

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Karen Harragon
Director
Social and Infrastructure Assessments

Sydney 4 September 2020

SCHEDULE 1

Development consent:	SSD 8989 granted by the Executive Director, Priority Projects on 26 July 2019
For the following:	Construction of a new Catholic College in Medowie over seven stages. The proposal consists of: • demolition of existing buildings; • construction of a high school for up to 1,190 students, a primary school for up to 630 students and an early learning centre for up to 124 children; • construction of a library, multipurpose hall, canteen, café, chapel and administration and support facilities; • environmental works including tree removal, earthworks and drainage; • carparking for 272 vehicles, access roads and fire trails; and • associated landscaping works and signage.
Applicant:	Trustees of the Roman Catholic Church for the Diocese of Maitland - Newcastle
Consent Authority:	Minister for Planning and Public Spaces
The Land:	Lot 412 and Lot 413 in DP 1063902 507 Medowie Road, Medowie
Modification:	SSD 8989 MOD 1 Short term interim vehicular traffic arrangement to facilitate commencement of operation of part of the school development prior to completion of the main signalised intersection.

SCHEDULE 2

The consent is modified as follows:

1. Part A – Administrative Conditions – Condition A2 is amended by the deletion of ~~struck-out~~ words and the insertion of **bold and underlined** words as follows:

Terms of Consent

A38. 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, **and the Modification Report accompanying documents prepared by DeWitt Consulting, dated April 2020.**
- (d) in accordance with the approved plans in the table below:

Architectural Plans prepared by Webber Architects			
Dwg No.	Rev	Name of Plan	Date
2544_DA_01_0004_P	P	Site Analysis Plan	19.12.2018
2544_DA_01_0005_K <u>2544 / 01_0005 / L</u>	K <u>L</u>	Site Staging Plan	10.07.2019 <u>06.04.2020</u>
2544_DA_02_0002_K K	KK	Site Plan – Overall	07.03.2019
2544_DA_02_0005_A A	AA	Site Plan – South	07.03.2019
2544_DA_02_0003_X	X	Site Plan – North	19.12.2018
2544_DA_02_0004_X	X	Site Plan – Central	19.12.2018
2544_TD_02_0035_B	B	Site Fire Trial Staging	19.12.2018
2544_TD_02_0038_C	C	Site Staging & Construction Access	10.07.2019
2544_02_0401_E	E	Site Elevations - 01	15.05.2018
2544_02_0402_E	E	Site Elevations - 02	15.05.2018
2544_02_0403_D	D	Site Elevations - 03	15.05.2018
2544_02_0501_L	L	Site Sections - 01	15.05.2018
2544_02_0502_K	K	Site Sections – 02	15.05.2018
2544_02_1901_E	E	Site Plan	17.10.2018
2544_03_0001_V	V	Site Floor Plan – Ground - 01	15.05.2018
2544_DA_03_0002_T	T	Site Floor Plan – Ground - 02	19.12.2018
2544-03_0003_R	R	Site Floor Plan – Level - 01	15.05.2018
2544_DA_03_0004_T	T	Site Floor Plan – Level 1 - 02	19.12.2018
2544_DA_03_0005_T	T	Site Floor Plan – Level 1 - 03	19.12.2018
2544_03_0101_J	J	Floor Plan – Block A – Ground – 01 High School	15.05.2018
2544_03_0102_E	E	Floor Plan – Block A – Ground – 02 High School	15.05.2018
2544_03_0103_E	E	Floor Plan – Block A – Ground – 03 High School	15.05.2018
2544_03_0104_I	I	Floor Plan – Block A – Level 1 – 01 High School	15.05.2018
2544_03_0105_E	E	Floor Plan – Block A – Level 1 – 02 High School	15.05.2018

