

STAGING REPORT
CATHERINE MCAULEY CATHOLIC COLLEGE
507 Medowie Road, Medowie NSW 2318

REV G3
DECEMBER 2020

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- A Site Staging Plan
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AMENDMENT HISTORY

F1	Interim staff & visitor vehicular site entry/exit point added to Stage 1 construction	26/03/20	TH
G	Issued for Stage 2a & 2b	23/04/20	TH
G1	Inclusion of Flexible Learning Village Block FLV (4 x GPLA classrooms only) in scope of work	25/09/20	TH
G2	Updated commencement of construction date for Stage 2a & 2b	30/11/20	TH
G3	<i>Updated commencement of occupation date for Stage 2a Flexible Learning Village 'Block FLV'</i>	<i>10/12/20</i>	<i>TH</i>

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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 (Under Construction)	Civil works on site including access road and car parking, services and associated landscaping
Roadworks (Under Construction)	Civil works off site associated with upgrade of Medowie Road & public domain works including temporary staff & visitor vehicular site entry/exit point
Stage 1a	High School – Block A (Administration, Staff & Learning Spaces)

	Early Learning Centre – Block Q Chapel - Block B
Stage 1b (Under Construction)	Associated landscaping, civil, hydraulic, etc
Stage 2a	High School – Block C (Science) High School – Block D (TAS) <i>High School - Block FLV Flexible Learning Village (in part – 4 x GPLA's only)^{G3}</i>
Stage 2b	Covered Ways including first floor linkway between Blocks A & C to provide equitable access throughout the site, associated landscaping, tree removal, civil, hydraulic, electrical site services, High School hardcourt sports courts (x2), site fencing.
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 (Under Construction)	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 (Under Construction)	May 2020 – June 2021	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. Temporary staff & visitor vehicular site entry/exit point pending commissioning of traffic signal intersection (anticipated interim timeframe of up to 6 months post occupation of Stage 1)
Stage 1a (Under Construction) ^G	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 (Under Construction) ^G	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>entire site</i> ^G perimeter fire trail.
Stage 2a	<i>Staged Construction:</i> <i>Block FLV: Early November 2020 - Jan 2021</i> ^{G3} <i>Blocks C & D: Early November 2020 – early June 2021</i> ^{G3}	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, <i>Block FLV Flexible Learning Village (in part – 4 x GPLA Classrooms only)</i> ^{G1} and covered first floor walkway between Block D & Block C- inclusive of pile foundations, ground floor concrete slabs, structural steel frame, external & internal loadbearing & non loadbearing walls, roofing & wall cladding, building

		<p>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.</p>
Stage 2b	<p><i>Staged Construction:</i></p> <p><i>Block FLV associated external works and covered first floor walkway between Block A & C: Early November 2020 - Jan 2021 ^{G3}</i></p> <p><i>Blocks C & D associated external works: Early November 2020 – early June 2021 ^{G3}</i></p>	<p>Construction of associated Stage 2 buildings external landscape works, pavements, covered first floor walkway between Block A & Block C, associated site fencing, civil stormwater drainage & rainwater reuse tank, external access & security lighting, tree planting, Tree Removal, High School hard court sports courts (x2).</p>
Stage 3a	<p>Early January 2022 – early January 2023</p>	<p>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.</p> <p>Internal fitout of High School Block A Hospitality Cert IV Kitchen, Music Practice & recording rooms, first floor staff & student amenities.</p>

		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,

		<p>testing & commissioning, handover and occupation, installation of Principal supplied items (office & teaching consumables, telephone handsets, computers, network patching, Audio Visual equipment), immediate landscape surrounds.</p> <p>Internal fitout of High School Block C 1 x science practical classroom & 1 x science chemistry classroom.</p> <p>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 consumerables, telephone handsets, computers, network patching, Audio Visual equipment), immediate landscape surrounds.</p>
Stage 4b	Early January 2024 – early January 2025	<p>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. Construction of Stage 4 perimeter fire trail. Tree removal and asset protection zone vegetation clearing to facilitate the Stage 4 works</p>
No building work proposed	January 2025 – January 2026	Nil
Stage 5a	Early January 2026 – early January 2027	<p>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</p>

		<p>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.</p> <p>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 consumables, telephone handsets, computers, network patching, Audio Visual equipment), immediate landscape surrounds.</p>
Stage 5b	Early January 2026 – early January 2027	<p>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</p>
Stage 6	Early July 2027 – December 2027	<p>Construction of High School turfed sports oval, fencing & linemarking, security & access lighting and associated landscape surrounds.</p> <p>Construction of Primary School 2 x hard surface sports courts and associated landscape surrounds.</p>

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 *typically*^{G3} 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.

**Note: Occupation of Construction Stage 2a 'Flexible Learning Village - Block FLV' will occur immediately upon completion in Jan 2021 as this is a fast tracked construction stage to be available Day 1 Term 1 2021.*

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
<p>2021 (School Term 1 commencing 27 January 2021)</p> <p>(following completion of Construction Stage 1a & 1b and Stage 2a 'Block FLV & Covered first floor walkway between Blocks A & C'^{G3}.</p> <p>Construction of Stage 2a & 2b 'Blocks C & D' to be completed mid 2021 for occupation by Year 7 & 8 once complete)^{G3}.</p>	EEC, Year 7 & Year 8, Chapel
2022 (School Term 1 commencing 28 January	EEC & Year 7,8 & 9

2022) (occupation of previous construction stages 1a, 1b, 2a & 2b)	
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) * (following completion of Construction Stage 5a & 5b & 6)	EEC & Year 7, 8, 9, 10, 11 & 12 plus K, 1, 2, 3, 4 & 5
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 (*December 2020*)^{G3} construction of the Siteworks, Roadworks, Stage 1a & Stage 1b development stages (as described in Table 2) are *nearing completion of construction*^{G3}.

The Applicant seeks construction & operational approval for the Science Block C, TAS Block D, Flexible Learning Village Block FLV and Covered Way Stage 2a & Stage 2b development stage (as described in Table 2). Construction & operational approvals for subsequent stages 3 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 proposed stages (Stage 2a & Stage 2b).

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 Construction of Stages 2a & 2b 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 G dated 23.04.20

Revision History

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

G - Added Stage 2a & 2b. Removed Stage 1a, 1b, Siteworks & Roadworks stages.

CATHERINE MCAULEY CATHOLIC COLLEGE						
Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
Development Approval conditions of consent						
PART A - ADMINISTRATIVE CONDITIONS						
<div>A1 - OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT</div> <div>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.</div>	Applicable throughout construction	Applicant Head Contractor	N/A	During Construction During Operation	Department of Planning & Environment (DPIE)	
<div>A2 - TERMS OF CONSENT</div> <div>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:</div>	Applicable throughout construction	HeadContractor Applicant	N/A	During Construction During Operation	DPIE	
<div>A3 - TERMS OF CONSENT</div> <div>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.</div>	Applicable throughout construction	Head Contractor Applicant	N/A		DPIE	
<div>A4 - TERMS OF CONSENT</div> <div>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.</div>	Applicable throughout construction	-	N/A		DPIE	
<div>A5 - LIMITS OF CONSENT</div> <div>This consent lapses 5 years after the date of consent unless the works associated with the development have physically commenced.</div>	Applicable throughout construction	Applicant	Evidence of commencement of construction	Within 5 years of date of consent	Private Certifying Authority (PCA)	
<div>A6 - PRESCRIBED CONDITIONS</div> <div>The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.</div>	Applicable throughout construction	-	N/A	-		
<div>A7 - PLANNING SECRETARY AS MODERATOR</div> <div>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.</div>	Applicable throughout construction	-	N/A	-	DPIE	

Statutory Approvals & Staging Matrix

Revision G dated 23.04.20
Revision History
F1 - Added Interim Vehicular site entry/exit point to Roadworks stage, Added construction of full perimeter fire trail to Siteworks stage.
G - Added Stage 2a & 2b. Removed Stage 1a, 1b, Siteworks & Roadworks stages.

CATHERINE MCAULEY CATHOLIC COLLEGE						
Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<p><i>A8 - EVIDENCE OF CONSULTATION</i></p> <p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document for information or approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	Applicable throughout construction	Applicant	Evidence of consultation as required for each relevant stage	as required by the consent for each relevant stage	PCA	
<p><i>A9 - STAGING</i></p> <p>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).</p>	✓	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 Stages 2a & 2b 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 1 to 6 is outlined in the staging report.
<p><i>A10 - STAGING</i></p> <p>A10. A Staging Report prepared in accordance with condition A9 must:</p> <p>(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;</p> <p>(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);</p> <p>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>	✓	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 Stages 2a & 2b 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 1 to 6 is outlined in the staging report.
<p><i>A11 - STAGING</i></p> <p>Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved to the Planning Secretary.</p>	Applicable throughout construction	Applicant	N/A	-	PCA	
<p><i>A12 - STAGING</i></p> <p>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.</p>	✓	-	N/A	-	PCA	

Statutory Approvals & Staging Matrix

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CATHERINE MCAULEY CATHOLIC COLLEGE						
Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<p>A13 - STAGING, COMBINING, AND UPDATING STRATEGIES, PLANS, PROGRAMS OR DRAWINGS</p> <p>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).</p>	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 3 to 6, a revised staging plan is to be submitted to DPIE for approval prior to commencement of construction in accordance with this condition.
<p>A14 - STAGING, COMBINING, AND UPDATING STRATEGIES, PLANS, PROGRAMS OR DRAWINGS</p> <p>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.</p>	Applicable throughout construction	-	Revised staging report (if required)	-	DPIE	
<p>A15 - STAGING, COMBINING, AND UPDATING STRATEGIES, PLANS, PROGRAMS OR DRAWINGS</p> <p>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.</p>	Applicable throughout construction	-	N/A	-	PCA	
<p>A16 - STRUCTURAL ADEQUACY</p> <p>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.</p>	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 Stages 2a & 2b is to be submitted in accordance with this condition.
<p>A17 - EXTERNAL WALLS AND CLADDING</p> <p>The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.</p>	✓	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 2a & 2b is to be undertaken by the PCA in accordance with this condition.
<p>A18 - DESIGN AND CONSTRUCTION FOR BUSH FIRE</p> <p>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.</p>	N/A	Head Contractor	Certification for each relevant stage	Prior to CC for relevant stage	PCA	No shade sail materials are proposed as aprt of Stages 2a & 2b.
<p>A19 - APPLICABILITY OF GUIDELINES</p> <p>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.</p>	Applicable throughout construction	-	N/A	-		

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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<p>A20 - APPLICABILITY OF GUIDELINES</p> <p>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.</p>	Applicable throughout construction	-	N/A	-	DPIE	
<p>A21 - MONITORING AND ENVIRONMENTAL AUDITS</p> <p>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.</p>	Applicable throughout construction	Applicant	N/A	-		
<p>A22 - ACCESS TO INFORMATION</p> <p>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.</p>	✓	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	
<p>A23 - COMPLIANCE</p> <p>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.</p>	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	
<p>A24 - ROAD DESIGN CHANGES</p> <p>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.</p>	N/A	-	-	-	Transport for New South Wales (TfNSW) - Roads & Maritime Services (RMS) + Council	This condition has been satisfied during the initial stage of construction. There is no requirement for further submissions or approvals for this stage or subsequent stages of construction.

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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<p>A25 - ROAD DESIGN CHANGES</p> <p>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).</p>	N/A	-	-	-	TfNSW (RMS) + Council	This condition has been satisfied during the initial stage of construction. There is no requirement for further submissions or approvals for this stage or subsequent stages of construction.
<p>A26 - SITE CONTAMINATION</p> <p>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.</p>	N/A	-	-	Prior to occupation certificate for Stage 1	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.
<p>A27 - SITE CONTAMINATION</p> <p>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.</p>	N/A	-	-	Prior to occupation certificate for Stage 1	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.
<p>A28 - INCIDENT NOTIFICATION, REPORTING AND RESPONSE</p> <p>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.</p>	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	
<p>A29 - INCIDENT NOTIFICATION, REPORTING AND RESPONSE</p> <p>A29. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.</p>	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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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<p><i>A30 - NON-COMPLIANCE NOTIFICATION</i></p> <p>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.</p>	Applicable throughout construction	Applicant Head Contractor PCA	Written notification, if & when required, for each relevant stage	As required throughout construction	DPIE	
<p><i>A31 - NON-COMPLIANCE NOTIFICATION</i></p> <p>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.</p>	Applicable throughout construction	Applicant Head Contractor PCA	Written notification, if & when required, for each relevant stage	As required throughout construction	DPIE	
<p><i>A32 - NON-COMPLIANCE NOTIFICATION</i></p> <p>A32. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.</p>	Applicable throughout construction	-	Written notification, if & when required, for each relevant stage	As required throughout construction	DPIE	
<p><i>A33 - GROUNDWATER</i></p> <p>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.</p>	Applicable throughout construction	Applicant Head Contractor	Written notification, if & when required, for each relevant stage	Prior to removal of groundwater	PCA	
<p><i>A34 - REVISION OF STRATEGIES, PLANS AND PROGRAMS</i></p> <p>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.</p>	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	
<p><i>A35 - REVISION OF STRATEGIES, PLANS AND PROGRAMS</i></p> <p>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.</p>	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	
<p><i>A36 - FOOTPATH WORKS</i></p> <p>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.</p>	N/A	-	-	Prior to Occupation Certificate for Stage 1a & 1b	PCA	This condition has been satisfied during the initial stage of construction. There is no requirement for further submissions or approvals for this stage or subsequent stages of construction.
<p><i>AN1 - ADVISORY NOTES</i></p> <p>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.</p>	Applicable throughout construction	Applicant Head Contractor	N/A			
<p><i>AN2 - ADVISORY NOTES</i></p> <p>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.</p>	✓	Head Contractor	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 Stage 2a & 2b 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.
<p><i>AN3 - ADVISORY NOTES</i></p> <p>Any advice or notice to the consent authority must be served on the Planning Secretary.</p>	Applicable throughout construction	-				

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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
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.	✓	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 Stage 2a & 2b 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.	✓	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 Stage 2a & 2b 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.	✓	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 Stage 2a & 2b 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.	✓	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 2a & 2b 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.
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.	✓	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 Stage 2a & 2b construction stages. Certified civil stormwater drawings for each and every subsequent stage shall be submitted prior to construction approval for that stage.

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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
(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.	✓	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 Stage 2a & 2b construction stages. NorBE Design certifications for each and every subsequent stage shall be submitted prior to construction approval for that stage.
<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.	✓	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 Stage 2a & 2b 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.	✓	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 Stage 2a & 2b 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: Capital Investment Value Levy Rate (% of CIV) Up to and including \$100,000 More than \$100,000 and up to and including \$200,000 More than \$200,000	✓ Nil 0.5% 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 Stage 2a & 2b 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.

