

TSA Management Pty Limited ABN 71 099 000 272 Level 15, 207 Kent Street Sydney NSW 2000 +61 2 9276 1400 hello@tsamgt.com www.tsamgt.com

Date: 26 February 2021

Jim Betts Planning Secretary Department of Planning, Industry and Environment GPO Box 39 Sydney NSW 2001

Dear Jim Betts,

# RE: St Matthews Catholic College (SSD 9872): Submission of Staging Plan – Condition A13 & A14 – Response to Comments

I refer to the St Matthews Catholic College State Significant Development approved on the 16 December 2020.

In accordance with SSD 9872 Development Consent Condition A13 & A14, the Projects Staging Plan was submitted to the Department 29 January 2021 (SSD-9872-PA-4). Following a review meeting with Department representatives (Shiraz Ahmed, Peter Hawke, Sidonie Crepeau) and receipt of comments from the Department on 25 February 2021, the project team has undertaken a review of the staging plan and responded to comments.

Where appropriate, the staging plan has been updated to reflect comments made by the Secretary. For your records, please see the attached.

- Attachment 1 Revised Staging Plan (Rev B)
- Attachment 2 Response to RFIs as submitted 26 February 2021.

If there are further comments not responded to within the attached, please do not hesitate to contact:

#### Isaac Conway Assistant Project Manager



Level 4, 25 Watt Street, Newcastle NSW 2300 M: +61 (0)401 526 236 Isaac.Conway@tsamgt.com tsamgt.com

Should there be escalation required, or you are unable to contact the above, please direct correspondence to myself.

Kind Regards,

EMMA BUNN Project Manager



Level 15, 207 Kent Street, Sydney, NSW 2000 O: +61 (0)2 9276 1400 \ M: +61 (0)432 789 755 Emma.Bunn@tsamgt.com tsamgt.com Attachment 1 – Revised Staging Plan (Rev B)

# STAGING REPORT St Matthews Catholic School Mudgee – Secondary Campus

Application No:	SSD 9872
Applicant:	Trustees of the Roman Catholic Church for the Diocese of Bathurst
Consent Authority:	The Department of Planning, Industry and Environment Planning Secretary
Site:	48 Broadhead Road, Spring Flat (Lot 40 DP756894)
Development:	<ul> <li>Construction of a new senior campus to cater for up to 680 students comprising:</li> <li>Construction of five buildings including administration areas, a chapel, teaching spaces, specialist and performing arts spaces; and</li> <li>Associated works including car parking, drop-off/pick-up facilities, signage, tree removal, landscaping and infrastructure upgrades.</li> </ul>

REV B 26 February 2021

#### CONTENTS

1.	EXECUTIVE SUMMARY	3
	1.1 Purpose	3
	1.2 Background	4
2.	PROPOSED CONSTRUCTION STAGING AND TIMEFRAMES	5
3.	STAGED OPERATION	6
4.	COMPLIANCE WITH CONDITIONS ACROSS CONSTRUCTION STAGES	7
5.	CUMULATIVE IMPACTS	10
	5.1 Basis for EIS Reporting	10
	5.2 Further Comments	10

#### **LIST OF TABLES**

Table 1 - Proposed Staging and Timeframes

#### ATTACHMENTS

А	Matrix for Compliance of Conditions Across Construction Stages	11
В	Schedule of SSD Approved Documentation	12
С	Site Plan	13

#### **1. EXECUTIVE SUMMARY**

#### 1.1 Purpose

This Staging Report has been prepared to outline the proposed staging of the approval of Construction Certificates to be implemented during the construction phase of the St Matthews Catholic College Development in Mudgee; in accordance with SSD 9872 Conditions A13 and A14.

It should be noted that the purpose of this report is to document the approach to the issuance of CC documentation and subsequent CC's only, and not the overall staging of the construction works. The reason for this approach is to enable the design team and consultants to produce documentation in a logical sequence and allow for the early construction activities to progress in parallel to design activities pertaining to other parts of the development.

The staging applies only to the construction phase only with the Applicant intending to commence operation of the approved development in a single phase.

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.

