	04 April 2019
2544_6.14	Staging Report – prepared by Webber Architects	Rev B July 19	For Staging Report	10 July 2019

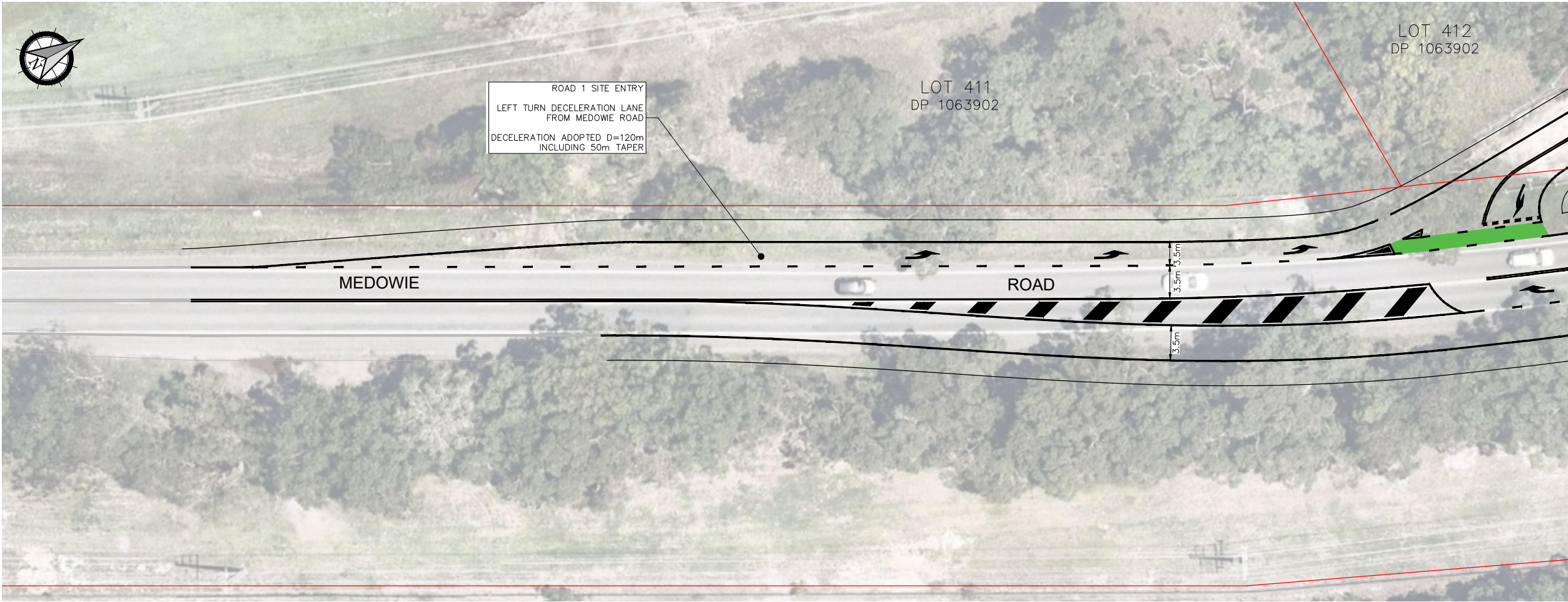
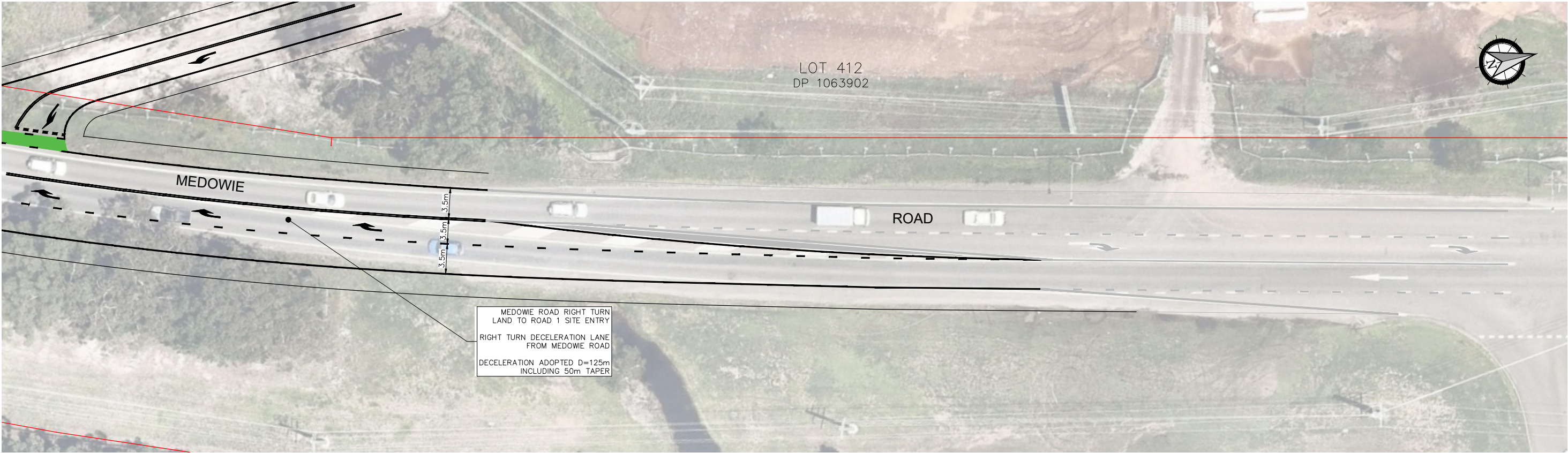
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APPENDIX 2