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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<p>B8. Development Contributions</p> <p>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.</p>	✓	Applicant	Cost Summary Report by registered Quantity Surveyor	Prior to CC for each relevant stage	PCA	
<p>B9. Development Contributions</p> <p>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.</p>	✓	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						
<p>C1 - NOTIFICATION OF COMMENCEMENT</p> <p>The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.</p>	✓	Head Contractor	Written notification	Min. 48 hours prior to commencement of work for each relevant stage	DPIE	
<p>C2 - NOTIFICATION OF COMMENCEMENT</p> <p>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.</p>	✓	Head Contractor	Written notification	Min. 48 hours prior to commencement of work for each relevant stage	DPIE	
<p>C5 - DEMOLITION</p> <p>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.</p>	N/A	-	-	-	PCA + DPIE	No demolition of structures is proposed in this stage.
<p>C6 - UTILITIES AND SERVICES</p> <p>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.</p>	✓	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. Any connections to new campus facilities or augmentation of the existing utility supply services which require authority approval will be applied for at that relevant stage. 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.

Statutory Approvals & Staging Matrix

Revision G dated 23.04.20
Revision History
F1 - Added Interim Vehicular site entry/exit point to Roadworks stage, Added construction of full perimeter fire trail to Siteworks stage.
G - Added Stage 2a & 2b. Removed Stage 1a, 1b, Siteworks & Roadworks stages.

CATHERINE MCAULEY CATHOLIC COLLEGE						
Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<p>C7 - UTILITIES AND SERVICES</p> <p>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.</p>	N/A	-	-	-	PCA	All utility service connections to the development are to be completed 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) and water supply Authority (Hunter Water) prior to commencement of that stage.
<p>C8 - COMMUNICATION STRATEGY</p> <p>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.</p>	✓	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.
<p>C9 - ECOLOGICALLY SUSTAINABLE DEVELOPMENT</p> <p>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.</p>	✓	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 Stage 2a & 2b of construction. ESD Design certifications for each and every subsequent stage shall be submitted prior to construction approval for that stage.

Statutory Approvals & Staging Matrix

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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<p>C10 - ENVIRONMENTAL MANAGEMENT PLAN REQUIREMENTS</p> <p>C10. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) detailed baseline data;</p> <p>(b) details of:</p> <p>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p> <p>(ii) any relevant limits or performance measures and criteria; and</p> <p>(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;</p> <p>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(d) a program to monitor and report on the:</p> <p>(i) impacts and environmental performance of the development;</p> <p>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <p>(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;</p> <p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <p>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint;</p> <p>(iii) failure to comply with statutory requirements; and</p> <p>(h) a protocol for periodic review/update of the plan and as updates in response to incidents or matters of non-compliance.</p> <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>	Applicable throughout construction	Head Contractor				Construction Environmental Management Plans shall be submitted to the PCA for Stage 2a & 2b 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 were prepared to facilitate the initial stage 1 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.
<p>C11 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (DEMOLITION)</p> <p>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:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with CASA Manual of Standards (MOS-139) Aerodromes with the objectives of minimising light spill;</p> <p>(viii) community consultation and complaints handling;</p> <p>(ix) pedestrian traffic management;</p> <p>(x) noise and vibration management;</p> <p>(xi) waste management;</p> <p>(xii) soil and water management;</p> <p>(xiii) asbestos management;</p> <p>(xiv) an unexpected finds protocol for contamination and associated communication procedure; and</p> <p>(xv) waste classification (for materials to be removed) and validation (for materials to remain).</p>	N/A	-	-	Prior to commencement of Demolition	PCA + Copy to DPIE	No demolition of structures is proposed in this stage.

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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<p>C12 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</p> <p>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:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with CASA Manual of Standards (MOS-139) Aerodromes with the objectives of minimising light spill;</p> <p>(viii) community consultation and complaints handling;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition C13);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition C14);</p> <p>(d) Construction Waste Management Sub-Plan (see condition C15);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition C16);</p> <p>(f) Aboriginal Cultural Heritage Management Sub-Plan (see condition C17);</p> <p>(g) Biodiversity Management Sub-Plan (see condition C18);</p> <p>(h) Bush Fire and Flood Emergency Response (see condition C19);</p> <p>(i) Koala Management Sub Plan (see condition C20);</p> <p>(j) Findings of the Arboricultural impact assessment report;</p> <p>(k) Asbestos Management Plan;</p> <p>(j) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(k) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p> <p>(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.</p>	✓	Head Contractor	Construction Environmental Management Plan	Prior to Commencement of construction for each relevant stage	DPIE	<p>Construction Environmental Management Plans and associated sub-plans shall be submitted to the PCA for Stage 2a & 2b construction stages.</p> <p>Construction Environmental Management Plans for each and every subsequent stage shall be submitted prior to construction approval for that stage. Where specialist consultant reports were prepared to facilitate the initial stage 1 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.</p>
<p>C13 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</p> <p>C13. The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW (RMS);</p> <p>(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;</p> <p>(d) detail heavy vehicle routes, access and parking arrangements;</p> <p>(e) include a Driver Code of Conduct to:</p> <p>(i) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(ii) minimise conflicts with other road users;</p> <p>(iii) minimise road traffic noise; and</p> <p>(iv) ensure truck drivers use specified routes;</p> <p>(f) include a program to monitor the effectiveness of these measures; and</p> <p>(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</p>	✓	Head Contractor	Construction Traffic & Pedestrian Management Subplan	Prior to Commencement of construction for each relevant stage	DPIE	<p>Consultation with Council & TfNSW (RMS) is required in accordance with Condition A8</p> <p>Construction Environmental Management Plans and associated sub-plans shall be submitted to the PCA for Stage 2a & 2b construction stages.</p> <p>Construction Environmental Management Plans for each and every subsequent stage shall be submitted prior to construction approval for that stage. Where specialist consultant reports were 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.</p>

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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<div>C14 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</div> <div>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.</div>	✓	Head Contractor	Construction Noise and Vibration Management Subplan	Prior to Commencement of construction for each relevant stage	DPIE	<div>Requires community consultation to develop the strategies in Condition C8</div> <div>Construction Environmental Management Plans and associated sub-plans shall be submitted to the PCA for Stage 2a & 2b 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 were 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.</div>
<div>C15 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</div> <div>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.</div>	✓	Head Contractor	Construction Waste Management Subplan	Prior to Commencement of construction for each relevant stage	DPIE	<div>Construction Environmental Management Plans and associated sub-plans shall be submitted to the PCA for Stage 2a & 2b 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 were 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.</div>

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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<p>C16 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</p> <p>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).</p>	✓	Head Contractor	Construction Soil & Water Management Plan	Prior to Commencement of construction for each relevant stage	DPIE	<p>Consultation with Council is required in accordance with Condition A8</p> <p>Construction Environmental Management Plans and associated sub-plans shall be submitted to the PCA for Stage 2a & 2b 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 were 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.</p>
<p>C17 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</p> <p>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.</p>	✓	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	<p>Construction Environmental Management Plans and associated sub-plans shall be submitted to the PCA for Stage 2a & 2b 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 were 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.</p>

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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<p>C18 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</p> <p>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.</p>	✓	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 Stage 2a & 2b 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 were 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.
<p>C19 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</p> <p>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.</p>	✓	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 Stage 2a & 2b 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 were 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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<p>C20 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</p> <p>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.</p>	✓	Head Contractor	Koala Management Subplan	Prior to Commencement of construction for Stage 1 & review and update as required for each subsequent stage	DPIE	<p>Construction Environmental Management Plans and associated sub-plans shall be submitted to the PCA for the Stage 2a & 2b 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 were 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.</p> <p>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.</p>
<p>C21 - FLOOD MANAGEMENT</p> <p>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.</p>	✓	Head Contractor	Certification for each relevant stage	Prior to Commencement of construction for each relevant stage	PCA	<p>Design certification of floor levels shall be submitted to the PCA for Stage 2a & 2b construction stages. Design certifications for each and every subsequent stage shall be submitted prior to construction approval for that stage.</p> <p>1% AEP 8.1m AHD FPL 8.6m AHD (AEP 0.5m) PMF 9.2m AHD</p>
<p>C22 - FLOOD MANAGEMENT</p> <p>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.</p>	✓	Head Contractor	Certification for each relevant stage	Prior to Commencement of construction for each relevant stage	PCA	<p>Design certification of floor levels shall be submitted to the PCA for Stage 2a & 2b construction stages. Design certifications for each and every subsequent stage shall be submitted prior to construction approval for that stage.</p> <p>1% AEP 8.1m AHD FPL 8.6m AHD (AEP 0.5m) PMF 9.2m AHD</p>

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<p>C23 - CONSTRUCTION PARKING</p> <p>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.</p>	✓	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 Stage 2a & 2b 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 were 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.
<p>C24 - CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT</p> <p>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.</p>	✓	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
<p>C25 - PUBLIC DOMAIN WORKS</p> <p>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.</p>	N/A	-	-	-	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.
<p>C26 - RAINWATER HARVESTING</p> <p>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.</p>	✓	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 Stage 2a & 2b 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.
<p>C27 - BIODIVERSITY</p> <p>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</p>	N/A	-	-	-	DPIE	All ecological creditis have been 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.
<p>C28 - BIODIVERSITY</p> <p>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.</p>	N/A	-	-	-	DPIE	All ecological creditis have been 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.
<p>C29 - BIODIVERSITY</p> <p>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.</p>	N/A	-	-	-	DPIE	All ecological creditis have been 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 G dated 23.04.20
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G - Added Stage 2a & 2b. Removed Stage 1a, 1b, Siteworks & Roadworks stages.

CATHERINE MCAULEY CATHOLIC COLLEGE						
Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<p>C30 - CARPARKING AND SERVICE VEHICLE LAYOUT</p> <p>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:</p> <p>(a) all vehicles must enter and leave the Site in a forward direction;</p> <p>(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;</p> <p>(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 AUSTRROADS; and</p> <p>(d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.</p>	N/A	-	-	Prior to Commencement of construction for each relevant stage	PCA	No civil carpark or roadway works are proposed for Stages 2a & 2b
<p>C31 - BICYCLE PARKING AND END-OF-TRIP FACILITIES</p> <p>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:</p> <p>a) the provision of a minimum 200 bicycle parking spaces;</p> <p>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;</p> <p>c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool;</p> <p>d) appropriate pedestrian and cyclist advisory signs are to be provided; and</p> <p>e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.</p>	N/A	-	-	-	PCA	The facilities to be provided as part of the initial construction Stage 1 will satisfy this requirement for Stage 2a & 2b.
<p>C32 - ROADWORKS AND ACCESS</p> <p>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).</p>	N/A	-	-	-	PCA + TfNSW (RMS)	No civil carpark or roadway works are proposed for Stages 2a & 2b
<p>C33 - ROADWORKS AND ACCESS</p> <p>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.</p>	N/A	-	-	-	PCA	No civil carpark or roadway works are proposed for Stages 2a & 2b. This condition of consent has been satisfied during the intital Stage 1 of construction
<p>C34 - ROADWORKS AND ACCESS</p> <p>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.</p>	N/A	-	-	-	PCA + Council	No roadway works are proposed for Stages 2a & 2b. This condition of consent has been satisfied during the intital Stage 1 of construction
<p>C35 - ROADWORKS & ACCESS</p> <p>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.</p>	N/A	-	-	-	PCA + TfNSW (RMS) & Council	No roadway works are proposed for Stages 2a & 2b. This condition of consent has been satisfied during the intital Stage 1 of construction

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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<p>C36 - ROADWORKS & ACCESS</p> <p>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.</p>	N/A	-	-	-	PCA	No perimeter fire trail works are proposed for Stages 2a & 2b. This condition of consent has been satisfied during the intital Stage 1 of construction
<p>C37 - INTERSECTION WORKS</p> <p>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></p>	N/A	-	-	-	PCA + TfNSW (RMS)	All road pavement and intersection works are to be constructed during the initial Roadworks stage. This will satisfy this condition for subsequent development stages.
<p>C38 - CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT</p> <p>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.</p>	✓	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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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<p>C39 - AIRCRAFT OPERATIONS AT RAAF</p> <p>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.</p>	✓	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
<p>C40 - COMPLIANCE REPORTING</p> <p>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.</p>	✓	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 Stage 2a & 2b 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.
<p>C41 - COMPLIANCE REPORTING</p> <p>C41. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</p>	✓	Applicant	Compliance reports	No action required prior to CC - Ongoing for each relevant stage during construction	PCA	
<p>C42 - COMPLIANCE REPORTING</p> <p>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.</p>	✓	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	
<p>C43 - COMPLIANCE REPORTING</p> <p>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.</p>	Update if required	Applicant	-	No action required prior to CC	-	
<p>C44 UNEXPECTED FINDS PROTOCOL - ABORIGINAL HERITAGE</p> <p>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.</p>	✓	Head Contractor	-	No action required prior to CC	DPIE Heritage Division	
<p>C45 UNEXPECTED FINDS PROTOCOL - HISTORIC HERITAGE</p> <p>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.</p>	✓	Head Contractor	-	No action required prior to CC	DPIE Heritage Division	

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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<p>C46. <i>Unexpected Contamination Procedure</i></p> <p>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.</p>	✓	Head Contractor	Unexpected contamination procedure subplan	Prior to Commencement of earthworks or demolition (whichever occurs first) for each relevant stage	PCA + DPIE	
<p>C47 <i>Network Infrastructure and Delivery</i></p> <p>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.</p>	N/A	-	-	-	PCA + Hunter Water	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.
<p>C48 <i>Wastewater Transportation</i></p> <p>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.</p>	N/A	-	-	-	PCA + Hunter Water	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.
<p>C49 <i>Wastewater Transportation</i></p> <p>C49. The works must be designed and certified by a Hunter Water Corporation Accredited Design Consultant.</p>	N/A	-	-	-	PCA + Hunter Water	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.
<p>ADVISORY NOTES:</p> <p>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.</p>	N/A	-	-	-	PCA + TfNSW (RMS)	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						
<p>D1 - <i>SITE NOTICE</i></p> <p>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.</p>	Applicable throughout construction	Head Contractor	Site notice signage	During Construction for each relevant stage	PCA	
<p>D2 - <i>OPERATION OF PLANT AND EQUIPMENT</i></p> <p>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.</p>	Applicable throughout construction	Head Contractor	-	During Construction for each relevant stage	PCA	
<p>D3 - <i>DEMOLITION</i></p> <p>Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001).</p>	Applicable throughout construction	Head Contractor	-	During Construction for each relevant stage	PCA	