In accordance with condition A14 of SSDA 9872, this report will:

<ul> <li>(a) Detail 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;</li> </ul>	Refer to Section 2
(b) Detail 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);	Not applicable – the Operational Phase of the project will not be staged as outlined in Section 3
<ul> <li>(c) Detail how compliance with conditions will be achieved across and between each of the stages of the project; and</li> </ul>	Refer to Section 4
(d) Detail mechanisms for managing any cumulative impacts arising from the proposed staging.	Refer to Section 5

#### 1.2 Background

This Staging Report has been prepared for Trustees of the Roman Catholic Church for the Diocese of Bathurst. The location for the new development is 48 Broadhead Road, Spring Flat (Lot 40 DP756894) and includes construction of a new senior campus (year 7 to 12) to cater for up to 680 students comprising:

- Construction of five buildings including administration areas, a chapel, teaching spaces, specialist and performing arts spaces; and
- Associated works including car parking, drop-off/pick-up facilities, signage, tree removal, landscaping and infrastructure upgrades.

This Staging Report references the Conditions outlined in the Development Consent SSD9872 dated 16 December 2020.

#### 2. PROPOSED CONSTRUCTION STAGING AND TIMEFRAMES

The staging of Construction Certificates for the project has been broken down into key elements to allow for the timely commencement of works. The table below sets out the proposed Construction Certificate staging approach and approximate time frames for the construction of each of the stages on the site.

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 1 – Proposed Staging and Timeframes

CONSTRUCTION CERTIFICATE		TARGETED DATE FOR OBTAINING CONSTRUCTION CERTIFICATE	ANTICIPATED COMMENCEMENT OF WORKS ONSITE	APPROXIMATE DURATION OF WORKS ONSITE	TARGETED COMPLETION OF WORKS	CONTRACT DATE FOR PROJECT COMPLETION (OCCUPATION CERTIFICATE)	DESCRIPTION OF WORKS
CC 1	CC1 - Internal Bulk Earthworks, Substructure and Inground Services	March 2021	Mid-March 2021	4 months	July 2021	August 2022	Civil works <u>onsite</u> including bulk earthworks, sub and on grade structure and inground services
CC2	CC2 - Structure and Services	April 2021	May 2021	4 months	September 2021	August 2022	Construction of structural building elements including suspended slabs, steel framing and rough-in of services.
ССЗ	CC3 - Façade & building envelope	May 2021	June 2021	6 months	December 2021	August 2022	Erection of façade and building envelopes including wall cladding and roofing
CC4	CC4 - Finishes/ Fitout and Balance of onsite Construction Works inc car parking and service vehicle parking / loading / unloading areas and landscaping	June 2021	July 2021	12 months	July 2022	August 2022	Completion of remaining building construction works including linings, finishes, fixtures, services fit-off and commissioning; and completion of external works including carparking, hard and soft landscaping and installation of outdoor lighting.
CC5	CC5 - Intersection and Road Upgrades External to the site (Refer to Cond B10)	June 2021	September 2021	4 months	January 2022	Aug 2022	Construction/upgrade of external roadworks as described in Condition B10

Note: works will be completed concurrently with only one Occupation Certificate anticipated in August 2022.

#### 3. STAGED OPERATION

As noted there is no staging proposed for the commencement of the operation of the School.

The school will commence operation in a single-phase following receipt of the Occupation Certificate. The anticipated date for practical completion of the works is August 2022 with the school commencement date currently nominated as Day 1 Term 1 of 2023.

#### 4. COMPLIANCE WITH CONDITIONS ACROSS STAGES

The key management plans, reports and deliverables outlined in the consent conditions required to be prepared prior to commencement of construction onsite will be completed as noted in the attached matrix prior to CC1; and managed as working documents which are to be reviewed during each stage of work, assessed for compliance with consent conditions and updated (if required) prior to the commencement of each subsequent stage of construction. The remaining conditions will be addressed prior to the provision of a Construction Certificate for the relevant stage of the works.

For clarity, where a condition is noted as *'prior to commencement of construction'* and is nominated to be satisfied for a specific CC; it remains applicable and will be complied with for the duration of the works.

At the time of submission of this staging report (January 2021); the Applicant is in the process of seeking a Construction Certificate approval for the Bulk Earthworks within the site, sub and on-grade structures and inground services (described as CC1 in Table 1). Approval for Construction Certificates for subsequent works described as CC2 to CC5 inclusive will be sought individually prior to the commencement of construction of each subsequent phase.

The staging and approvals matrix outlined in Table 2 identifies the relevant Development Consent conditions pertinent to the issuance of a Construction Certificate in the following sections (Parts A to D incl); and demonstrates how compliance with conditions will be achieved across and between each of the stages of the project:

- Part A Administrative Conditions
- Part B Prior to Construction Certificate
- Part C Prior to Construction
- Part D During Construction

All remaining conditions pertaining to pre and post occupation included in Parts E & F are not addressed in this submission as there is no proposal for implementing a staged Occupation.