Engineering Plans

CONTINUATION BELOW



CONTINUATION ABOVE

- NOTES: -
1. STRATEGIC INTERSECTION DESIGN LAYOUT SUBJECT TO DETAILED DESIGN AND S138 APPROVAL FROM PORT STEPHENS COUNCIL.
 2. AUL/CHR INTERSECTION DESIGNED IN ACCORDANCE WITH AUSTRROADS GUIDE TO ROAD DESIGN "PART 4A - UNSIGNALISED & SIGNALISED INTERSECTIONS".
 3. AERIAL IMAGE SOUGHT FROM NEARMAP 11/02/2020

INTERSECTION PLAN
SCALE 1:250

ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
A	02.04.2020	ISSUED FOR MOD APPLICATION	RB	IB	DATUM: N/A CONTOUR INTERVAL: N/A	A1 1:250 0 5.0 10.0 12.5m A3 1:500	

- project management
- civil engineering
- infrastructure
- superintendency
- economic analysis
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

drawing title:

INTERIM INTERSECTION STRATEGIC LAYOUT

location:

MEDOWIE ROAD, MEDOWIE

council:

PORT STEPHENS COUNCIL

dwg ref:

190512-ESK-001

client:

CATHOLIC DIOCESE OF MAITLAND - NEWCASTLE

central coast office

hunter office

sydney office

ph: (02) 4305 4300

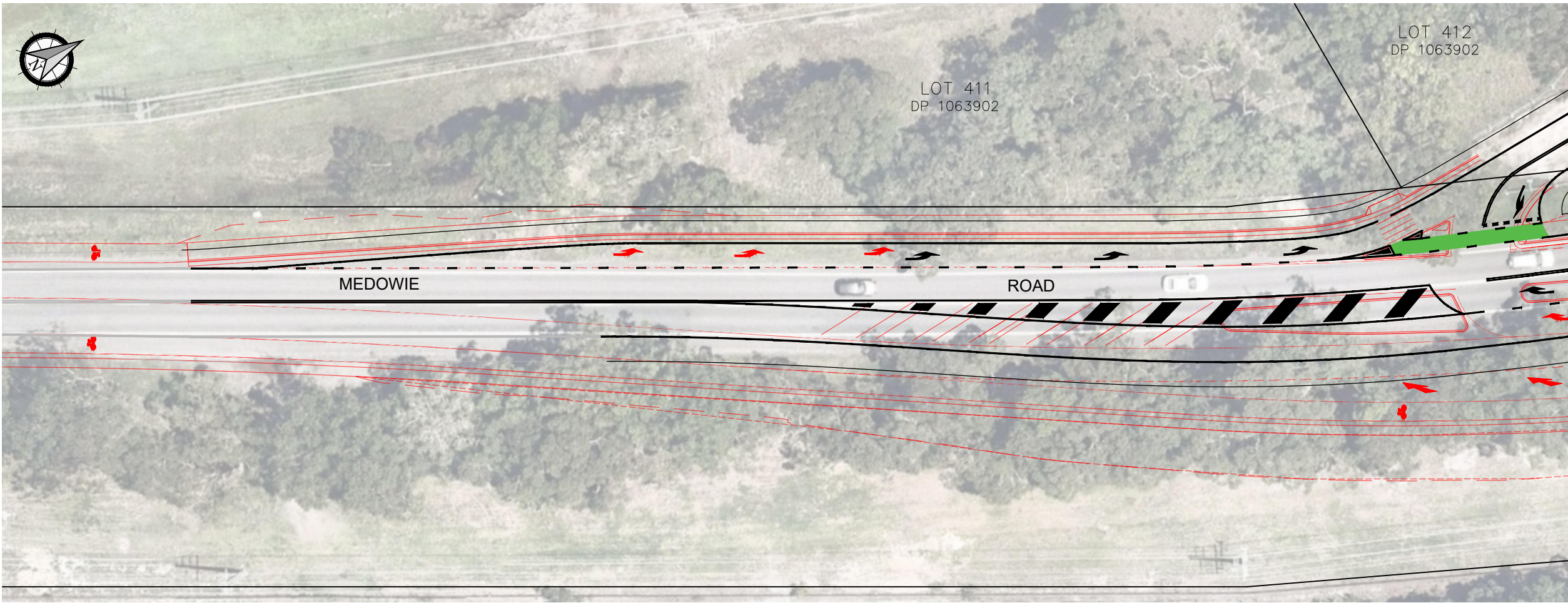
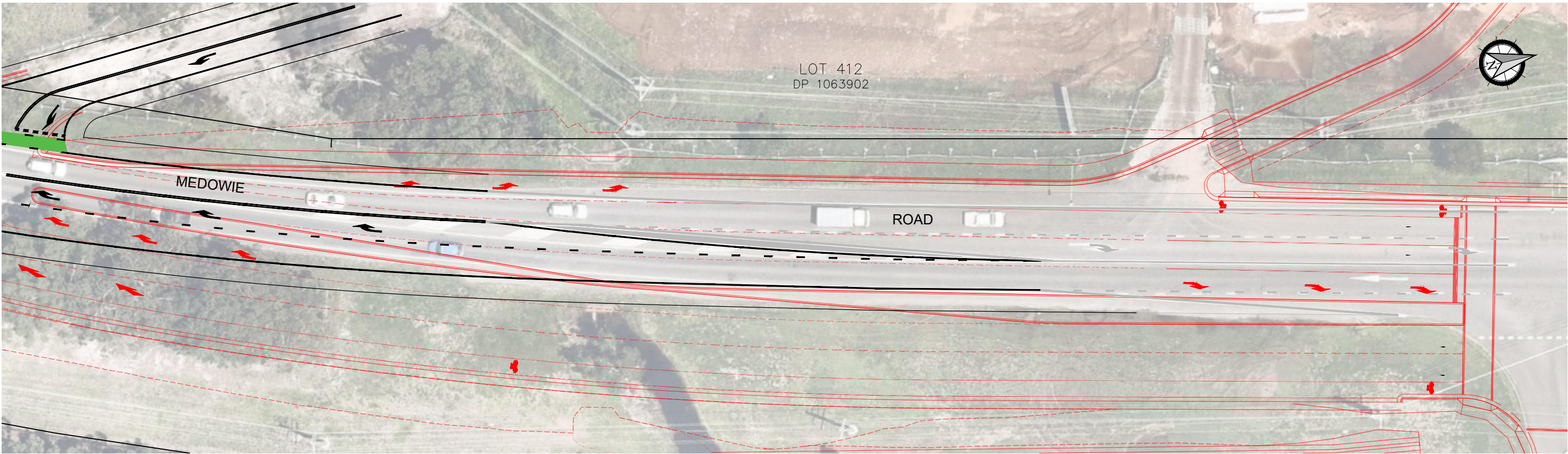
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CONTINUATION BELOW



CONTINUATION ABOVE

- NOTES: -