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<p><i>D4 - CONSTRUCTION HOURS</i></p> <p>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.</p>	Applicable throughout construction	Head Contractor	-	During Construction for each relevant stage	PCA	
<p><i>D5 - CONSTRUCTION HOURS</i></p> <p>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.</p>	Applicable throughout construction	Head Contractor	-	During Construction for each relevant stage	PCA	
<p><i>D6 - CONSTRUCTION HOURS</i></p> <p>D6. Notification of such construction activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.</p>	Applicable throughout construction	Head Contractor	-	During Construction for each relevant stage	PCA	
<p><i>D7 - CONSTRUCTION HOURS</i></p> <p>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.</p>	Applicable throughout construction	Head Contractor	-	During Construction for each relevant stage	PCA	
<p><i>D8 - IMPLEMENTATION OF MANAGEMENT PLANS</i></p> <p>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).</p>	Applicable throughout construction	Head Contractor	Construction & Enviromental Management Plans	During Construction for each relevant stage	PCA + DPIE	
<p><i>D9 - CONSTRUCTION TRAFFIC</i></p> <p>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.</p>	Applicable throughout construction	Head Contractor	Construction Traffic & Pedestrian Management Subplan	During Construction for each relevant stage	PCA + DPIE	

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<p>D10 - CONSTRUCTION TRAFFIC</p> <p>D10. All construction vehicles must enter and exit the site via Medowie Road only, unless otherwise agreed by Council.</p>	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
<p>D11 - HOARDING REQUIREMENTS</p> <p>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</p>	Applicable throughout construction	Head Contractor	-	During Construction for each relevant stage	PCA	
<p>D12 - NO OBSTRUCTION OF PUBLIC WAY</p> <p>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.</p>	Applicable throughout construction	Head Contractor	-	During Construction for each relevant stage	PCA	
<p>D13 - CONSTRUCTION NOISE LIMITS</p> <p>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.</p>	Applicable throughout construction	Head Contractor	Construction Noise and Vibration Management Subplan	During Construction for each relevant stage	PCA	
<p>D14 - CONSTRUCTION NOISE LIMITS</p> <p>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.</p>	Applicable throughout construction	Head Contractor	Construction Traffic & Pedestrian Management Subplan	During Construction for each relevant stage	PCA	
<p>D15 - CONSTRUCTION NOISE LIMITS</p> <p>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.</p>	Applicable throughout construction	Head Contractor	Construction Traffic & Pedestrian Management Subplan	During Construction for each relevant stage	PCA	
<p>D16 - VIBRATION CRITERIA</p> <p>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).</p>	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 Stage 2a & 2b 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. 1 x existing tree located on the site is proposed to be removed due to it's proximity to the building line which does not comply with the requiremnts of Planning for Bushfire Protection (within 3m of building)
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.	N/A	-	-	-	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 Stage 2a & 2b 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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<p>D24 - IMPORTED SOIL</p> <p>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.</p>	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)	
<p>D25 - DISPOSAL OF SEEPAGE AND STORMWATER</p> <p>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.</p>	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
<p>D26 - WASTE STORAGE AND PROCESSING</p> <p>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.</p>	Applicable throughout construction	Head Contractor	Construction Waste Management Subplan	During Construction for each relevant stage	PCA	
<p>D27 - WASTE STORAGE AND PROCESSING</p> <p>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).</p>	Applicable throughout construction	Head Contractor	Construction Waste Management Subplan	During Construction for each relevant stage	PCA	
<p>D28 - WASTE STORAGE AND PROCESSING</p> <p>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.</p>	Applicable throughout construction	Head Contractor	Construction Waste Management Subplan	During Construction for each relevant stage	PCA	
<p>D29 - INDEPENDENT ENVIRONMENTAL AUDIT</p> <p>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.</p>	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 Stages 2a & 2b 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.

Statutory Approvals & Staging Matrix

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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<div>D30 - INDEPENDENT ENVIRONMENTAL AUDIT</div> <div>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.</div>	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 Stages 2a & 2b 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.
<div>D31 - INDEPENDENT ENVIRONMENTAL AUDIT</div> <div>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.</div>	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	
<div>D32 - INDEPENDENT ENVIRONMENTAL AUDIT</div> <div>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).</div>	Applicable throughout construction	Applicant	Independent Audit Program & independent construction audits	During Construction for each relevant stage	DPIE + PCA	
<div>D33 - INDEPENDENT ENVIRONMENTAL AUDIT</div> <div>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.</div>	Applicable throughout construction	Applicant	Formal review & written response submitted to Department & PCA and made publicly available	During Construction for each relevant stage	DPIE + PCA	
<div>D34 - INDEPENDENT ENVIRONMENTAL AUDIT</div> <div>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.</div>	Applicable throughout construction	Applicant	-	During Construction for each relevant stage	DPIE	

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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
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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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
PART E - PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE						
<p><i>E1 - NOTIFICATION OF OCCUPATION</i></p> <p>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.</p>	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 construction Stages 2a & 2b. DPIE shall be notified separately in accordance with this condition of consent for each and every subsequent stage of operation.
<p>E2 - EXTERNAL WALLS AND CLADDING</p> <p>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.</p>	✓	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 2a & 2b 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.
<p>E3 - EXTERNAL WALLS AND CLADDING</p> <p>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.</p>	✓	PCA		Prior to OC for each relevant stage	DPIE + PCA	
<p>E4 - POST-CONSTRUCTION DILAPIDATION REPORT</p> <p>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:</p> <p>a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure including those referenced in condition C3.</p> <p>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:</p> <p>i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</p> <p>ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</p> <p>c) to be forwarded to Council.</p>	✓	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.
<p><i>E5 - PROTECTION OF PUBLIC INFRASTRUCTURE</i></p> <p>E5. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p>	Applicable throughout construction	Head Contractor	-	Prior to OC for each relevant stage	PCA	
<p><i>E6 - PROTECTION OF PROPERTY</i></p> <p>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.</p>	Applicable throughout construction	Head Contractor	-	Prior to OC for each relevant stage	PCA	
<p><i>E7 - WORKS AS EXECUTED PLANS</i></p> <p>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.</p>	✓	Head Contractor	Certification from Registered Land Surveyor	Prior to OC for each relevant stage	PCA	Works as executed survey drawings for Stages 2a & 2b 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.
<p><i>E8 - WORKS AS EXECUTED PLANS</i></p> <p>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.</p>	✓	Head Contractor	Design & Asbuilt certification	Prior to OC for each relevant stage	PCA	

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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<div>E9 - GREEN TRAVEL PLAN</div> <div>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.</div>	✓	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.
<div>E10 - OPERATIONAL TRANSPORT AND ACCESS MANAGEMENT PLAN (OTAMP)</div> <div>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.</div>	✓	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.
<div>E11 - MECHANICAL VENTILATION</div> <div>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.</div>	✓	Head Contractor	Design & Asbuilt certification	Prior to OC for each relevant stage	PCA	Mechanical Design & As-built certification for Stages 2a & 2b 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.
<div>E12 - OPERATIONAL NOISE - DESIGN OF MECHANICAL PLANT AND EQUIPMENT</div> <div>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.</div>	✓	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 2a & 2b 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.
<div>E13 - ROAD DAMAGE</div> <div>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.</div>	Applicable throughout construction	Head Contractor	-	Prior to OC for each relevant stage	PCA	

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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<div>E14 - FIRE SAFETY CERTIFICATION</div> <div>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.</div>	✓	Head Contractor	Fire Safety Certificate	Prior to OC for each relevant stage	Council	The existing Fire Safety Certificate and annual fire safety statement shall be amended to include Stages 2a & 2b 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.
<div>E15 - STRUCTURAL INSPECTION CERTIFICATE</div> <div>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.</div>	✓	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 2a & 2b 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.
<div>E16 - COMPLIANCE WITH FOOD CODE</div> <div>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.</div>	N/A	-	-	Prior to OC for each relevant stage where applicable	PCA	No food preparation or storage areas are proposed in Stages 2a & 2b
<div>E17 - STORMWATER QUALITY MANAGEMENT PLAN</div> <div>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.</div>	✓	Head Contractor	Stormwater Operation & Management Plan	Prior to OC for each relevant stage	PCA	A OMP shall be submitted to the PCA for Stage 2a & 2b 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.
<div>E18 - STORMWATER QUALITY MANAGEMENT PLAN</div> <div>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.</div>	✓	Head Contractor	Stormwater Operation & Management Plan	Prior to OC for each relevant stage	PCA	A OMP shall be submitted to the PCA for Stage 2a & 2b 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.
<div>E19 -STORMWATER MANAGEMENT</div> <div>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).</div>	✓	Applicant	Written evidence & copy of contract agreement	Prior to OC for each relevant stage	PCA + Council	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 the Stage 2a & 2b stormwater infrastructure, and 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.

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<div>E20 Rainwater Harvesting</div> <div>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.</div>	✓	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 Stage 2a & 2b 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.
<div>E21 - WARM WATER SYSTEM AND COOLING SYSTEMS</div> <div>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.</div>	✓	Head Contractor	Design & As-built certification	Prior to OC for each relevant stage	PCA	As-built Certification shall be submitted to the PCA for Stage 2a & 2b 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.
<div>E22 - OUTDOOR LIGHTING</div> <div>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.</div>	✓	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 Stage 2a & 2b 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.
<div>E23 - OPERATIONAL WASTE MANAGEMENT PLAN</div> <div>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.</div>	Update if required	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.
<div>E24 - OPERATIONAL WASTE STORAGE AND PROCESSING</div> <div>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.</div>	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.

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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<p><i>E25 - VALIDATION REPORT</i></p> <p>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:</p> <p>(a) be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor;</p> <p>(b) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011);</p> <p>(c) include, but not be limited to:</p> <p>(i) comment on the extent and nature of the remediation undertaken;</p> <p>(ii) describe the location, nature and extent of any remaining contamination on site;</p> <p>(iii) sampling and analysis plan and sampling methodology;</p> <p>(iv) results of sampling of treated material, compared with the treatment criteria;</p> <p>(v) results of any validation sampling, compared to relevant guidelines/criteria;</p> <p>(vi) discussion of the suitability the remediated areas for the intended land use; and</p> <p>(vii) any other requirement relevant to the project.</p>	N/A	-	-	-	PCA + DPIE + EPA	<p>Consultation with DPIE & EPA is required in accordance with Condition A8</p> <p>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 of the initial stage of construction. This reports can be used to satisfy this condition for subsequent development stages.</p>
<p><i>E26 - SITE AUDIT REPORT AND SITE AUDIT STATEMENT</i></p> <p>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).</p>	N/A	-	-	-	PCA	<p>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.</p>
<p><i>E27 - SITE AUDIT REPORT AND SITE AUDIT STATEMENT</i></p> <p>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.</p>	N/A	-	-	-	PCA	<p>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.</p>
<p><i>E28 - LANDSCAPING</i></p> <p>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:</p> <p>(a) describe the monitoring and maintenance measures to manage revegetation and landscaping works;</p> <p>(b) include specific measures to ensure the long-term success and survivability of the planting; and</p> <p>(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.</p>	✓	Head Contractor	Landscape Management Plan	Prior to OC for each relevant stage	PCA	<p>A Landscape Management Plan shall be submitted to the PCA for Stage 2a & 2b 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.</p>

Statutory Approvals & Staging Matrix

Revision G dated 23.04.20
Revision History
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G - Added Stage 2a & 2b. Removed Stage 1a, 1b, Siteworks & Roadworks stages.

CATHERINE MCAULEY CATHOLIC COLLEGE						
Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<div>E29 - LANDSCAPING</div> <div>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.</div>	✓	Head Contractor	Written Certification	Prior to OC for each relevant stage	PCA	Works as Executed Certification shall be submitted to the PCA for Stage 2a & 2b 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.
<div>E30 - LANDSCAPING</div> <div>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.</div>	N/A	-	-	-	PCA + Council	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.
<div>E31 - BIODIVERSITY</div> <div>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.</div>	✓	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. Certificaton of a qualified ecologist is to be provided for each stage where Koala tree offsets are required.
<div>E32 - VEGETATION MANAGEMENT PLAN</div> <div>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.</div>	N/A	-	-	-	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.
<div>E33 - VEGETATION MANAGEMENT PLAN</div> <div>E33. The Vegetation Management Plan must be developed to guide the management of retained native vegetation and adjoining Asset Protection Zones.</div>	Update if required	-	-	-	PCA	A vegetation management plan is to be prepared & undertaken during the initial Siteworks stage. This will satisfy this condition for subsequent development stages.
<div>E34 - HIGH HAZARD FLOODWAY GUARDRAIL</div> <div>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.</div>	N/A	-	-	-	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 account for the increase in length of the College & internal road network footprint.
<div>E35 - UTILITIES AND SERVICES</div> <div>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.</div>	✓	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.
<div>E36 - ROADWORKS AND ACCESS</div> <div>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.</div>	✓	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

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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<div>E37 - ROADWORKS AND ACCESS</div> <div>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.</div>	N/A	-	-	-	TfNSW (RMS) + Council	This condition has been satisfied during the initial stage of construction. There is no requirement for further submissions or approvals for this stage or subsequent stages of construction.
<div>E38 - ROADWORKS AND ACCESS</div> <div>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.</div>	N/A	-	-	-	TfNSW (RMS) + Council	This condition has been satisfied during the initial stage of construction. There is no requirement for further submissions or approvals for this stage or subsequent stages of construction.
<div>E39 - ROADWORKS AND ACCESS</div> <div>E39. All roadworks and access must be completed by the Applicant at their cost.</div>	N/A	-	-	-	-	This condition has been satisfied during the initial stage of construction. There is no requirement for further submissions or approvals for this stage or subsequent stages of construction.
<div>E40 - BUS PICK-UP / DROP-OFF</div> <div>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.</div>	✓	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.
<div>E41 - SCHOOL ZONES</div> <div>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.</div>	N/A	-	-	-	TfNSW (RMS)	This condition has been satisfied during the initial stage of construction. There is no requirement for further submissions or approvals for this stage or subsequent stages of construction.
<div>E42 - SCHOOL ZONES</div> <div>E42. The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.</div>	Applicable throughout construction	Head Contractor	Written records	Prior to commencement of operation of each relevant stage	-	Any construction zones are to be implemented throughout the various stages of construction under the contractors Construction traffic management plan.
<div>E43 - CAR PARKING ARRANGEMENTS</div> <div>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.</div>	N/A	-	-	-	DPIE	This condition has been satisfied during the initial stage of construction. There is no requirement for further submissions or approvals for Satge 2a & 2b.
<div>E44 - SIGNAGE</div> <div>E44. Prior to the issue of Occupation Certificate, way-finding signage and signage identifying the location of staff car parking must be installed.</div>	N/A	-	-	-	PCA	This condition has been satisfied during the initial stage of construction. There is no requirement for further submissions or approvals for Satge 2a & 2b.
<div>E45 - SIGNAGE</div> <div>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.</div>	N/A	-	-	-	PCA	This condition has been satisfied during the initial stage of construction. There is no requirement for further submissions or approvals for Satge 2a & 2b.