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 stage.

The construction will be delivered under a design & construct building contract, therefore the Head Contractor 'North' has been assigned design & certification roles within the approval's matrix.

Please refer to Attachment A - Matrix of Conditions Applicable to the Proposed Staging

#### 5. UMULATIVE IMPACTS

#### 5.1 Basis for EIS Reporting

# It is not anticipated that there will be any cumulative impact arising from the proposed staging of the Construction certificates.

The reports submitted with the Environmental Impact Statement assessed the impact of the works at full capacity and therefore account for the full extent of the potential impact of the development on the community and environment.

The preparation and implementation of these reports and the mitigation measures outlined in them are proposed to be implemented prior to the commencement of related construction activities hence achieving compliance with conditions of consent.

It is deemed the role of the Applicant, Head Contractor, the Private Certifying Authority (PCA) and the Independent Auditor is 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 & preoccupation 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.

#### 5.2 Further Comments:

The details contained within this report are provided to outline the proposed staging of construction certificate approval for the St Matthews Catholic College in Mudgee. 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.

### ATTACHMENT A

Matrix of Conditions Applicable to the Proposed Staging

Part A	A - Administrative Conditions										
pproved S	SSDA Condition	SSDA Staging Strategy (Re	fer to Conds A13 to A20)								
Cond ID	St Matthews Mudgee : SSDA 9872 Conditions - 16.12.2020	CC1 - Internal Bulk Earthworks, Substructure and Inground Services	CC2 - Structure and Services	CC3 - Façade & building envelope	CC4 - Finishes/ Fitout/Balance of onsite Building Works	CC5 - Intersection and Road Upgrades (Refer to Cond B10)	Responsible Party	Deliverable	Date Action Required	Relevant Authority Approval	Comment
	Obligation to minimise harm to the environment in addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.		Ар	plicable throughout construc	ction		0 North Applicant	NA	During Construction During Operation	Dept of Planning & Env (DPIE)	
	Terms of consent The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans		Ap	plicable throughout construct	ction		North Applicant	NA	During Construction During Operation	Dept of Planning & Env (DPIE)	
	Terms of consent Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.		Αρ	pplicable throughout construc	ction		North Applicant	NA	During Construction During Operation	Dept of Planning & Env (DPIE)	
	Terms of consent 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.		Αρ	plicable throughout construct	ction		Note	NA	During Construction During Operation	Dept of Planning & Env (DPIE)	
	Limits of consent This consent lapses five years after the date of consent unless work is physically commenced.		Ap	plicable throughout construc	ction		Applicant	Evidence of Commencement of Construction	Within 5 Years of Consent	Private Certifying Authority (PCA)	
	Limits of consent This consent does not permit works other than vegetation management works within the Exclusion Area		Ap	pplicable throughout construct	ction		North Applicant	NA	During Construction During Operation	Dept of Planning & Env (DPIE)	
	Limits of consent This consent does not permit the use of the Exclusion Area for school operations by students or teaching staff.		Applic	cable to the project post com	npletion		Applicant	NA	Applicable to the project post completion in the Operational phase	Dept of Planning & Env (DPIE)	
A8	Student and Staff Numbers The student population and associated full time equivalent staff numbers must not exceed 680.		Applic	cable to the project post com	npletion		Applicant	NA	Applicable to the project post completion in the Operational phase	Dept of Planning & Env (DPIE)	
	Student and Staff Numbers Notwithstanding condition A8, the maximum student population may exceed 680 by up to a maximum 20 additional students from time to time, to allow unanticipated fluctuations on a temporary basis.		Applic	cable to the project post com	npletion		Applicant	NA	Applicable to the project post completion in the Operational phase	Dept of Planning & Env (DPIE)	
A10	Prescibed Conditions			1							
	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.		Αρ	plicable throughout construct	ction		Applicant	NA	Applicable throughout construction	Dept of Planning & Env (DPIE)	