1. STRATEGIC INTERSECTION DESIGN LAYOUT SUBJECT TO DETAILED DESIGN AND S138 APPROVAL FROM PORT STEPHENS COUNCIL.
 2. AUL/CHR INTERSECTION DESIGNED IN ACCORDANCE WITH AUSTRROADS GUIDE TO ROAD DESIGN "PART 4A - UNSIGNALISED & SIGNALISED INTERSECTIONS".
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INTERSECTION PLAN
SCALE 1:250

ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
A	02.04.2020	ISSUED FOR MOD APPLICATION	RB	IB	DATUM: N/A CONTOUR INTERVAL: N/A	A1 1:250 0 5.0 10.0 12.5m A3 1:500	

• project management • civil engineering • infrastructure • superintendency • economic analysis • social impact • town planning • surveying • development feasibility • visualisation • urban design

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drawing title:
INTERIM/ULTIMATE
INTERSECTION
OVERLAY

location: MEDOWIE ROAD,
MEDOWIE

council: PORT STEPHENS COUNCIL

dwg ref: 190512-ESK-002

client:
CATHOLIC DIOCESE
OF MAITLAND -
NEWCASTLE



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APPENDIX 3

Interim Traffic Impact Assessment

8 April 2020

P0925 CMCC Interim Access

Catholic Schools Office – Diocese of Maitland Newcastle
C/- ADW Johnson
7/335 Hillsborough Road,
Warners Bay 2282