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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<i>E46 - SIGNAGE</i> 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 Stage 2a & 2b stage of construction. As built certification shall be provided for each and every subsequent stage of construction.
<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	-	-	-	PCA	This condition has been satisfied during the initial stage of construction. There is no requirement for further submissions or approvals for this stage or subsequent stages of construction.
<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.	✓	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
<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.	Update if required	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.
<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.	Update if required	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.

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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<p><i>E51 - EVACUATION AND EMERGENCY MANAGEMENT</i></p> <p>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.</p>	Update if required	Applicant	Operational Bushfire Evacuation & Emergency Management Plan	6 weeks prior to commencement of operation of each relevant stage	PCA + Council + Rural Fire Service (RFS)	<p>Consultation with Council & RFS is required in accordance with Condition A8</p> <p>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 rewieved annually prior to student cohort enrolment intakes as well as in accordance any monitoring & reiewi 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.</p>
<p><i>E52 - WORKS AUTHORISATION DEED</i></p> <p>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.</p>	N/A	-	-	-	PCA + RMS	This condition has been satisfied during the initial stage of construction. There is no requirement for further submissions or approvals for this stage or subsequent stages of construction.
<p><i>E53 - OPERATIONAL NOISE - DESIGN OF MECHANICAL PLANT AND EQUIPMENT</i></p> <p>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.</p>	✓	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 Stage 2a & 2b stage of construction. As built certification shall be provided for each and every subsequent stages 3 to 5 of construction.
<p><i>E54 - WASTEWATER TRANSPORTATION</i></p> <p>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.</p>	N/A	-	-	-	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.
<p><i>E55 - WASTEWATER TRANSPORTATION</i></p> <p>E55. The works must be constructed and certified by a Hunter Water Corporation Accredited construction contractor.</p>	N/A	-	-	-	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.
<p><i>E56 - WATER & SEWER COMPLIANCE</i></p> <p>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.</p>	✓	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 2a & 2b prior to occupation.

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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<p><i>E57 - LONG TERM ENVIRONMENTAL MANAGEMENT PLAN</i></p> <p>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:</p> <p>(a) be prepared by a suitably qualified and experienced person whose appointment has been endorsed by the Planning Secretary in consultation with EPA;</p> <p>(b) be submitted to EPA for review prior to submission to the Planning Secretary; and</p> <p>(c) include, but not be limited to:</p> <p>(i) a description of the nature and location of any contamination remaining on site;</p> <p>(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;</p> <p>(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;</p> <p>(iv) a description of the procedures for monitoring the integrity of the containment cell;</p> <p>(v) a surface and groundwater monitoring program;</p> <p>(vi) mechanisms to report results to relevant agencies;</p> <p>(vii) triggers that would indicate if further remediation is required; and</p> <p>(viii) details of any contingency measures that the Applicant is to carry out to address any ongoing contamination.</p>	Update if required	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.

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Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<p>AN1 - ADVISORY NOTES</p> <p>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:</p> <p>(d) a copy of the Conditions of Consent;</p> <p>(e) the proposed school commencement/opening date;</p> <p>(f) two sets of detailed design plans showing the following:</p> <p>(i) accurate Site boundaries;</p> <p>(ii) details of all road reserves, adjacent to the Site boundaries;</p> <p>(iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use;</p> <p>(iv) all existing and proposed pedestrian crossing facilities on the adjacent road network;</p> <p>(v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and</p> <p>(vi) all existing and proposed street furniture and street trees.</p>	N/A	-	-	-	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						
<p>F1 - OUT OF HOURS EVENT MANAGEMENT PLAN</p> <p>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:</p> <p>(a) the number of attendees, time and duration;</p> <p>(b) arrival and departure times and modes of transport;</p> <p>(c) where relevant, a schedule of all annual events;</p> <p>(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);</p> <p>(e) details of the use of the school halls, school ovals, hardstand courts and canteen, where applicable, restricting use before 8am and after 10pm;</p> <p>(f) measures to minimise localised traffic and parking impacts; and</p> <p>(g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.</p>	Update if required	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. 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.
<p>F2 - OUT OF HOURS EVENT MANAGEMENT PLAN</p> <p>F2. The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.</p>	Applicable throughout operation	Applicant				
<p>F3 - OUT OF HOURS EVENT MANAGEMENT PLAN</p> <p>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:</p> <p>(a) the number of attendees, time and duration;</p> <p>(b) arrival and departure times and modes of transport;</p> <p>(c) where relevant, a schedule of all annual events;</p> <p>(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);</p> <p>(e) details of the use of the chapel, where applicable, restricting use before 8am and after 10pm (except for midnight mass);</p> <p>(f) measures to minimise localised traffic and parking impacts; and</p> <p>(g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.</p>	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. 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.

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Authority/Document	Stage 2a & 2b	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.	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.	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.	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.	✓	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.	Applicable throughout operation	Applicant	Operational Transport & Access 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.	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.	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.	✓	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 Stage 2a & 2b stage of construction in accordance with condition F11. Short term noise monitoring shall be provided for each and every subsequent stages 3 to 5 of construction.

Statutory Approvals & Staging Matrix

Revision G dated 23.04.20
Revision History
F1 - Added Interim Vehicular site entry/exit point to Roadworks stage, Added construction of full perimeter fire trail to Siteworks stage.
G - Added Stage 2a & 2b. Removed Stage 1a, 1b, Siteworks & Roadworks stages.

CATHERINE MCAULEY CATHOLIC COLLEGE						
Authority/Document	Stage 2a & 2b	RESPONSIBLE PARTY	DELIVERABLE	DATE ACTION REQ	RELEVANT APPROVAL AUTHORITY	COMMENT
<p>F12 - UNOBSTRUCTED DRIVEWAYS AND PARKING AREAS</p> <p>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.</p>	Applicable throughout operation	Applicant				
<p>F13 - GREEN TRAVEL PLAN</p> <p>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.</p>	✓	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 reviewed annually in accordance with condition F13.
<p>F14 - ECOLOGICALLY SUSTAINABLE DEVELOPMENT</p> <p>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.</p>	✓	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 Stage 2a & 2b construction stages in accordance with condition F14. ESD Asbuilt certifications for each and every subsequent stages 3 to 5 incorporating building works shall be submitted in accordance with condition F14.
<p>F15 - OUTDOOR LIGHTING</p> <p>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.</p>	Applicable throughout operation	Applicant				
<p>F16 - LANDSCAPING</p> <p>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.</p>	Applicable throughout operation	Applicant				
<p>F17 - ASSET PROTECTION ZONES</p> <p>F17. The asset protection zones required by condition E48 must be maintained for the duration of occupation of the development.</p>	Applicable throughout operation	Applicant				
<p>F18 - ONGOING WASTE MANAGEMENT</p> <p>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.</p>	Applicable throughout operation	Applicant				
<p>F19 - SIGNAGE</p> <p>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.</p>	Applicable throughout operation	Applicant				

Table 5 – Cumulative Impacts of Staged Operation & Construction

Catherine McAuley College, 507 Medowie Road, Medowie NSW

Cumulative Impacts Matrix

Revision G dated 23/04/20
Revision History
G - Reissued unamended for Stage 2a & 2b Staging Report.

CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	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
<div><div>Legend</div><div>Note: Conditions deemed to have no cumulative impacts or not applicable are not listed within the table below</div><div>Minor or no anticipated impact</div><div>Medium or potential impact</div><div>High or definitive impact</div></div>								
PART A - ADMINISTRATIVE CONDITIONS								
<div>A26 - SITE CONTAMINATION</div> <div>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.</div>		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.
<div>A27 - SITE CONTAMINATION</div> <div>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.</div>		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.
<div>A36 - FOOTPATH WORKS</div> <div>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.</div>		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 shall be developed under conditions of consent C8, C13, D1, D6 & approved by the relevant authority assigned in the statutory approvals matrix. Council's Section 138 processes will monitor, reveiw & approve the public domain works prior to occupation of the initial stage of construction.	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 in accordance with Council's S138 review and approvals process.
<div>B3 - STORMWATER MANAGEMENT SYSTEM</div> <div>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.</div>							A Stormwater Management Plan including a certified, approved stormwater design is required to be submitted to the Department of Planning, Industry & Environment (DPIE) and the PCA for each and every stage of construction where stormwater drainage infrastructure is proposed (Stages 1 to 5) in accordance with the approved stormwater masterplan and condition of consent B3 prior to the issue of a construction certificate. Consultation is required with Council regarding any proposed Council stormwater assets within the vicinity of the works or connection to the public stormwater system, as well as water quality and on-site detention requirements prior to each stage of construction.	<div>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 contol infrastructure is proposed to be constructed in the first stage of construction, therefore cumulative impacts should not exceed the overall impact of the development.</div> <div>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.</div>

Cumulative Impacts Matrix

Revision G dated 23/04/20
Revision History
G - Reissued unamended for Stage 2a & 2b Staging Report.

CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	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
<p>(k) Stormwater Management Plans with details of drainage infrastructure including the following:</p> <p>(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;</p> <p>(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;</p> <p>(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);</p> <p>(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;</p> <p>(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;</p> <p>(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</p> <p>(ii) demonstrate how WSUD design principles have been considered across the development to mitigate potential impacts on the mapped coastal wetlands.</p> <p>(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</p> <p>(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.</p>								
<p><i>B4 - NEUTRAL OR BENEFICIAL EFFECT ON WATER QUALITY (NorBE)</i></p> <p>B4. Prior to the issue of a construction certificate, the Applicant must demonstrate compliance with Port Stephens Council's water quality provisions in DCP 2014 and with NorBE.</p>	●	○	○	○	○	○	A Stormwater Management Plan including a certified, approved stormwater design is required to be submitted to the Department of Planning, Industry & Environment (DPIE) and the PCA for each and every stage of construction where stormwater drainage infrastructure is proposed (Stages 1 to 5) in accordance with the approved stormwater masterplan and condition of consent B4 prior to the issue of a construction certificate. Consultation is required with Council regarding any proposed Council stormwater assets within the vicinity of the works or connection to the public stormwater system, as well as water quality and on-site detention requirements prior to each stage of construction.	The stormwater management system design shall address the requirements of condition B4 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.
<p><i>B5 - HYDRAULIC DESIGN ASSESSMENT</i></p> <p>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.</p>	●	○	○	○	○	○	Staged Applications to the Water Authority for Hydraulic Services Design & Water Authority approval for each and every stage of construction where internal water & sewer services are proposed.	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, and the water authority will have the opportunity to undertake a detailed, staged review during the development of the site masterplan, therefore cumulative impacts should not exceed the overall impact of the development.
<p><i>B6 - BIODIVERSITY</i></p> <p>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.</p>	●	●	●	●	●	●	Design certification demonstrating compliance with the recommendations of the BDAR Assessment Report shall be submitted to the PCA for each and every stage of construction prior to the issue of a construction certificate.	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.
<p><i>C3 - PRE-CONSTRUCTION DILAPIDATION REPORT</i></p> <p>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.</p>	○	○	○	○	○	○	Pre-construction dilapidation reports shall be submitted to the PCA for each and every stage of construction prior to the issue of a construction certificate.	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.

Cumulative Impacts Matrix

Revision G dated 23/04/20
Revision History
G - Reissued unamended for Stage 2a & 2b Staging Report.

CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	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
<p><i>C4 - PROTECTION OF PUBLIC AND PRIVATE PROPERTY INFRASTRUCTURE</i></p> <p>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.</p>	○	○	○	○	○	○	Pre-construction dilapidation reports shall be submitted to the PCA for each and every stage of construction prior to the issue of a construction certificate.	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.
<p><i>C5 - DEMOLITION</i></p> <p>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.</p>	○	N/A	N/A	N/A	N/A	N/A	A Construction Environmental Management Plan (Demolition) is to be prepared and submitted to the PCA for approval prior to the commencement of demolition. All demolition of existing structures in proposed in the initial stage of construction.	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.
<p><i>C6 - UTILITIES AND SERVICES</i></p> <p>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.</p>	○	N/A	○	N/A	N/A	N/A	Evidence of approval from Utility Service providers is to be oprovided to the PCA prior to the initial stage of construction. All utility works are proposed in the initial stage of construction, with the exception of the second electrical kiosk installation in stage 3, which will require additional Ausgird ASP3 design approval prior to construction.	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.
<p><i>C7 - UTILITIES AND SERVICES</i></p> <p>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.</p>	○	N/A	○	N/A	N/A	N/A	Evidence of approval from Utility Service providers is to be oprovided to the PCA prior to the initial stage of construction. All utility works are proposed in the initial stage of construction, with the exception of the second electrical kiosk installation in stage 3, which will require additional Ausgird ASP3 design approval prior to construction.	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.
<p><i>C8 - COMMUNICATION STRATEGY</i></p> <p>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.</p>	○	○	○	○	○	○	A Community Consultation Strategy must be prepared by the applicant & submitted to DPIE for approval prior to the commencement of construction. Evidence of DPIE approval is to be provided to the PCA prior to issue of the construction certificate. The initial community consultation strategy will be suitable to be implemented for each and every stage of construction, however any amendments must be resubmitted to DPIE for approval under conditiona A13 & A14 prior to commencement of any subsequent stage.	The Community Consultation Strategy shall address the requirements of condition C8 for each and every stage of construction proposed.
<p><i>C9 - ECOLOGICALLY SUSTAINABLE DEVELOPMENT</i></p> <p>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.</p>	○	○	○	○	○	○	Design certification from a GSAP accredited professional will be required to be submitted to the PCA for each and every stage of construction prior to the issue of a construction certificate.	The Greenstar ESD review & certification process shall address the requirements of condition C9 for each and every stage of construction proposed. This will ensure the entire development complies with condition C9. There are no additional impacts anticipated from staging of the works.

Cumulative Impacts Matrix

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CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	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
<p>C10 - ENVIRONMENTAL MANAGEMENT PLAN</p> <p>C10. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) detailed baseline data;</p> <p>(b) details of:</p> <p>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p> <p>(ii) any relevant limits or performance measures and criteria; and</p> <p>(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;</p> <p>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(d) a program to monitor and report on the:</p> <p>(i) impacts and environmental performance of the development;</p> <p>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <p>(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;</p> <p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <p>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint;</p> <p>(iii) failure to comply with statutory requirements; and</p> <p>(h) a protocol for periodic review/update of the plan and as updates in response to incidents or matters of non-compliance.</p> <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>							See conditions C11 to C20.	
<p>C11 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (DEMOLITION)</p> <p>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:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with CASA Manual of Standards (MOS-139) Aerodromes with the objectives of minimising light spill;</p> <p>(viii) community consultation and complaints handling;</p> <p>(ix) pedestrian traffic management;</p> <p>(x) noise and vibration management;</p> <p>(xi) waste management;</p> <p>(xii) soil and water management;</p> <p>(xiii) asbestos management;</p> <p>(xiv) an unexpected finds protocol for contamination and associated communication procedure; and</p> <p>(xv) waste classification (for materials to be removed) and validation (for materials to remain).</p>							A Construction Environmental Management Plan for demolition will be required to be submitted to DPIE 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. There may be minor demolition of temporary structures to facilitate subsequent works but this work can be incorporated & undertaken under the contractors Construction Environmental Management Plans required under conditions C12 providing it addresses the requirements of condition C11.	