Part A	A - Administrative Conditions										
Approved S	SDA Condition	SSDA Staging Strategy (Re	fer to Conds A13 to A20)								
Cond ID	St Matthews Mudgee : SSDA 9872 Conditions - 16.12.2020	CC1 - Internal Bulk Earthworks, Substructure and Inground Services	CC2 - Structure and Services	CC3 - Façade & building envelope	CC4 - Finishes/ Fitout/Balance of onsite Building Works	CC5 - Intersection and Road Upgrades (Refer to Cond B10)	Responsible Party	Deliverable	Date Action Required	Relevant Authority Approval	Comment
A11	Planning secretary as moderator										
412	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.		Αρ	plicable throughout constru	ction		Applicant	NA	Applicable throughout construction	Dept of Planning & Env (DPIE)	
AIZ	Evidence of Consultation										
	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.		Ap	plicable throughout constru	ction		North/Applicant	Provision of evidence of consultation where consultartion is nominated within individial consent conditions	As nominated in individual conditions	Relevant parties identified for consultation including but not limited to DPIE, TRNSW and MWRC to be consulted as nominated in individual conditions. PCA to verify compliance of individual conditions.	
A13	Staging The project may be constructed and operated in stages. Where compliance with										
	conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of operation). commencement of operation of the first of the proposed stages of operation).	Yes	Yes	Yes	Yes	Yes	North	Staging Report	4 weeks prior to commencement of construction	Dept of Planning & Env (DPIE)	Note. Staging Report to be submitted no later than one month before commencement of construction of the first of the proposed stages of construction (1 month prior to first cc)
A14	Staging										
	A Staging Report prepared in accordance with condition A13 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commerce and finish; (b) if staged copration is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (If relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Yes	Yes	Yes	Yes	Yes	North	Staging Report	4 weeks prior to commercement of construction	Dept of Planning & Env (DPIE)	The staging plan will be submitted to seek approval for commencement of works in stages. No works shall be commenced prior to the approval of subsequent correspnding CC's. It is proposed that the works will be completed as outlined in the staging report and operation will commence in a single phase.
A15	Staging										
	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as submitted to the Planning Secretary.		Ap	plicable throughout constru	iction		North	NA	Applicable throughout construction	Dept of Planning & Env (DPIE)	
A16	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent/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 as identified in the Staging Report.		Ap	plicable throughout constru	iction		North	NA	Applicable throughout construction	Dept of Planning & Env (DPIE)	
A17	Staging, Combining and Updating Strategies, Plans or Programs With the approval of the Planning Secretary, the Applicant may:										
	With the apployed to the ranking sected ranking 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 (including management plan, architectural or design plan) or program);		Ap	plicable throughout constru	ction		North	Revised Staging report (if required)	Applicable throughout construction	Dept of Planning & Env (DPIE)	If any amendments to the scope of works or subsequent staging is required; a revised staging plant wile besubnitted for approval prior to the commencement of construction in accordance with this condition
	(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 (including management plan, architectural or design plan) 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 consert (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a require hasis, and incorporate additional measures or amendments to improve the environmental performance of the development).										
A18	Staging, Combining and Updating Strategies, Plans or Programs										

Part A	A - Administrative Conditions										
Approved :	SSDA Condition	SSDA Staging Strategy (Re	fer to Conds A13 to A20)								
Cond ID	St Matthews Mudgee : SSDA 9872 Conditions - 16.12.2020	CC1 - Internal Bulk Earthworks, Substructure and Inground Services	CC2 - Structure and Services	CC3 - Façade & building envelope	CC4 - Finishes/ Fitout/Balance of onsite Building Works	CC5 - Intersection and Road Upgrades (Refer to Cond B10)	Responsible Party	Deliverable	Date Action Required	Relevant Authority Approval	Comment
	Any strategy, plan or program prepared in accordance with condition A17, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.		Api	plicable throughout constru	ction		North	Revised Staging report (if required)	Applicable throughout construction	Dept of Planning & Env (DPIE)	If any amendments to the scope of works or subsequent staging is required; a revised staging plan wil be submitted for approval jorio to the commencement of construction in accordance with this condition
	Staging, Combining and Updating Strategies, Plans or Programs If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or edsing plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.		Api	plicable throughout constru	ction		North	NA	Applicable throughout construction	Dept of Planning & Env (DPIE)	
	Staging, Combining and Updating Strategies, Plans or Programs Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.		Api	plicable throughout constru	ction		North	NA	Applicable throughout construction	Principal Certifying Authority (PCA) ensuring consultation with other Aithorities as required by the particular condition being addressed in the update.	The certifier will be verifying compliance with Cond A20 and the implementation of any updated strategies and plans. They will also verify that the relevant authorities will be consulted as appropriate with regard to the relevant condition if strategies, plans or programmas are updated. As an example – il the traffic management plan is modified in relation to site access etc, TNSW and MWRC will be consulted to ensure that they are satisfied with the proposed changes
A21	Structural Adequacy										
	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 6 of the EP&A Regulation sets out the requirements for the certification of the development.	Yes	Yes	NA	NA	NA	North	Design Certificate to be provided by Consultanrt	Prior to CC 1 & CC2	Principal Certifying Authority (PCA)	Certification for Structural Adequacy for all elements to be constructed during the relevant phase is to be submitted in accordance with this condition
A22	External Walls and Cladding										
	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	NA	NA	Yes	NA	NA	North	Design Certificate to be provided by Consultanrt	Prior to CC3	Principal Certifying Authority (PCA)	Certification for BCA Compliance for all external elements to be constructed during CC3 to be submitted in accordance with this condition
A23	Applicability of Guidelines										
	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.		Apı	plicable throughout constru	ction		North/Applicant	NA	Applicable throughout construction		
	Applicability of Guidelines 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. Monitoring and Environmental Audits		Apj	plicable throughout construe	ction		North/Applicant	NA	Applicable throughout construction	Dept of Planning & Env (DPIE)	
	Monitoring and Environmental Audits 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 an compliance with the consent or the environmental mangement or impact of the development.		App	plicable throughout construe	ction		North/Applicant	NA	Applicable throughout construction	Dept of Planning & Env (DPIE)	