Attn: Ian Brown

Dear Ian,

Re: Catherine McAuley Catholic College – Interim Access

The following has been prepared to assess the traffic impacts associated with an interim DA for the Catherine McAuley Catholic College, Medowie Road, Medowie. The full development on the site has been approved, allowing for 2,000 students when fully developed and operational, together with associated staff requirements and amenities. The school will take a number of years to develop to full capacity and the school will expand over the coming years to achieve its ultimate approved size. The school has commenced enrolling students for years 7 and 8 and is due to commence education for these students in January 2021. As well the Early Learning Centre and chapel will become operational as part of this initial stage.

Whilst the full DA has been approved, there are significant works required prior to commencing construction, both internally to the site and along the site frontage. Early works have commenced with site clearance and earthworks and shall utilise the existing site access, together with appropriate temporary traffic control measures on Medowie Road. For the full development, it is proposed to construct a 4-way signal-controlled intersection at South Street and the concept design for this has been agreed with TfNSW and this design and construction process is now continuing through the WAD process. There is a significant risk that construction will not be completed prior to January 2021 when the school is scheduled to become operational.

Based on this, it is proposed to allow for an interim access arrangement for the school etc as a back-up scenario should the construction of the traffic signals be incomplete at the time of the initial enrolment for years 7 and 8 in January 2021.

For this initial stage, it is considered that there will be minimal bus usage and the vast majority of the students shall arrive and depart the school site via private motor vehicles. It is further considered that the extent of local demand shall be low and there will be very low demands for pedestrian access to the school.

There will be an access driveway located at the southern boundary of the site on Medowie Road. This driveway will allow both left and right turns into the site, with sheltered turn lanes provided for both movements. Exit movements shall be restricted to left out only with the location of the access permitting drivers to turn right into South Street to complete a U-turn at the roundabout at Championship Drive.

Traffic Generation and Distribution

For years 7 and 8, the current predicted enrolments are 270 students maximum. It is considered that there will be minimal or potentially no buses provided for this interim stage, given the spread of student origins and lower quantum. For the purpose of this assessment it is anticipated that all students shall travel to and from the school by private motor vehicle only and allowing for some car sharing an occupancy rate of 1.2 students per car has been considered for this stage. For the 270 students this could give 225 cars entering and exiting the site during the morning drop off and afternoon pick up periods.

It is assumed that all staff for these stages shall enter the site prior to the start of school and so shall not impact upon the drop off activities. Similarly, staff shall leave the site after the students have left and not impact upon the afternoon pick up activities.

The initial stage shall also allow for:

- Early learning centre (124 spaces, 22 staff)
- Chapel (500 seats)

Consistent with the approved DA, for the proposed capacity of 124 children, the childcare centre would generate up to 100 peak hour trips during the morning peak hour (50 inbound / 50 outbound) and 87 trips during the afternoon / evening peak (44 inbound / 43 outbound). These rates do not allow for reduced demand associated with absenteeism, holidays/leave and shared trips with siblings at the ELC. It also doesn't allow for shared trips associated with siblings in Years 7 or 8. It is therefore considered the peak traffic generation for the proposed child care centre could be less than that calculated.

The vehicle movements associated with the chapel will occur outside of the traditional drop off and pick up times associated with school, with peak chapel demands occurring of a weekend or during the daytime (after 9.30am) potentially associated with funerals, all being outside of the peak periods for the road network. These vehicle movements have therefore not been included in the assessment.

Based on the information provided for the overall school development, 70% of the Year 7 and 8 students shall have an origin / destination to the south with the balance of 30% having an origin destination to the north of the site. For traffic from the north, drivers shall turn right into the school then left out and continue north along Medowie Road. For traffic from the south, the inbound movements will be a left turn in and then this traffic will need to turn left out of the site. This allows for a robust assessment of the school access requirements. These vehicles shall then turn right into South Street, complete a U-turn at Championship Drive to then turn left out of South Street to head south along Medowie Road.