Cumulative Impacts Matrix

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CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	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
<p>C12 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</p> <p>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:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with CASA Manual of Standards (MOS-139) Aerodromes with the objectives of minimising light spill;</p> <p>(viii) community consultation and complaints handling;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition C13);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition C14);</p> <p>(d) Construction Waste Management Sub-Plan (see condition C15);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition C16);</p> <p>(f) Aboriginal Cultural Heritage Management Sub-Plan (see condition C17);</p> <p>(g) Biodiversity Management Sub-Plan (see condition C18);</p> <p>(h) Bush Fire and Flood Emergency Response (see condition C19);</p> <p>(i) Koala Management Sub Plan (see condition C20);</p> <p>(j) Findings of the Arboricultural impact assessment report;</p> <p>(k) Asbestos Management Plan;</p> <p>(l) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(m) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p> <p>(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.</p>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<p>A Construction Environmental Management Plan and associated subplans will be required to be submitted to the Planning Secretary for approval prior to the commencement of each and every stage of construction. Alternate head contractors may be used for each stage of construction due to procurement methodology, therefore each head contractor will be required to prepare a stage specific CEMP & assoicated subplans to meet conditions C11 to C20 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 to meet the requirements of conditions C13 to C20 and shall be prepared in accordance with the relevant guidelines and requirements nominated in the conditions of consent as well as this staging report to monitor & manage cumulative impacts.</p> <p>The requirement of the conditions of consent for independent environmental auditing shall provide a monitoring and review process for the CEMP's.</p>	<p>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.</p>
<p>C13 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</p> <p>C13. The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW (RMS);</p> <p>(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;</p> <p>(d) detail heavy vehicle routes, access and parking arrangements;</p> <p>(e) include a Driver Code of Conduct to:</p> <p>(i) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(ii) minimise conflicts with other road users;</p> <p>(iii) minimise road traffic noise; and</p> <p>(iv) ensure truck drivers use specified routes;</p> <p>(f) include a program to monitor the effectiveness of these measures; and</p> <p>(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</p>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<p>Construction Traffic & Pedestrian Management Subplan prepared in consultation with Council and RMS and approved by DPIE for each and every stage of construction</p> <p>A Construction Environmental Management Plan and associated subplans will be required to be submitted to DPIE for approval prior to the commencement of each and every stage of construction. Alternate head contractors may be used for each stage of construction due to procurement methodology, therefore each head contractor will be required to prepare a stage specific CEMP & associated subplans to meet conditions C11 to C20 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 to meet the requirements of conditions C13 to C20 and shall be prepared in accordance with the relevant guidelines and requirements nominated in the conditions of consent as well as this staging report to monitor & manage cumulative impacts.</p> <p>The requirement of the conditions of consent for independent environmental auditing shall provide a monitoring and review process for the CEMP's.</p>	<p>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.</p>

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<p>C14 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</p> <p>C14. The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition C8; and</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction.</p>	●	●	●	●	●	●	<p>Construction Noise & Vibration Management Subplan prepared referencing the EPA's Interim Construction Noise guidelines and approved by DPIE for each and every stage of construction</p> <p>A Construction Environmental Management Plan and associated subplans will be required to be submitted to DPIE for approval prior to the commencement of each and every stage of construction. Alternate head contractors may be used for each stage of construction due to procurement methodology, therefore each head contractor will be required to prepare a stage specific CEMP & associated subplans to meet conditions C11 to C20 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 to meet the requirements of conditions C13 to C20 and shall be prepared in accordance with the relevant guidelines and requirements nominated in the conditions of consent as well as this staging report to monitor & manage cumulative impacts.</p> <p>The requirement of the conditions of consent for independent environmental auditing shall provide a monitoring and review process for the CEMP's.</p>	<p>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.</p> <p>Screw pile foundations are proposed for the development which minimises the impacts of vibration on surrounding properties. With the exception of vibration rolling the carpark subgrade during the initial construction stage (Carpark 1 & 3, perimeter fire trail) and Stages 3 (Carpark 2), 4 (Carpark 4, perimeter fire trail), and 6 (sports oval) the vibration impact on surrounding properties will be negligible due to the distance to adjoining property boundaries.</p>
<p>C15 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</p> <p>C15. The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;</p> <p>(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.</p>	○	○	○	○	○	○	<p>Construction Waste Management Subplan prepared and approved by DPIE for each and every stage of construction</p> <p>A Construction Environmental Management Plan and associated subplans will be required to be submitted to DPIE for approval prior to the commencement of each and every stage of construction. Alternate head contractors may be used for each stage of construction due to procurement methodology, therefore each head contractor will be required to prepare a stage specific CEMP & associated subplans to meet conditions C11 to C20 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 to meet the requirements of conditions C13 to C20 and shall be prepared in accordance with the relevant guidelines and requirements nominated in the conditions of consent as well as this staging report to monitor & manage cumulative impacts.</p> <p>The requirement of the conditions of consent for independent environmental auditing shall provide a monitoring and review process for the CEMP's.</p>	<p>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.</p>

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<p><i>C16 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</i></p> <p>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).</p>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<p>Construction Soil & Water Management Subplan prepared in consultation with council and approved by DPIE for each and every stage of construction</p> <p>A Construction Environmental Management Plan and associated subplans will be required to be submitted to DPIE for approval prior to the commencement of each and every stage of construction. Alternate head contractors may be used for each stage of construction due to procurement methodology, therefore each head contractor will be required to prepare a stage specific CEMP & associated subplans to meet conditions C11 to C20 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 to meet the requirements of conditions C13 to C20 and shall be prepared in accordance with the relevant guidelines and requirements nominated in the conditions of consent as well as this staging report to monitor & manage cumulative impacts.</p> <p>The requirement of the conditions of consent for independent environmental auditing shall provide a monitoring and review process for the CEMP's.</p>	<p>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.</p> <p>The majority of on-site stormwater infrastructure will be provided during the intial stage of construction, therefore negligible cumulative impacts are anticipated from staging the development.</p>
<p><i>C17 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</i></p> <p>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;</p>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<p>Aboriginal Cultural Heritage Management Sub-Plan prepared in consultation with the registered aboriginal parties and approved by DPIE prior to the initial stage of construction.</p> <p>A Construction Environmental Management Plan and associated subplans will be required to be submitted to DPIE for approval prior to the commencement of each and every stage of construction. Alternate head contractors may be used for each stage of construction due to procurement methodology, therefore each head contractor will be required to prepare a stage specific CEMP & associated subplans to meet conditions C11 to C20 prior to the commencement of each and every stage of construction. The ACHMSP prepared by the qualified consultant for the initial stage of construction will be suitable to be relied upon for subsequent stages & CEMP's for the development.</p> <p>The requirement of the conditions of consent for independent environmental auditing shall provide a monitoring and review process for the CEMP's.</p>	<p>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.</p>

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<p>C18 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</p> <p>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.</p>	●	●	●	●	●	●	<p>Biodiversity Management Sub-plan prepared by a qualified subconsultant and approved by DPIE prior to the initial stage of construction.</p> <p>A Construction Environmental Management Plan and associated subplans will be required to be submitted to DPIE for approval prior to the commencement of each and every stage of construction. Alternate head contractors may be used for each stage of construction due to procurement methodology, therefore each head contractor will be required to prepare a stage specific CEMP & associated subplans to meet conditions C11 to C20 prior to the commencement of each and every stage of construction. The BMSP, VMP & Fauna Management subplans prepared by the qualified consultant for the initial stage of construction will be suitable to be relied upon for subsequent stages & CEMP's for the development.</p> <p>The requirement of the conditions of consent for independent environmental auditing shall provide a monitoring and review process for the CEMP's.</p>	<p>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.</p>
<p>C19 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</p> <p>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.</p>	●	●	●	●	●	●	<p>Bushfire & Flood Emergency Response Sub-Plan by a qualified consultant and approved by DPIE prior to the initial stage of construction.</p> <p>A Construction Environmental Management Plan and associated subplans will be required to be submitted to DPIE for approval prior to the commencement of each and every stage of construction. Alternate head contractors may be used for each stage of construction due to procurement methodology, therefore each head contractor will be required to prepare a stage specific CEMP & associated subplans to meet conditions C11 to C20 prior to the commencement of each and every stage of construction. The BFFERSP prepared by the qualified consultant for the initial stage of construction may be suitable to be relied upon for subsequent stages & CEMP's for the development, but will require amendment to include necessary amendments to include the associated construction stage and subsequent operation of that stage.</p> <p>The requirement of the conditions of consent for independent environmental auditing shall provide a monitoring and review process for the CEMP's.</p>	<p>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.</p>

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<p>C20 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</p> <p>The Koala Management Sub-Plan (KMSP) must address, but not be limited to, the following:</p> <p>(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;</p> <p>(b) Identify habitat corridors, of adequate dimensions to provide an adequate Koala habitat corridor supported by a Koala specialist;</p> <p>(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;</p> <p>(d) include details of Koala feed tree offsets in accordance with the Port Stephens Tree Technical Specification 2014.</p> <p>(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;</p> <p>(f) include details monitoring, management and maintenance procedures for Koala habitat corridors;</p> <p>(g) include measures to communicate to the construction workforce the presence of Koala habitat and that are to be retained and protected; and</p> <p>(h) include other measures to minimise the risk of harm to koalas.</p>	●	●	●	●	●	●	<p>Koala Management Sub-Plan prepared by a qualified subconsultant and approved by DPIE prior to the initial stage of construction.</p> <p>A Construction Environmental Management Plan and associated subplans will be required to be submitted to DPIE for approval prior to the commencement of each and every stage of construction. Alternate head contractors may be used for each stage of construction due to procurement methodology, therefore each head contractor will be required to prepare a stage specific CEMP & associated subplans to meet conditions C11 to C20 prior to the commencement of each and every stage of construction. The KMSP prepared by the qualified consultant for the initial stage of construction will be suitable to be relied upon for subsequent stages & CEMP's for the development. The head contractor will be responsible for the monitoring, management and maintenance procedures under the KMSP.</p> <p>The requirement of the conditions of consent for independent environmental auditing shall provide a monitoring and review process for the CEMP's.</p>	<p>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.</p>
<p>C23 - CONSTRUCTION PARKING</p> <p>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.</p>	●	●	●	●	●	●	<p>Construction Traffic & Pedestrian Management Subplan prepared in consultation with Council and RMS and approved by DPIE for each and every stage of construction</p> <p>A Construction Environmental Management Plan and associated subplans will be required to be submitted to DPIE for approval prior to the commencement of each and every stage of construction. Alternate head contractors may be used for each stage of construction due to procurement methodology, therefore each head contractor will be required to prepare a stage specific CEMP & associated subplans to meet conditions C11 to C20 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 to meet the requirements of conditions C13 to C20 and shall be prepared in accordance with the relevant guidelines and requirements nominated in the conditions of consent as well as this staging report to monitor & manage cumulative impacts.</p> <p>The requirement of the conditions of consent for independent environmental auditing shall provide a monitoring and review process for the CEMP's.</p>	<p>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.</p>
<p>C24 - CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT</p> <p>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.</p>	○	○	○	○	○	○	<p>Use of main arterial roads as approved by TfNSW (RMS) to be included in the CEMP's and subcontractors adequately briefed by the head contractor.</p>	<p>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).</p>
<p>C25 - PUBLIC DOMAIN WORKS</p> <p>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.</p>	●	N/A	N/A	N/A	N/A	N/A	Nil	<p>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.</p>

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<div>C27 - BIODIVERSITY</div> <div>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</div>	●	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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<p><i>C30 - CARPARKING AND SERVICE VEHICLE LAYOUT</i></p> <p>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:</p> <p>(a) all vehicles must enter and leave the Site in a forward direction;</p> <p>(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;</p> <p>(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</p> <p>(d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.</p>	○	○	○	○	○	○	Civil design drawings and certification of the staged carpark construction works (accompanied by an updated traffic impact assessment for stages 2 to 6) shall be submitted to the PCA for approval prior to commencement of construction.	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.
<p><i>C31 - BICYCLE AND END-OF-TRIP FACILITIES</i></p> <p>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:</p> <p>a) the provision of a minimum 200 bicycle parking spaces;</p> <p>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;</p> <p>c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool;</p> <p>d) appropriate pedestrian and cyclist advisory signs are to be provided; and</p> <p>e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.</p>	○	○	○	○	○	N/A	Staged Approval of the associated bicycle and end of trip facilities (accompanied by an updated traffic impact assessment for stages 2 to 6) shall be submitted to the PCA for approval prior to commencement of construction.	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.
<p><i>C32 - ROADWORKS AND ACCESS</i></p> <p>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).</p>	○	○	○	○	○	○	Civil design drawings and certification of the staged carpark construction works (accompanied by an updated traffic impact assessment for stages 2 to 6) shall be submitted to the PCA for approval prior to commencement of construction.	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.
<p><i>C33 - ROADWORKS AND ACCESS</i></p> <p>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.</p>	○	N/A	○	○	N/A	N/A	Civil design drawings and certification of the staged carpark construction & perimeter fire trail works (accompanied by an updated traffic impact assessment for stages 2 to 6) shall be submitted to the PCA for approval prior to commencement of construction.	No cumulative impacts are anticipated from staging construction of the development.
<p><i>C34 - ROADWORKS AND ACCESS</i></p> <p>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.</p>	●	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.
<p><i>C35 - ROADWORKS & ACCESS</i></p> <p>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.</p>	●	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.
<p><i>C36 - ROADWORKS & ACCESS</i></p> <p>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.</p>	○	N/A	N/A	○	N/A	N/A	Civil design drawings and certification of the staged carpark construction & perimeter fire trail works (accompanied by an updated traffic impact assessment for stages 2 to 6) shall be submitted to the PCA for approval prior to commencement of construction.	No cumulative impacts are anticipated from staging construction of the development.