Part A	A - Administrative Conditions										
Approved S	ISDA Condition	SSDA Staging Strategy (Re	fer to Conds A13 to A20)								
Cond ID	St Matthews Mudgee : SSDA 9872 Conditions - 16.12.2020	CC1 - Internal Bulk Earthworks, Substructure and Inground Services	CC2 - Structure and Services	CC3 - Façade & building envelope	CC4 - Finishes/ Fitout/Balance of onsite Building Works	CC5 - Intersection and Road Upgrades (Refer to Cond B10)	Responsible Party	Deliverable	Date Action Required	Relevant Authority Approval	Comment
	At least 48 hours before the commercement 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 stuttory 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; (vi) a completeneity summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, (vii) a summary of the current stage and progress of the development; (vii) a summary of the current stage and progress of the development; (vii) a completeneity register, updated monthy; (vii) actact details to enquire about the development or to make a complaint; (vii) a completeness to the recommendations in any audit report; (vi) any ther matter register, updated monthy; (vi) avather matter register updated monthy; (b) avather matter register updated monthy; (vi) avather matter register, updated to any independent audit of the development and the Applicant's response to the recommendations in any audit report; (vi) any ther matter register, update, to the satisfaction of the planning Secretary.	Yes	Yes	Yes	Yes	Yes	North/Applicant	Online access to project documentation and information for duration of works	48 hours before commencement of construction for each CC	Principal Certifying Authority (PCA)	
A27	Compliance 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.		Αp	plicable throughout constru	ction		North	Cond of Consent to form part of construction contract documents and contractor obligations for duration of works	Applicable throughout	Principal Certifying Authority (PCA)	
A28	Incident Notification, Reporting and Response										
	The Planning Secretary must be notified through the major projects portal 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.		Αp	plicable throughout constru	ction		North/Applicant	Notification to the Planning Secretary	As required throughout construction	Dept of Planning & Env (DPIE)	
A29	Incident Notification, Reporting and Response										
	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.		Ap	plicable throughout constru	ction		North/Applicant	Notification and Reports	As required throughout construction	Dept of Planning & Env (DPIE)	
	Non-Compliance Notification The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.		Ap	plicable throughout constru	ction		North/Applicant	Notification to the Planning Secretary	As required throughout construction	Dept of Planning & Env (DPIE)	
A31	Non-Compliance Notification 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 (it know) and what actions have been, or will be, undertaken to address the non-compliance.		Ap	plicable throughout constru	ction		North/Applicant	Notification	As required throughout construction	Dept of Planning & Env (DPIE)	
A32	Non-Compliance Notification A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.		Ap	plicable throughout constru	ction			Note			
A33	Revision of Strategies, Plans and Programs										
	Within three months of: (a) the submission of a compliance report under condition A35; (b) the submission of an independent Audit under condition D36; (c) the submission of an independent Audit under condition D36; (d) the approval of any modification of the conditions of this consent; or (e) 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 Planning Secretary and the Certifier must be notified in writing that a review is being carried out		Αρ	plicable throughout constru	ction		North/Applicant	Written notification	Within three (3) months as noted in the conditions of consent	Dept of Planning & Env (DPIE) and PCA	