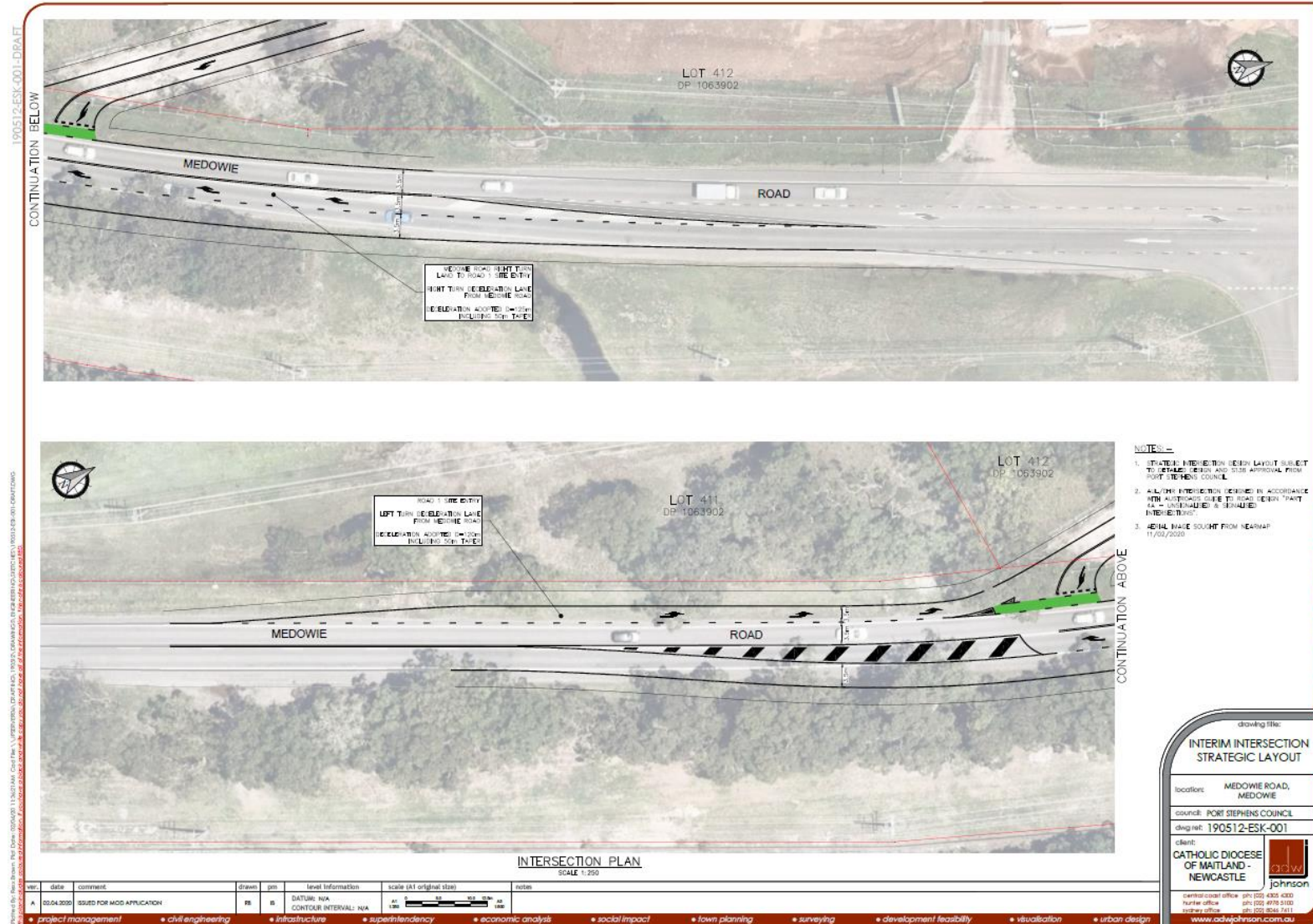
Traffic associated with the Early Learning Centre has been allocated in a manner consistent with the approved development:

- 60% from the north
- 20% from the south
- 20% from the east

Interim Access controls

For this interim development of the school, the access shall allow for all turning movements inbound and left out only with no right turn out permitted. This will require the provision of a short-left turn deceleration lane for vehicles entering the site, together with a sheltered right turn lane on Medowie Road for drivers entering the site from the north. This layout will be designed to allow for access by the largest design vehicle (bus) with sufficient distance between this access and the South Street intersection to allow vehicles with destinations southbound to use the existing sheltered right turn lane into South Street and complete a U-turn at the roundabout at Championship Drive.

An indicative plan of the proposed controls is provided on the following page..



working beyond expectations

Figure 1 – Concept design plan for interim access arrangement

Pedestrian access

For the full development and associated access controls, a new signal-controlled intersection has been approved at South Street which incorporates controlled pedestrian movements across Medowie Road. For the above interim access control, it can be seen that the proposed access does not provide a dedicated pedestrian route across Medowie Road.

The assessment for the site determined that the extent of local access via pedestrians would be very low and a value of 5% of the total student demands were predicted to be walking. All of these would access the school from the eastern side of Medowie Road. For this interim assessment with 270 students (maximum) this would equate to potentially just 14 student movements across Medowie Road.