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<p>C37 - INTERSECTION WORKS</p> <p>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></p>	●	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.
<p>C38 - CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT</p> <p>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.</p>	○	○	○	○	○	○	Use of main arterial roads as approved by TfNSW (RMS) to be included in the CEMP's and subcontractors adequately briefed by the head contractor.	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 vehciles will serve construction over a longer duration of time.
<p>C47 Network Infrastructure and Delivery</p> <p>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.</p>	●	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.
<p>C48 Wastewater Transportation</p> <p>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.</p>	●	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.
<p>C50 Archaeological Salvage – Historic Archaeology</p> <p>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.</p>	●	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.
<p>ADVISORY NOTES:</p> <p>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.</p>	●	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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<p><i>D19 - TREE PROTECTION</i></p> <p>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.</p>	●	●	●	●	●	●	<p>A Construction Environmental Management Plan will be required to be submitted to DPIE for approval prior to the commencement of each and every stage of construction and shall address the requirements of condition D19. Alternate head contractors may be used for each stage of construction due to procurement methodology, therefore each head contractor will be required to prepare a stage specific CEMP to meet condition D19 prior to the commencement of each and every stage of construction.</p> <p>The requirement of the conditions of consent for independent environmental auditing shall provide a monitoring and review process for the CEMP's.</p>	<p>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.</p>
<p><i>D25 - DISPOSAL OF SEEPAGE AND STORMWATER</i></p> <p>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.</p>	●	○	○	○	○	○	<p>Construction Soil & Water Management Subplan prepared in consultation with council and approved by DPIE for each and every stage of construction</p> <p>A Construction Environmental Management Plan and associated subplans will be required to be submitted to DPIE for approval prior to the commencement of each and every stage of construction. Alternate head contractors may be used for each stage of construction due to procurement methodology, therefore each head contractor will be required to prepare a stage specific CEMP & associated subplans to meet conditions C11 to C20 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 to meet the requirements of conditions C13 to C20 and shall be prepared in accordance with the relevant guidelines and requirements nominated in the conditions of consent as well as this staging report to monitor & manage cumulative impacts.</p> <p>The requirement of the conditions of consent for independent environmental auditing shall provide a monitoring and review process for the CEMP's.</p> <p>No connection or discharge to Council's stormwater system is proposed by the development.</p>	<p>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.</p>
<p><i>D30 - INDEPENDENT ENVIRONMENTAL AUDIT</i></p> <p>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.</p>	○	○	○	○	○	○	<p>The Independent Audit Program is required to be submitted by a DPIE approved independent auditor prior to the commencement of works. Alternate auditors may be used for each stage of construction due to the Applicant's procurement methodology, therefore any change to the approved independent auditor will require DPIE approval prior to the commencement of each and every subsequent stage of construction.</p>	<p>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.</p>
<p><i>D35 Archaeological Salvage – Historic Archaeology</i></p> <p>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.</p>	●	N/A	N/A	N/A	N/A	N/A	Nil	<p>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.</p>
<p><i>AN1 - ADVISORY NOTES</i></p> <p>The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.</p>	○	○	○	○	○	○	<p>A Construction Environmental Management Plan will be required to be submitted to DPIE for approval prior to the commencement of each and every stage of construction and shall address the requirements of Advisory Note AN1.</p> <p>The head contractor is responsible for the monitoring and review of this condition.</p>	<p>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.</p>

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PART E - PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE								
<p><i>E1 - NOTICE OF OCCUPATION</i></p> <p>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.</p>	○	○	○	○	○	○	The Applicant must submit written notification to DPIE prior to the commencement of operation of each and every construction stage in accordance with condition E1. The PCA will review and monitor this requiremnt prior to the issue of an occupation certificate.	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.
<p><i>E9 - GREEN TRAVEL PLAN</i></p> <p>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:</p> <p>(a) be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW;</p> <p>(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;</p> <p>(c) include specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(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</p> <p>(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.</p>	○	○	○	○	○	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..
<p><i>E10 - OPERATIONAL TRANSPORT AND ACCESS MANAGEMENT PLAN (OTAMP)</i></p> <p>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:</p> <p>(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;</p> <p>(b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</p> <p>(c) the location and operational management procedures of the pick-up and drop-off parking, including staff management/traffic controller arrangements;</p> <p>(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;</p> <p>(e) delivery and services vehicle and bus access and management arrangements;</p> <p>(f) management of approved access arrangements;</p> <p>(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;</p> <p>(h) car parking arrangements and management associated with the proposed use of school facilities by community members; and</p> <p>(i) a monitoring and review program.</p>	○	○	○	○	○	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.
<p><i>E23 - OPERATIONAL WASTE MANAGEMENT PLAN</i></p> <p>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:</p> <p>(a) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(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);</p> <p>(c) detail the materials to be reused or recycled, either on or off site; and</p> <p>(d) include the Management and Mitigation Measures included in Part 10.13 of the EIS and as modified in the Response to Submissions.</p>	○	○	○	○	○	○	An operational waste management plans is to be prepared for the full and complete Masterplan development, while addressing staged construction, operation of the development and include the Management and Mitigation Measures included in Part 10.13 of the EIS and as modified in the Response to Submissions. The operational waste management plan is to be submitted to the PCA prior to the occupation certificate for the initial construction stage.	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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<p><i>E25 - VALIDATION REPORT</i></p> <p>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:</p> <p>(a) be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor;</p> <p>(b) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011);</p> <p>(c) include, but not be limited to:</p> <p>(i) comment on the extent and nature of the remediation undertaken;</p> <p>(ii) describe the location, nature and extent of any remaining contamination on site;</p> <p>(iii) sampling and analysis plan and sampling methodology;</p> <p>(iv) results of sampling of treated material, compared with the treatment criteria;</p> <p>(v) results of any validation sampling, compared to relevant guidelines/criteria;</p> <p>(vi) discussion of the suitability the remediated areas for the intended land use; and</p> <p>(vii) any other requirement relevant to the project.</p>	●	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.
<p><i>E26 - SITE AUDIT REPORT AND SITE AUDIT STATEMENT</i></p> <p>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).</p>	●	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.
<p><i>E28 - LANDSCAPING</i></p> <p>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:</p> <p>(a) describe the monitoring and maintenance measures to manage revegetation and landscaping works;</p> <p>(b) include specific measures to ensure the long-term success and survivability of the planting; and</p> <p>(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.</p>	●	○	○	○	○	○	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.
<p><i>E29 - LANDSCAPING</i></p> <p>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.</p>	●	○	○	○	○	○	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.
<p><i>E30 - LANDSCAPING</i></p> <p>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.</p>	●	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.
<p><i>E31 - BIODIVERSITY</i></p> <p>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.</p>	●	○	○	○	○	○	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.
<p><i>E32 - VEGETATION MANAGEMENT PLAN</i></p> <p>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.</p>	●	○	○	○	○	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.
<p><i>E33 - VEGETATION MANAGEMENT PLAN</i></p> <p>E33. The Vegetation Management Plan must be developed to guide the management of retained native vegetation and adjoining Asset Protection Zones.</p>	●	○	○	○	○	N/A	A Vegetation Management Plan (VMP) is to be prepared in accordance with condition E33 for the entire masterplan development, while addressing staged construction, and be submitted to the PCA for approval prior to the issue of the initial stage of construction. It is the applicant's responsibility to undertake the management of vegetation in accordance with the VMP.	Revegetation of all pre-development identified areas on the site will be undertaken in the first stage of construction. Monitoring of the ongoing management of vegetation can be undertaken by the PCA & independent auditor over the duration of the proposed construction stages. No cumulative impacts are anticipated from staging construction or operation.
<p><i>E34 - HIGH HAZARD FLOODWAY GUARDRAIL</i></p> <p>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.</p>	○	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. The high hazard flood guard rail wil require extension during stage 3b to include the proposed loop road & Carpark 2 construction. No cumulative impacts are anticipated from staging construction or operation.
<p><i>E35 - UTILITIES AND SERVICES</i></p> <p>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.</p>	●	○	○	○	○	N/A	Nil.	A compliance certificate will be required for each and every stage of construction, with the sewer infrastructure upgrades occuring 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.	●	●	●	●	●	○	An Updated Traffic Impact Statement is required to be submitted to TfNSW (RMS), Council for review and evidence provided to the PCA to satisfy condition E36 prior to occupation of stages 2 to 6 of the development.	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.	●	●	●	●	●	○	A Bus management plan is required to be submitted to TfNSW (RMS), Council for review, submitted to DPIE for information, and evidence provided to the PCA to satisfy condition E40 prior to occupation of the initial construction stage and subsequent construction stages stages 2 to 6 of the development.	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.	●	●	●	●	●	○	Asbuilt certification for the carpark works is required to be submitted to DPIE for information and evidence provided to the PCA to satisfy condition E43 prior to occupation of stages 1 (Carpark 1 & 3), 3 (Carpark 2) & 4 (Carpark 4) of the development.	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	Asbuilt certification for the carpark works is required to be submitted to DPIE for information and evidence provided to the PCA to satisfy condition E43 prior to occupation of stages 1 (Carpark 1 & 3), 3 (Carpark 2) & 4 (Carpark 4) of the development.	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.

Cumulative Impacts Matrix

Revision G dated 23/04/20
Revision History
G - Reissued unamended for Stage 2a & 2b Staging Report.

CATHERINE MCAULEY CATHOLIC COLLEGE								
Authority/Document	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
<p><i>E49 - ASSET PROTECTION ZONES</i></p> <p>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.</p>	●	○	○	○	○	N/A	An updated Bushfire Management plan shall be submitted to the PCA prior to the occupation of each and every construction stage prior to occupation of that relevant stage.	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.
<p><i>E50 - EVACUATION AND EMERGENCY MANAGEMENT</i></p> <p>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.</p>	●	○	○	○	○	N/A	A Operational Flood Evacuation and Emergency Management Plan shall be prepared in consultation with NSW SES & Council and shall be submitted to the PCA, DPIE, NSW SES & Council prior to the occupation of each and every construction stage.	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.
<p><i>E51 - EVACUATION AND EMERGENCY MANAGEMENT</i></p> <p>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.</p>	●	○	○	○	○	N/A	A Operational Bushfire Evacuation and Emergency Management Plan & Evacuation Plan shall be prepared in consultation with RFS and shall be submitted to the PCA, DPIE, RFS & the local bushfire management committee prior to the occupation of each and every construction stage.	The Operational Bushfire Evacuation and Emergency Management Plan & Evacuation 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.
<p><i>E52 - WORKS AUTHORISATION DEED</i></p> <p>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.</p>	●	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.
<p><i>E53 - OPERATIONAL NOISE - DESIGN OF MECHANICAL PLANT AND EQUIPMENT</i></p> <p>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.</p>	○	○	○	○	○	N/A	As-built certification from a qualified acoustic engineer at each and every relevant stage of construction is to be submitted to the PCA prior to the issue of the occupation certificate of that 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.
<p><i>E54 - WASTEWATER TRANSPORTATION</i></p> <p>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.</p>	●	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

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CATHERINE MCAULEY CATHOLIC COLLEGE								
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<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 to be submitted within one month of the completed remediation works proposed during the initial siteworks stages. Compliance with this condition of consent can be monitored by the independent auditor & the PCA prior to the issue of an occupation certificate for the initial stage.	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.	●	●	●	●	●	●	The Out of Hours Event Management Plan is to be prepared & updated in consultation with Council in accordance with condition F1 for each and every stage of construction which includes facilities that are proposed to facilitate out of hours events. The updated management plan shall be submitted to Council & DPIE prior to the first event occurring, or subsequent events occurring within newly constructed facilities.	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.

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<p><i>F3 - OUT OF HOURS EVENT MANAGEMENT PLAN</i></p> <p>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:</p> <p>(a) the number of attendees, time and duration;</p> <p>(b) arrival and departure times and modes of transport;</p> <p>(c) where relevant, a schedule of all annual events;</p> <p>(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);</p> <p>(e) details of the use of the chapel, where applicable, restricting use before 8am and after 10pm (except for midnight mass);</p> <p>(f) measures to minimise localised traffic and parking impacts; and</p> <p>(g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.</p>	●	●	●	●	●	●	The Out of Hours Event (Community Use) Management Plan is to be prepared & updated in consultation with Council in accordance with condition F3 for each and every stage of construction which includes facilities that are proposed to facilitate out of hours events for the community. The updated management plan shall be submitted to Council & DPIE prior to the first event occurring, or subsequent events occurring within newly constructed facilities.	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.
<p><i>F7 - COMMUNITY COMMUNICATIONS STRATEGY</i></p> <p>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.</p>	○	○	○	○	○	○	The Community Consultation Strategy is to be implemented across all construction stages (proposed concurrently) and for the 12 month duration following the completion of construction (covering gap years in construction) therefore the extended duration for the implemented community communication strategy shall mitigate any cumulative impacts of the development.	The Community Communications Strategy is the responsibility of the Applicant & 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.
<p><i>F8 - OPERATIONAL TRANSPORT AND ACCESS MANAGEMENT PLAN (OTAMP)</i></p> <p>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.</p>	○	○	○	○	○	○	Operational Transport & Access Management Plan maintained by the applicant	The Operational Transport and Access Management Plan is the responsibility of the Applicant and 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.
<p><i>F9 - LONG TERM ENVIRONMENTAL MANAGEMENT PLAN</i></p> <p>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.</p>	○	○	○	○	○	○	Long Term Environmental Management Plan maintained by the applicant	The management of the site in accordance with the Long Term Environmental Plan is the responsibility of the applicant and 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.
<p><i>F11 - OPERATIONAL NOISE LIMITS</i></p> <p>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.</p>	○	○	○	○	○	○	Short term noise monitoring assessment to be undertaken by the applicant & submitted to DPIE within two months of commencement of use in accordance with condition F11.	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.