2544_03_0106_E	E	Floor Plan – Block A – Level 1 – 03 High School	15.05.2018
2544_03_0111_E	E	Roof Plan – Block A – 01 High School	15.05.2018
2544_03_0112_E	E	Roof Plan – Block A – 02 High School	15.05.2018
2544_03_0114_E	E	Roof Plan – Block A - 01 - Interim	28.09.2018
2544_03_0201_T	T	Floor Plan – Block B – Ground Chapel	24.09.2018
2544_03_0202_J	J	Floor Plan – Block B – Level 1 Chapel	15.05.2018
2544_03_0205_H	H	Roof Plan – Block B Chapel	24.09.2018
2544_03_0301_H	H	Floor Plan – Block C – Ground High School – Science	15.05.2018
2544_03_0303_F	F	Roof Plan – Block C High School - Science	28.09.2018
2544_03_0401_H	H	Floor Plan – Block D – Ground High School	15.05.2018
2544_03_0403_F	F	Roof Plan – Block D – Tas High School	15.05.2018
2544_03_0501_I	I	Floor Plan – Block E – Ground High School TAS & Design	15.05.2018
2544_03_0503_H	H	Roof Plan – Block E High School TAS & Design	28.09.2018
2544_03_0601_H	H	Floor Plan – Block F – Ground High School	15.05.2018
2544_03_0603_I	I	Roof Plan – Block F High School	28.09.2018
2544_03_0701_H	H	Floor Plan – Block G – Ground High School	15.05.2018
2544_03_0702_H	H	Floor Plan – Block G – Level 1 High School	15.05.2018
2544_03_0705_E	E	Roof Plan – Block G High School	15.05.2018
2544_03_0801_I	I	Floor Plan – Block H – Ground High School	15.05.2018
2544_03_0802_I	I	Floor Plan – Block H – Level 1 High School	15.05.2018
2544_03_0805_E	E	Roof Plan – Block H High School	15.05.2018
2544_03_0901_I	I	Floor Plan – Block I – Ground HS GPLA	15.05.2018
2544_03_0902_I	I	Floor Plan – Block I – Level 1 HS GPLA	15.05.2018
2544_03_0905_E	E	Roof Plan – Block I HS GPLA	28.09.2018
2544_03_1001_I	I	Floor Plan – Block J – Ground High School	15.05.2018
2544_03_1002_I	I	Floor Plan – Block J – Level 1 High School	15.05.2018
2544_03_1005_E	E	Roof Plan – Block J High School	29.03.2018
2544_03_1201_D	D	Floor Plan – Block L – Ground Primary School	15.05.2018
2544_03_1203_D	D	Roof Plan – Block L Primary School	15.05.2018
2544_CD_03_1301_D	D	Floor Plan – Block M – Ground Primary School	15.05.2018
2544_03_1305_E	E	Roof Plan – Block M Primary School	29.09.2018
2544_CD_03_1401_E	E	Floor Plan – Block N – Ground Primary School GPLA	15.05.2018
2544_CD_03_1405_E	E	Roof Plan – Block N Primary School GPLA	15.05.2018
2544_AR_DA_A_03_1501_E	E	Floor Plan – Block O – Ground Primary School	15.05.2018
2544_DA_03_1504_D	D	Roof Plan – Block O Primary School	15.05.2018

2544_03_1601_D	D	Floor Plan – Block P – Ground Primary School	15.05.2018
2544_03_1605_D	D	Roof Plan – Block P Primary School	15.05.2018
2544_03_1701_I	I	Floor Plan – Block Q – Ground Early Learning Centre	15.05.2018
2544_03_1705_M	M	Roof Plan – Block Q Early Learning Centre	28.09.2018
2544_03_1901_D	D	Floor Plan – Ground – Block FLV	08.08.2018
2544_04_0101_H	H	Elevations – Block A – 01 High School	15.05.2018
2544_04_0102_H	H	Elevations – Block A – 02 High School	15.05.2018
2544_04_0201_N	N	Elevation – Block B – 01 Chapel	24.09.2018
2544_04_0202_N	N	Elevation – Block B – 02 Chapel	24.09.2018
2544_04_0301_H	H	Elevations – Block C – 01 High School – Science	28.09.2018
2544_04_0302_H	H	Elevations – Block C – 02 High School - Science	28.09.2018
2544_04_0401_G	G	Elevations – Block D – 01 High School	15.05.2018
2544_04_0402_G	G	Elevations – Block D – 02 High School	15.05.2018
2544_04_0501_I	I	Elevations – Block E – 01 High School Tas & Design	28.09.2018
2544_04_0502_I	I	Elevations – Block E – 02 High School TAS & Design	28.09.2018
2544_04_0601_I	I	Elevations – Block F – 01 High School	28.09.2018
2544_04_0602_I	I	Elevations – Block F – 02 High School	28.09.2018
2544_04_0701_G	G	Elevations – Block G – 01 High School	15.05.2018
2544_04_0702_G	G	Elevations – Block G – 02 High School	15.05.2018
2544_04_0801_G	G	Elevations – Block H – 01 High School	15.05.2018
2544_04_0802_G	G	Elevations – Block H – 02 High School	15.05.2018
2544_04_0901_H	H	Elevations – Block I – 01 HS GPLA	28.09.2018
2544_04_0902_H	H	Elevations – Block I – 02 HS GPLA	28.09.2018
2544_04_1001_G	G	Elevations – Block J – 01 High School	15.05.2018
2544_04_1002_G	G	Elevations – Block J – 02 High School	15.05.2018
2544_04_1201_D	D	Elevations – Block L – 01 Primary School	15.05.2018
2544_04_1202_D	D	Elevations – Block L – 02 Primary School	15.05.2018
2544_04_1301_E	E	Elevations – Block M – 01 Primary School	29.09.2018
2544_04_1302_E	E	Elevations – Block M – 02 Primary School	29.09.2018
2544_CD_04_1401_E	E	Elevations – Block N – 01 Primary School GPLA	15.05.2018
2544_DA_04_1501_E	E	Elevations – Block O – 01 Primary School	15.05.2018
2544_DA_04_1502_D	D	Elevations – Block O – 02 Primary School	15.05.2018
2544_04_1601_D	D	Elevations – Block P – 01 Primary School	15.05.2018
2544_04_1602_D	D	Elevations – Block P – 02 Primary	15.05.2018