To accommodate these movements, it is proposed to have a management plan with these students controlled by staff. At these times, the speed limit shall be 40 km/h as part of the school zone controls which will allow safe pedestrian movement across Medowie Road. It is noted the implementation of this speed zone is a condition of consent prior to the issuing of the Occupancy Certificate. A path shall be provided within the school site to provide for student access. There is no pedestrian path on the eastern side of Medowie Road, however the students can walk on the grass verge in a safe manner as per the existing situation

Parking and Circulation

Parking will be provided on site for the interim stage of the development to allow for all staff parking and allow for the school and ELC drop off and pick up operations. This will require the on-site parking and drop off / pick up zone to be constructed as per the masterplan.

The circulation road has been designed to cater for the high demand for vehicles on site during school pick up, with storage provided to ensure queuing does not extend back onto Medowie Road. For the lower demands associated with the initial stage, drop off and pick-ups will occur on-site in an efficient manner. The proper use of the infrastructure will be monitored to ensure parents / students are engaging in safe drop off, with no drop off to be permitted on Medowie Road.

It is considered there is the scope and opportunity to establish safe practice for this interim period when the student population is lower and easier to control.

The chapel parking demands during this interim period will primarily be of a weekend when the parking on site will be available.

Impact assessment

To assess the impact of this interim site access arrangement together with the impact at South Street, the predicted traffic impacts have been assessed applying Sidra intersection modelling. The traffic volumes at South Street and Medowie Road have been previously collected by Seca Solution (August 2017) and are considered to be valid for this assessment, due to limited growth in traffic since these counts were completed.

The Sidra modelling has allowed for an assessment of the impact of the traffic flows on the site access, allowing for the predicted traffic numbers above, allowing for the interim access shown in Figure 1 above and the traffic volumes previously surveyed by Seca Solution. The results of this assessment are provided below in Table 1.

Table 1 – Sidra assessment for interim site access (Drop off / Pick up period)

Approach	Level of Service	Delay (seconds)	Queue (metres)
Medowie Road south	A / A	2.0 / 1.4	8.0 / 8.3
Medowie Road north	A / A	0.8 / 1.5	4.6 / 6.1
School access	A / A	5.9 / 12.9	20.5 / 41.0
Overall	A / A	2.2 / 3.8	20.5 / 41.0

The results above demonstrate that the proposed interim access can accommodate the traffic movements associated with the Year 7 and 8 student travel and ELC drop offs, allowing for all students to travel by private vehicles with no discounts for bus travel.

The operation of the intersection of South Street and Medowie Road has also been assessed and the results of this assessment are provided below in Table 2.

Table 2 – Sidra assessment, South Street and Medowie Road (Drop off / Pick up period)

Approach	Level of Service	Delay (seconds)	Queue (metres)
Medowie Road south	A / A	8.5 / 4.0	42.3 / 33.6
South Street	D / A (left turn)	44.4 / 8.2	127.9 / 21.2
	E / E (right turn)	63.0 / 72.0	23.2 / 17.0
Medowie Road north	A / A	0.4 / 0.6	0.0 / 0.0
Overall	A / A	15.9 / 5.6	127.9 / 33.6

The above results show that whilst the majority of the traffic movements suffer from minimal delays and congestion, the right turn out of South Street will experience increased delays. The demands for this right turn out are relatively low and the school traffic shall not add to these demands given that vehicles with a destination to the north shall not need to use South Street. A review of the local road network also shows that drivers wishing to head north from this general location can use alternate roads to complete this journey. Whilst longer in distance this alternative route would be reasonably attractive for drivers and would potentially reduce the demand and hence delays for the right turn out at this location.

Conclusion

From the work completed for the interim access option, it is considered that the traffic movements associated with the student demands for Years 7 and 8 as well as those associated with the Early Learning Centre can be accommodated on the road network with acceptable delays for the majority of road users. The site access can operate in a safe and acceptable manner with minimal delays and all queues can be contained on site. For the South Street intersection, the traffic turning right out will be delayed, due to the increased demands associated with the school travelling in both directions along Medowie Road. This is a worst-case scenario as this assessment has been undertaken allowing for a high number of drivers wishing to travel south (70%) and with no allowance for diverted trips already on the road network.

Traffic associated with the Chapel will occur outside of these peak periods, primarily of a weekend.

Parking for the staff and student drop off / pick up can be accommodated on site with no impacts on Medowie Road.

A management plan will be developed with staff on site to control the pedestrian movements on Medowie Road. It is noted that this demand is very low based upon the projections for the overall Masterplan for the school.

Appropriate signage at the exit will direct all vehicles to turn left with this information being provided to parents and carers in enrolment information for both the school and the ELC.