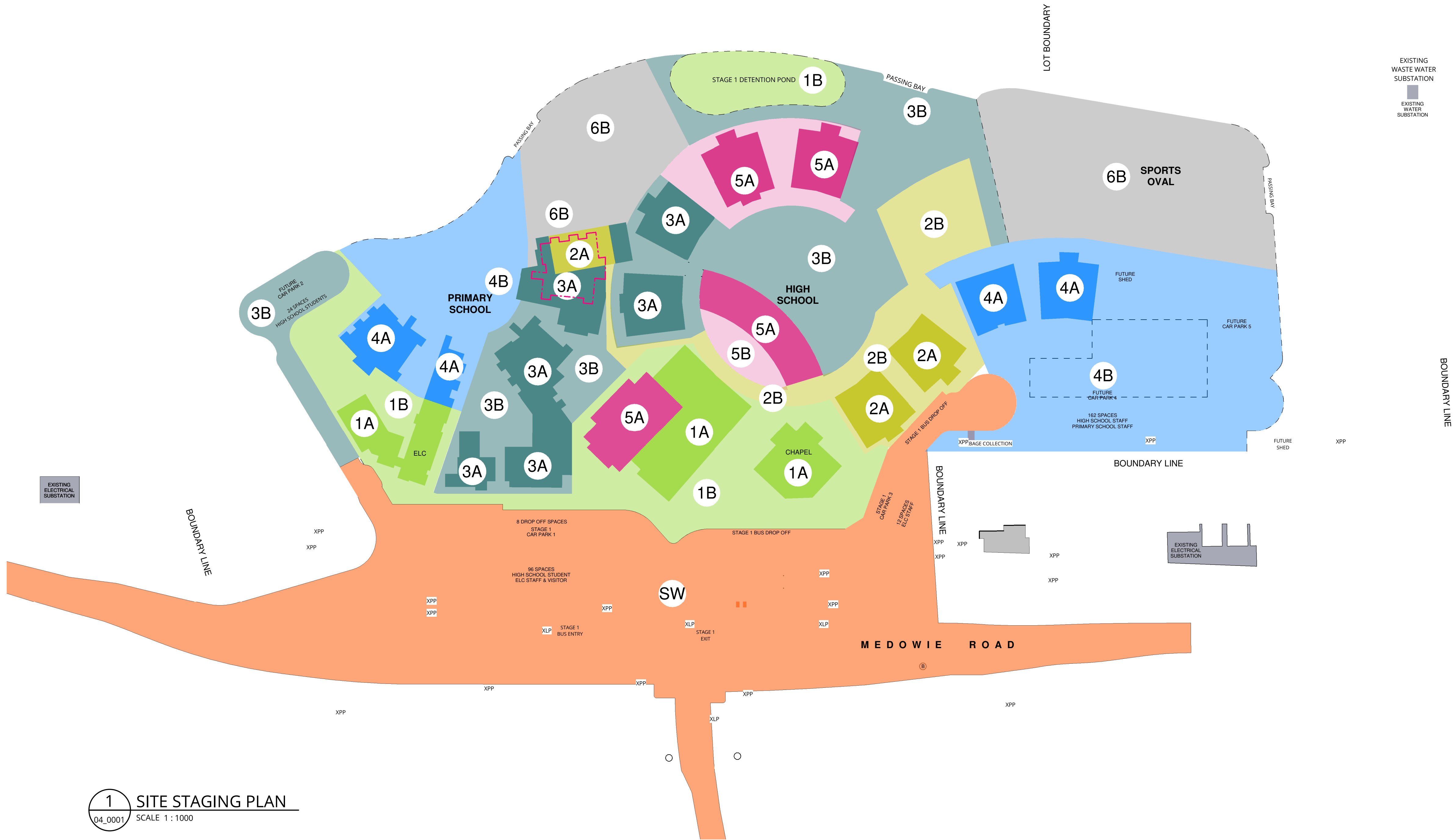
Cumulative Impacts Matrix

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Revision History
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CATHERINE MCAULEY CATHOLIC COLLEGE								
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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.	○	○	○	○	○	○	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 annually by the applicant in accordance with condition F13.	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.	○	○	○	○	○	○	ESD Asbuilt certification shall be submitted under staged review by the accredited consultant in accordance with condition F14.	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



1 SITE STAGING PLAN
04_0001 SCALE 1 : 1000

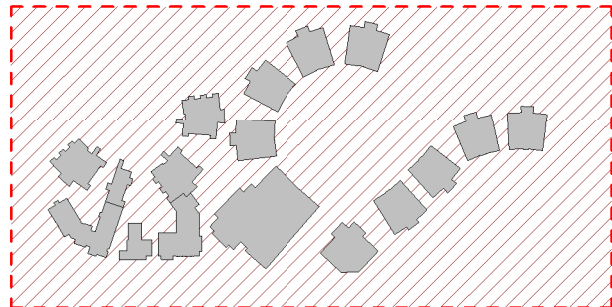
STAGING NOTES

- 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 CENTER - BLOCK Q;
• CHAPEL - BLOCK B;
- STAGE - 1B • ASSOCIATED LANDSCAPING, CIVIL, HYDRAULICS, ETC.
- STAGE - 2A • HIGH SCHOOL - BLOCK C (SCIENCE)
• HIGH SCHOOL - BLOCK D (TAS)
• FLEXIBLE LEARNING VILLAGE (STAGE 1) & ASSOCIATED SERVICES
- STAGE - 2B • COVERED WAYS, SPORTS COURTS, ASSOCIATED LANDSCAPING, CIVIL, HYDRAULICS, ETC.
- 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)
• FLEXIBLE LEARNING VILLAGE (STAGE 2) & ASSOCIATED SERVICES
- STAGE - 3B • ASSOCIATED LANDSCAPING, CIVIL, HYDRAULICS, CAR PARK, ETC.
- 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)
- 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 (COLA)
• 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



REV	DATE	DESCRIPTION	BY	CHK
I	15.06.2018	FOR CBGA SITE VISIT	ME	
J	15.12.2018	RESPONSE TO SUBMISSIONS	LK	
K	10.07.2019	FOR STAGING REPORT	TH	
L	06.04.2020	FOR STAGING REPORT F1	CH	TH
M	23.04.2020	FOR STAGING REPORT REV G	TH	
N	25.09.2020	FOR STAGING REPORT - REV G1	LK	
O	30.11.2020	AMENDED FOR STAGING REPORT - REV G1	CH	TH

BUILDER TO CONFIRM ALL DETAILS, SETOUTS (TILE, BUILDING, ETC.), FALLS, DIMENSIONS & CONNECTIONS ON SITE PRIOR TO CONSTRUCTION

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DRAWINGS COLOUR CODED
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sydney@webberarchitects.com

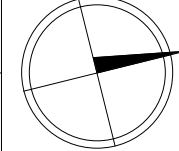
ISSUED
FOR DA APPROVAL

SITE STAGING PLAN
MEDOWIE CATHOLIC COLLEGE
507 MEDOWIE ROAD, MEDOWIE

COMMENCEMENT DATE: 01.05.2017

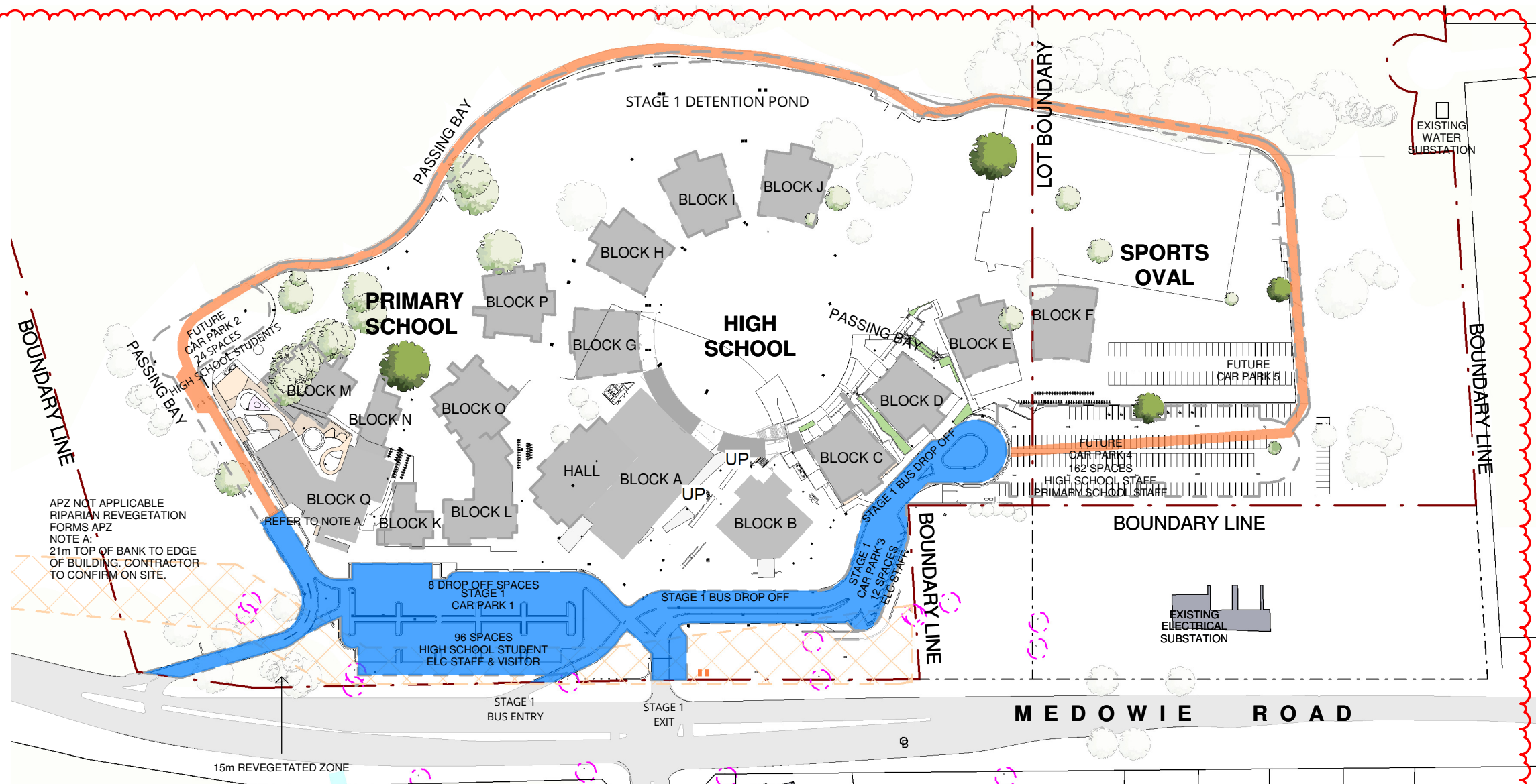
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TRUE NORTH