		School	
2544_04_1701_M	M	Elevations – Block Q – 01 Early Learning Centre	28.09.2018
2544_04_1702_M	M	Elevations – Block Q – 02 Early Learning Centre	28.09.2018
2544_04_1901_D	D	Elevations – Block FLV	08.08.2018
2544_05_0101_E	E	Sections – Block A – 01 High School	15.05.2018
2544_05_0102_D	D	Sections – Block A – 02 High School	15.05.2018
2544_05_0201_L	L	Section – Block B – 01 Chapel	24.09.2018
2544_05_0301_F	F	Sections – Block C – 01 High School - Science	15.05.2018
2544_05_0401_G	G	Sections – Block D – 01 High School	15.05.2018
2544_05_0501_H	H	Sections – Block E – 01 High School TAS & Design	15.05.2018
2544_05_0601_H	H	Sections – Block F – 01 High School	15.05.2018
2544_05_0602_D	D	Sections – Block F – 02 High School	15.05.2018
2544_05_0701_D	D	Sections – Block G – 01 High School	15.05.2018
2544_05_0702_D	D	Sections – Block G – 02 High School	15.05.2018
2544_05_0801_E	E	Sections – Block H – 01 High School	15.05.2018
2544_05_0802_D	D	Sections – Block H – 02 High School	15.05.2018
2544_05_0901_D	D	Sections – Block I – 01 HS GPLA	15.05.2018
2544_05_0902_D	D	Sections – Block I – 02 HS GPLA	15.05.2018
2544_05_1001_F	F	Sections – Block J – 01 High School	15.05.2018
2544_05_1002_D	D	Sections – Block J – 02 High School	15.05.2018
2544_05_1201_D	D	Sections – Block L – 01 Primary School	15.05.2018
2544_05_1202_D	D	Sections – Block L – 02 Primary School	15.05.2018
2544_CD_05_1301_D	D	Sections – Block M – 01 Primary School	15.05.2018
2544_CD_05_1401_E	E	Sections – Block N – 01 Primary School GPLA	15.05.2018
2544_DA_05_1501_E	E	Sections – Block O – 01 Primary School	15.05.2018
2544_05_1601_D	D	Sections – Block P – 01 Primary School	15.05.2018
2544_05_1701_G	G	Sections – Block Q – 01 Early Learning Centre	15.05.2018
2544_05_1901_C	C	Sections – Block FLV	28.06.2018
Landscape Plans prepared by <i>Moir Landscape Architecture</i>			
Dwg No.	Rev	Name of Plan	Date
4		Carpark Entry Plan	9.04.2019
5		Entry Signage 1	9.04.2019
6		Entry Signage 2	9.04.2019
1		Landscape Master Plan	26.04.2019
3		Landscape Planting Plan	26.04.2019
2		Tree Canopy Strategy	26.04.2019
4		Tree Removed Plan	26.04.2019
Stormwater and Civil Plans prepared by <i>mpc</i>			
Dwg No.	Rev	Name of Plan	Date
DA00.00	0	Overall Site Plan	13.12.2018
DA01.00	0	Sedimentation and Erosion Control Plan Sheet 1	13.12.2018
DA01.01	0	Sedimentation and Erosion Control Plan Sheet 2	13.12.2018
DA01.02	0	Sedimentation and Erosion Control	13.12.2018