Yours sincerely



Sean Morgan

Director

Attachment A – Sidra Outputs

Medowie Road / School Access

MOVEMENT SUMMARY

 Site: 101 [AM Interim Access]

School Access/Medowie Road
 Site Category: (None)
 Giveway / Yield (Two-Way)

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Medowie Road												
1	L2	341	0.0	0.245	4.0	LOS A	1.1	8.0	0.32	0.50	0.32	39.2
2	T1	337	6.9	0.180	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	40.0
Approach		678	3.4	0.245	2.0	LOS A	1.1	8.0	0.16	0.25	0.16	39.6
North: Medowie Road												
8	T1	1081	2.1	0.566	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	40.4
9	R2	185	0.0	0.143	5.3	LOS A	0.7	4.6	0.44	0.61	0.44	34.9
Approach		1266	1.8	0.566	0.8	NA	0.7	4.6	0.06	0.09	0.06	40.1
West: School Access												
10	L2	526	0.0	0.444	5.9	LOS A	2.9	20.5	0.52	0.72	0.63	32.9
Approach		526	0.0	0.444	5.9	LOS A	2.9	20.5	0.52	0.72	0.63	32.9
All Vehicles		2471	1.9	0.566	2.2	NA	2.9	20.5	0.19	0.27	0.21	39.4

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: C:\Sidra folders\P0925 Catherine McCauley College Medowie Interim Access.sip8

MOVEMENT SUMMARY



Site: 101 [PM Interim Access]

School Access/Medowie Road

Site Category: (None)

Giveaway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Medowie Road												
1	L2	354	0.0	0.249	4.0	LOS A	1.2	8.3	0.30	0.50	0.30	39.8
2	T1	722	2.9	0.377	0.1	LOS A	0.0	0.0	0.00	0.00	0.00	40.0
Approach		1076	2.0	0.377	1.4	LOS A	1.2	8.3	0.10	0.16	0.10	39.9
North: Medowie Road												
8	T1	700	3.3	0.369	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	40.2
9	R2	166	0.0	0.213	7.8	LOS A	0.9	6.1	0.63	0.82	0.63	31.7
Approach		866	2.7	0.369	1.5	NA	0.9	6.1	0.12	0.16	0.12	39.6
West: School Access												
10	L2	519	0.0	0.716	12.9	LOS A	5.9	41.0	0.82	1.28	1.72	26.1
Approach		519	0.0	0.716	12.9	LOS A	5.9	41.0	0.82	1.28	1.72	26.1
All Vehicles		2461	1.8	0.716	3.8	NA	5.9	41.0	0.26	0.40	0.45	38.5

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: C:\Sidra folders\IP0925 Catherine McCauley College Medowie Interim Access.sip8



MOVEMENT SUMMARY

 Site: 101 [AM Medowie Road/South Street]

Medowie Road / South Street

2017 AM Existing

Site Category: (None)

Giveaway / Yield (Two-Way)

Movement Performance - Vehicles													
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h	
South: Medowie Road													
2	T1	317	6.6	0.171	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	40.0	
3	R2	42	10.0	0.064	7.4	LOS A	0.2	1.8	0.56	0.71	0.56	35.7	
Approach		359	7.0	0.171	0.9	NA	0.2	1.8	0.07	0.08	0.07	39.6	
East: South Street													
4	L2	123	1.7	0.171	6.7	LOS A	0.6	4.4	0.53	0.73	0.53	36.3	
6	R2	87	1.2	0.341	20.0	LOS B	1.4	9.6	0.83	0.98	1.02	30.3	
Approach		211	1.5	0.341	12.2	LOS A	1.4	9.6	0.65	0.83	0.73	33.5	
North: Medowie Road													
7	L2	83	2.5	0.046	3.4	LOS A	0.0	0.0	0.00	0.45	0.00	38.1	
8	T1	529	4.0	0.279	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	40.0	
Approach		613	3.8	0.279	0.5	NA	0.0	0.0	0.00	0.06	0.00	39.8	
All Vehicles		1182	4.4	0.341	2.7	NA	1.4	9.6	0.14	0.21	0.15	38.8	

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY



Site: 101 [PM Medowie Road/South Street]