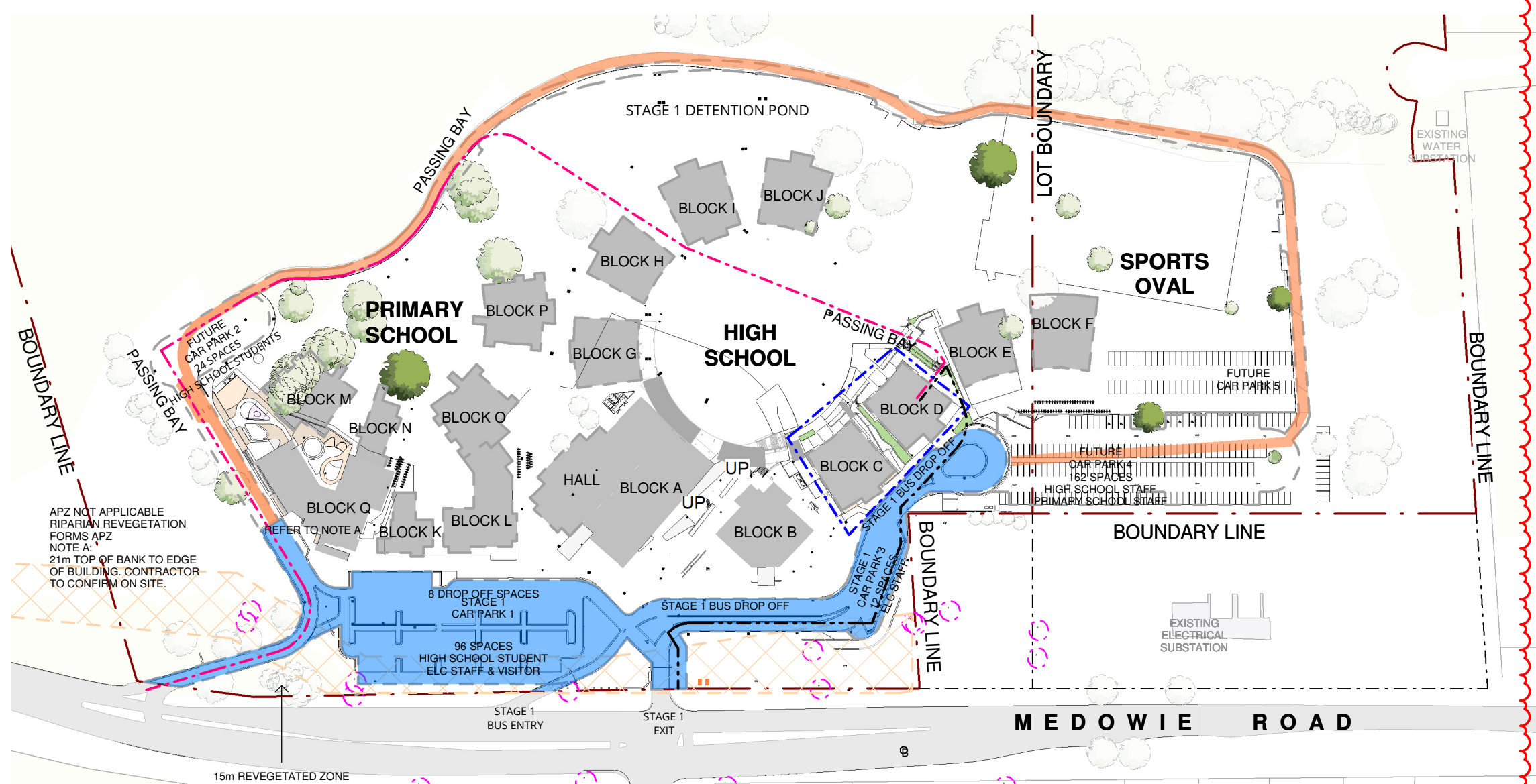


ATTACHMENT B

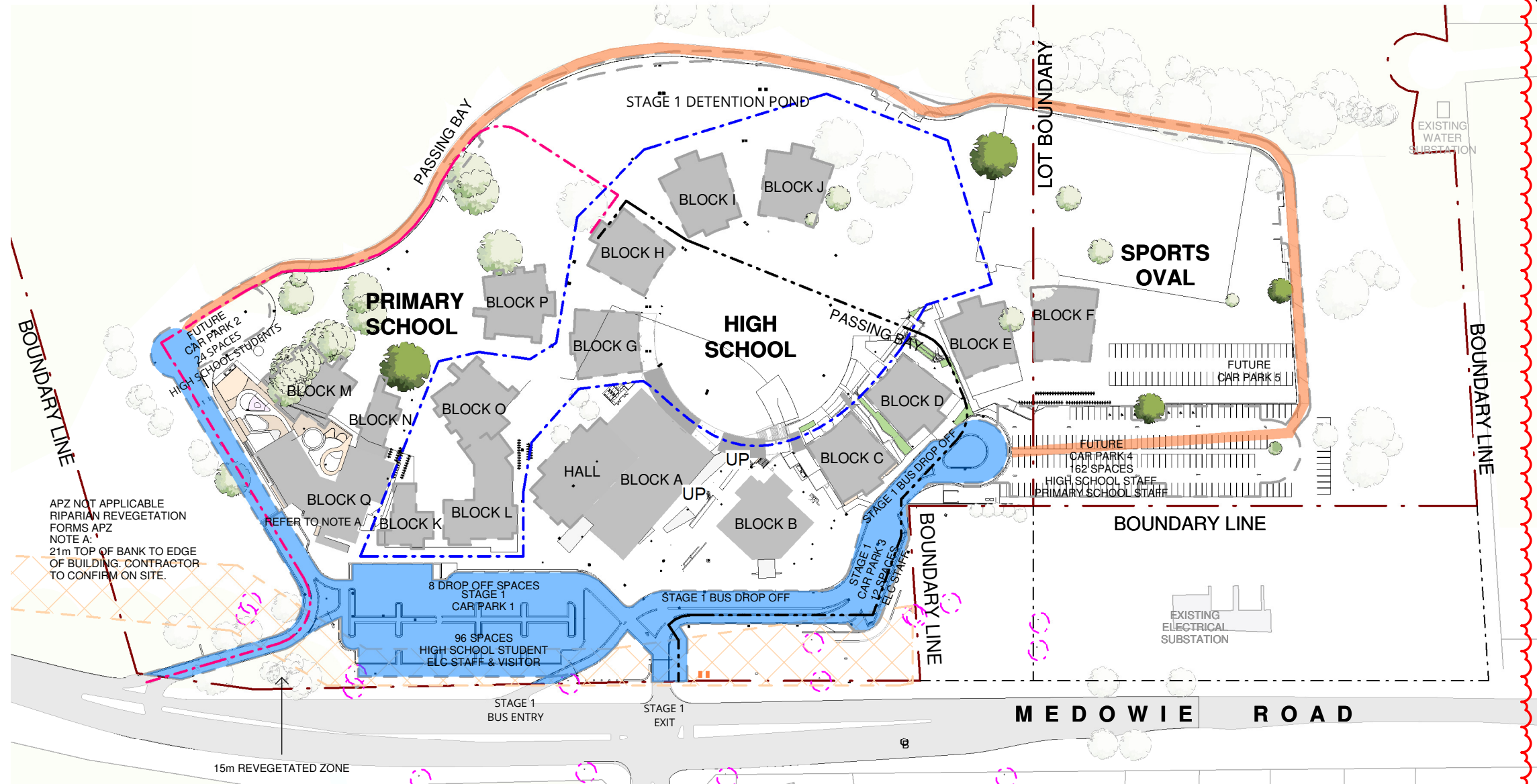
SITE STAGING AND CONSTRUCTION ACCESS



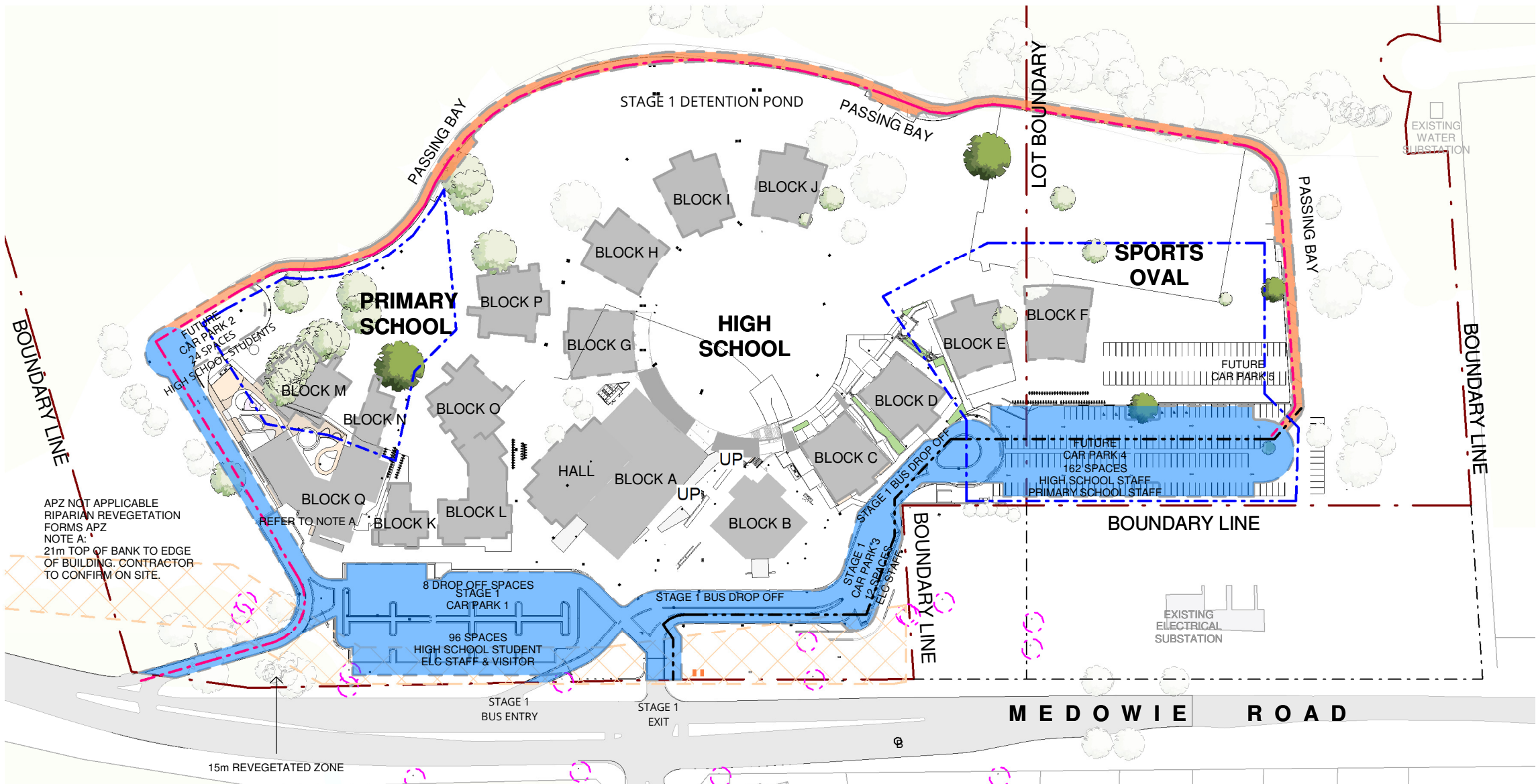
1 SITE CONSTRUCTION ARRANGEMENT - STAGE 1a & 1b
04_0001 SCALE 1 : 2000



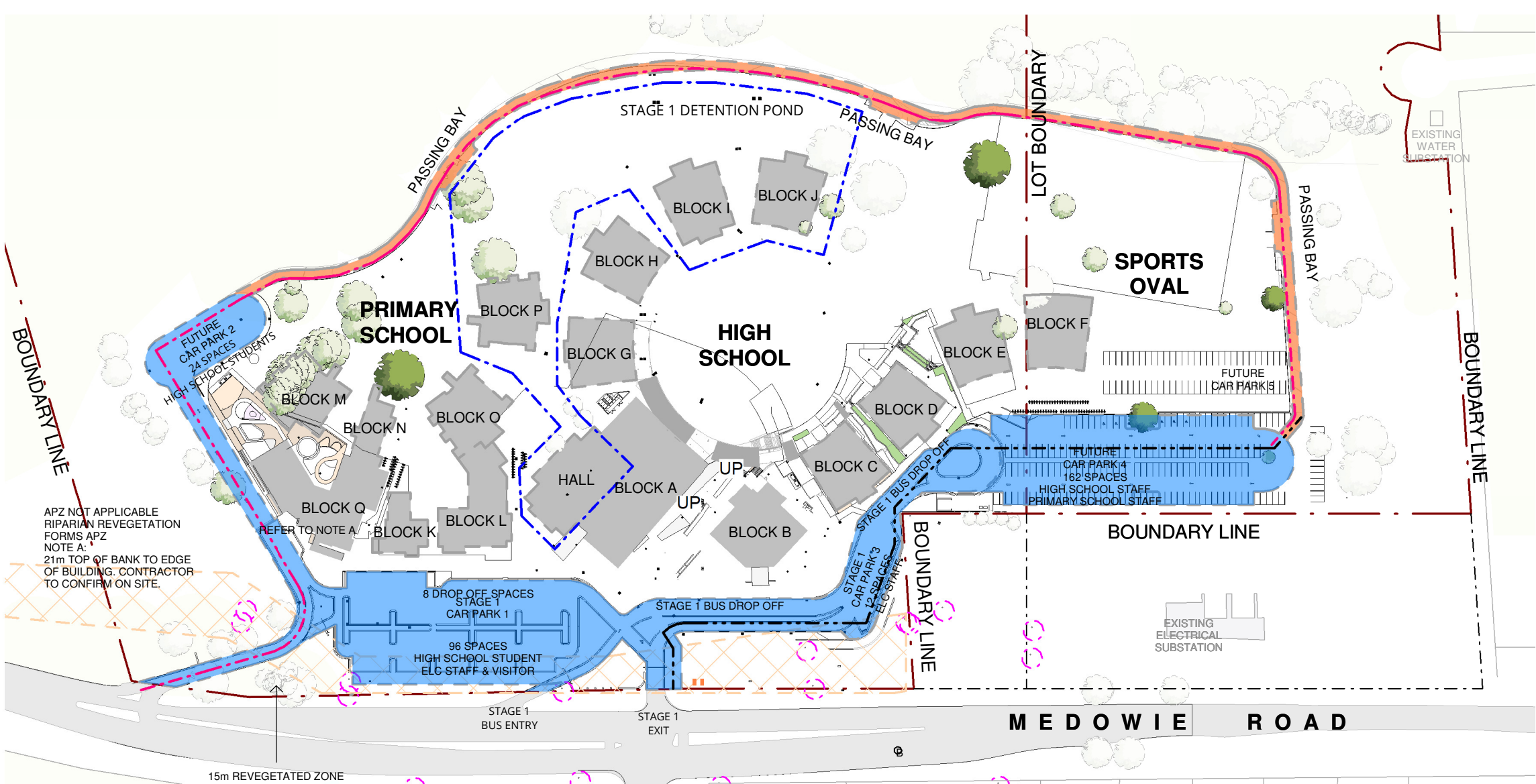
2 SITE CONSTRUCTION ARRANGEMENT - STAGE 2a & 2b
04_0001 SCALE 1 : 2000



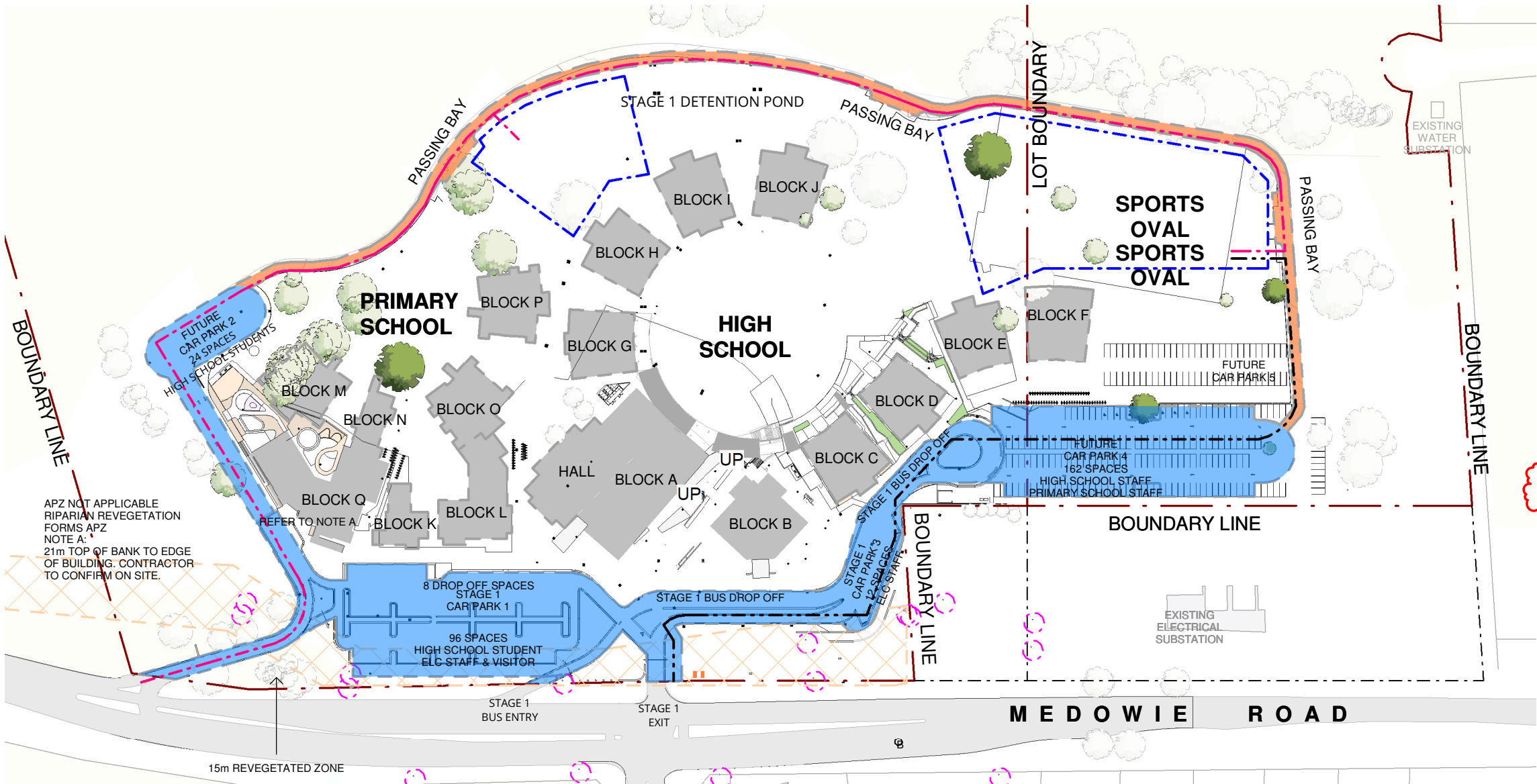
3 SITE CONSTRUCTION ARRANGEMENT - STAGE 3a & 3b
04_0001 SCALE 1 : 2000



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



5 SITE CONSTRUCTION ARRANGEMENT - STAGE 5a & 5b
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 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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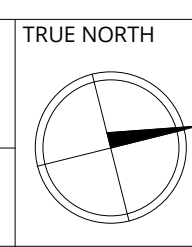
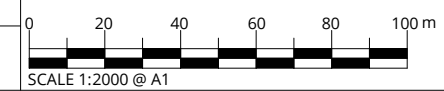
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ISSUED
PRELIMINARY ONLY
SHEET NUMBER: 2544 / 02, 0038 / E

SITE STAGING & CONSTRUCTION ACCESS
MEDOWIE CATHOLIC COLLEGE
CATHERINE MCALEY CATHOLIC COLLEGE
507 MEDOWIE ROAD, MEDOWIE
COMMENCEMENT DATE: 01.05.2017



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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 - LEVEL1 - 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

END OF TRANSMITTAL.