		Plan Sheet 3	
DA01.03	0	Sedimentation and Erosion Control Plan Sheet 4	13.12.2018
DA01.04	0	Sedimentation and Erosion Control Plan Sheet 5	13.12.2018
DA01.05	0	Sedimentation and Erosion Control Plan Sheet 6	13.12.2018
DA01.06	0	Sedimentation and Erosion Control Plan Sheet 7	13.12.2018
DA01.07	0	Sedimentation and Erosion Control Plan Sheet 8	13.12.2018
DA01.08	0	Sedimentation and Erosion Control Plan Sheet 9	13.12.2018
DA01.50	0	Sedimentation and Erosion Control Details	13.12.2018
DA02.00	0	Stormwater Plan Sheet 1	13.12.2018
DA02.01	0	Stormwater Plan Sheet 2	13.12.2018
DA02.02	0	Stormwater Plan Sheet 3	13.12.2018
DA02.03	0	Stormwater Plan Sheet 4	13.12.2018
DA02.04	0	Stormwater Plan Sheet 5	13.12.2018
DA02.05	0	Stormwater Plan Sheet 6	13.12.2018
DA02.06	0	Stormwater Plan Sheet 7	13.12.2018
DA02.07	0	Stormwater Plan Sheet 8	13.12.2018
DA02.08	0	Stormwater Plan Sheet 9	13.12.2018
DA02.50	0	Stormwater Details	13.12.2018
R02	4	General Arrangement Plan	01.11.2018
R04	4	Roadworks & Drainage Plan Sheet 1 of 4	01.11.2018
R05	4	Roadworks & Drainage Plan Sheet 2 of 4	01.11.2018
R06	4	Roadworks & Drainage Plan Sheet 3 of 4	01.11.2018
R07	4	Roadworks & Drainage Plan Sheet 4 of 4	01.11.2018
Interim Access Engineering Plans prepared by <i>mpc</i>			
Dwg No.	Rev	Name of Plan	Date
<u>R202</u>	<u>3</u>	<u>Site Plan</u>	<u>29.07.2020</u>

2. Schedule 2 Part E - Condition E38 is amended by the insertion of **bold and underlined** words as follows:

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.

E38A. Notwithstanding the requirements of condition E38, this consent allows the interim operation of Stages 1A, 1B, 2A and 2B to commence subject to the proposed interim traffic and pedestrian access arrangements in SSD-8989-Mod-1 as modified by this consent and the subject to following being satisfied:

- the interim traffic intersection design is consistent with the plans listed in condition A2 (drawing No. R202 Rev 3 dated 29/07/2020);**
- a copy of the final construction traffic management plan (for Stages 1A, 1B, 2A and 2B) prepared in consultation with Council and TfNSW in relation to the interim operational access is submitted to the Department for information;**
- operation of the interim access arrangements have been approved by Council and concurrence granted by TfNSW under Section 138 of Road Act;**
- the pedestrian management and movements to / from the site during Stages 1A, 1B, 2A and 2B are managed generally in accordance with the commitment in the**

Interim Traffic Management Plan prepared by SECA Solutions dated 20 August 2020, (as updated incorporating comments from TfNSW) and necessary approvals obtained from the relevant roads authority;

- e) the design in relation to the Work Authorisation Deed (WAD) for the final intersection upgrade and traffic lights being endorsed by TfNSW, unless an alternative timeframe is agreed by the Planning Secretary;
- f) the construction of the final intersection upgrade and the traffic lights, required by condition C37, have been approved under the Roads Act 1993 and construction of these final works has commenced within one month of operation, unless an alternative timeframe is agreed by the Planning Secretary;
- g) pedestrian movements are proposed to be adequately managed before, during and after school hours across Medowie Road as part of a Road Occupancy License to be obtained under the Section 138 (TfNSW) of the Roads Act.

E38B. A copy of the approval referred to under condition E38A(c) is to be provided to the Department prior to the commencement of operation of Stage 1A, 1B, 2A and 2B (whichever operates first).

E38C. Occupation of Stage 2 works must not involve any increase in student numbers beyond that approved Stages 1A and 1B, unless the final intersection of Medowie Road/South Street is delivered in accordance with Condition E38.

3. Schedule 2 Part F - Post Occupation, is amended by inserting new Conditions F20 and F21 **in bold and underlined**:

F20. The interim access arrangements referred to in condition E38A are limited to a maximum of 9 months from the commencement of operation of Stage 1A or Stage 1B (whichever operates first), unless an alternative timeframe is agreed by the Planning Secretary.

F21. The operation of Stage 1A, 1B, 2A and 2B must cease where the requirements of condition E38 A are not met.

End of modification
(SSD 8989 MOD 1)