Medowie Road / South Street
2017 PM Existing
Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles													
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles	Back of Queue Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h	
South: Medowie Road													
2	T1	653	3.5	0.345	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	40.0	
3	R2	140	6.8	0.166	6.1	LOS A	0.7	5.0	0.51	0.68	0.51	36.4	
Approach		793	4.1	0.345	1.1	NA	0.7	5.0	0.09	0.12	0.09	39.5	
East: South Street													
4	L2	51	4.2	0.056	5.1	LOS A	0.2	1.4	0.40	0.57	0.40	37.1	
6	R2	62	3.4	0.421	35.7	LOS C	1.5	11.1	0.92	1.04	1.16	25.4	
Approach		113	3.7	0.421	22.0	LOS B	1.5	11.1	0.69	0.83	0.82	29.6	
North: Medowie Road													
7	L2	104	1.0	0.057	3.4	LOS A	0.0	0.0	0.00	0.45	0.00	38.1	
8	T1	353	2.4	0.184	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	40.0	
Approach		457	2.1	0.184	0.8	NA	0.0	0.0	0.00	0.10	0.00	39.7	
All Vehicles		1362	3.4	0.421	2.7	NA	1.5	11.1	0.11	0.17	0.12	38.7	

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY



Site: 101 [AM Medowie Road/South Street with development]

Medowie Road / South Street with school flows

Site Category: (None)

Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	Deg. HV %	Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Medowie Road												
2	T1	478	4.4	0.252	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	40.9
3	R2	385	0.5	0.762	19.0	LOS B	6.0	42.3	0.89	1.39	2.04	31.4
Approach		863	2.7	0.762	8.5	NA	6.0	42.3	0.40	0.62	0.91	37.0
East: South Street												
4	L2	515	0.8	1.012	44.4	LOS D	18.1	127.9	1.00	2.49	4.83	23.8
6	R2	95	0.0	0.811	63.0	LOS E	3.3	23.2	0.98	1.26	1.85	19.8
Approach		609	0.7	1.012	47.3	LOS D	18.1	127.9	1.00	2.30	4.36	23.1
North: Medowie Road												
7	L2	72	2.9	0.039	3.4	LOS A	0.0	0.0	0.00	0.45	0.00	38.1
8	T1	752	2.5	0.392	0.1	LOS A	0.0	0.0	0.00	0.00	0.00	40.8
Approach		823	2.6	0.392	0.4	NA	0.0	0.0	0.00	0.04	0.00	40.6
All Vehicles		2296	2.1	1.012	15.9	NA	18.1	127.9	0.41	0.86	1.50	33.9

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY



Site: 101 [PM Medowie Road/South Street with development]

Medowie Road / South Street with school flow

Site Category: (None)

Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	Deg. HV %	Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Medowie Road												
2	T1	787	2.1	0.413	0.1	LOS A	0.0	0.0	0.00	0.00	0.00	40.7
3	R2	454	0.9	0.613	10.8	LOS A	4.8	33.6	0.72	1.11	1.28	34.5
Approach		1241	1.7	0.613	4.0	NA	4.8	33.6	0.26	0.41	0.47	38.7
East: South Street												
4	L2	388	0.0	0.496	8.2	LOS A	3.0	21.2	0.62	0.93	0.90	36.0
6	R2	57	7.4	0.692	72.0	LOS F	2.3	17.0	0.97	1.13	1.45	18.5
Approach		445	0.9	0.692	16.4	LOS B	3.0	21.2	0.66	0.96	0.97	32.1
North: Medowie Road												
7	L2	103	2.0	0.056	3.4	LOS A	0.0	0.0	0.00	0.45	0.00	38.1
8	T1	478	4.8	0.253	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	40.8
Approach		581	4.3	0.253	0.6	NA	0.0	0.0	0.00	0.08	0.00	40.4
All Vehicles		2267	2.2	0.692	5.6	NA	4.8	33.6	0.27	0.43	0.45	38.0

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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APPENDIX 4

Port Stephens Council Correspondence

IAN BROWN
ADW JOHNSON

Dear Ian,

**Re: Interim Traffic Arrangements for Catherine McAuley Catholic College.
(SSD8989)**

Council provides in-principle support for the interim traffic control as described in the below documents:

- Preliminary sketch of the proposed interim intersection;
- Interim Traffic Impact Assessment.

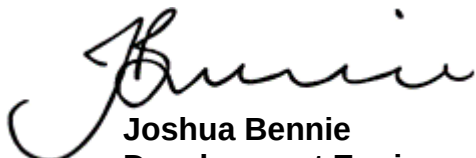
Provided the following condition/s are met:

- A full proposal will be required to be submitted with plans and details of traffic management before Council approves the arrangements as part of a Roads Act approval.

Please note this letter does not constitute an approval under the Roads Act.

If have any comments or concerns, please don't hesitate to contact me via email at: Development.engineering@portstephens.nsw.gov.au or by phone on 4988 0409.

Yours sincerely,



Joshua Bennie
Development Engineer

13 March 2020

Telephone enquiries: (02) 4988 0409
Please quote file no: 138-2019-34-1