Part A	rt A - Administrative Conditions												
pproved S	oved SSDA Condition SSDA Staging Strategy (Refer to Conds A13 to A20)												
Cond ID	St Matthews Mudgee - SSDA 9872 Conditions - 16.12.2020	CC1 - Internal Bulk Earthworks, Substructure and Inground Services	CC2 - Structure and Services	CC3 - Façade & building envelope	CC4 - Finishes/ Fitout/Balance of onsite Building Works	CC5 - Intersection and Road Upgrades (Refer to Cond B10)	Responsible Party	Deliverable	Date Action Required	Relevant Authority Approval	Comment		
A34	Revision of Strategies, Plans and Programs												
	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary and / or Certifier (where relevant). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) 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.		Apt	plicable throughout constru	ction		North/Applicant	Written notification	Within six (6) weeks of the review, if and when required by DPIE & PCA	Dept of Planning & Env (DPIE) and PCA			
A35	Compliance Reporting												
	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (2020).		Applicable to the project post completion				Applicant	Written Notification of Compliance Audits	In accordance with the Compliance Reporting Post Approval Requirements (2020).	Dept of Planning & Env (DPIE) and PCA	Refer to correspondence from Rob Sherry dated 25 February 2021		
A36	Compliance Reporting												
	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed by the Planning secretary.		Applica	able to the project post con	npletion		Applicant	Compliance Report	In accordance with the Compliance Reporting Post Approval Requirements (2020) Post Decommissioning and annualy during Operational phase	Dept of Planning & Env (DPIE) and PCA	Refer to correspondence from Rob Sherry dated 25 February 2021		
A37	Compliance Reporting												
	The Applicant must make ea ch Compliance Report publicly available 60 days after submitting it the Planning Secretary.		Applica	able to the project post com	npletion		Applicant	Online access to project Compliance Report to be made available	Within sixty (60) days of submitting to DPIE	Dept of Planning & Env (DPIE) and PCA	Refer to correspondence from Rob Sherry dated 25 February 2021		
A38	Compliance Reporting												
	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), 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.	Applicable to the project post completion					Applicant	NA		Dept of Planning & Env (DPIE)	Refer to correspondence from Rob Sherry dated 25 February 2021		

	Part B - Prior to Issue of Construction Certificate										
Approved	SSDA Condition	SSDA Staging Strategy	Refer to Conds A13 to A	20)							
Cond ID	St Matthews Mudgee : SSDA 9872 Conditions - 16.12.2020	CC1 - Internal Bulk Earthworks, Substructure and Inground Services	CC2 - Structure and Services	CC3 - Façade & building envelope	CC4 - Finishes/ Fitout/Balance of onsite Building Works	CC5 - Intersection and Road Upgrades (Refer to Cond B10)	Responsible Party	Deliverable	Date Action Required	Relevant Authority Approval	Comment
	External Walls and Cladding. Prior to the issue of any construction certificate, the Applicant must provide the Certifier 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 BC. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts It.	NA	NA	Yes	NA	NA	North	Compliance Certification for CC3	Prior to CC3 Copy to be forwarded to DPIE within seven (7) days of submission to the PCA	Principal Certifying Authority (PCA) DPIE	
<u>B2</u>	Operational Noise – Design of Mechanical Plant and Equipment Prior to the issue of any construction certificate for the design of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the St Matthews Catholic College Mudgee Noise and Vibration Impact Assessment, dated April 2020 and prepared by Wilkinson Murray, into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the St Matthews Catholic College Mudgee Noise and Vibration Impact Assessment, dated April 2020 and prepared by Wilkinson Murray.	NA	Yes	Information supplied for CC2 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC2 satisfies this requirement and remains applicable for the duration of the works	NA	North	Updated design documentation confirming incorporation of noise mitigation recommendations	Prior to CC 2	Principal Certifying Authority (PCA)	Note: Once condition is satisfied for CC2 then provisio of the same information is not required to be resubmitted for subsequent CC3. The design measures certified as part of CC2 will be applied to all subsequent works completed onsite.
83	Operational Waste Storage and Processing Prior to the issue of any construction certificate for waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area: (a)Bit constructed using solid non-contestible materials; (b)Bit designed to ensure the door/gate to the waste storage area is wermin proof and can be openable from both inside and outside the storage area at all times; (c)Bit dudies a hot and cold water supRith a hose through a centralised mixing valve; (d)Bit auterially ventilated or an ai handling exhaust system must be in place; and (e)Bit nucleus signage to clearly describe the types of materials that can be deposited into recycling bins and general grabage bins.	NA	Yes	Information supplied for CC2 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC2 satisfies this requirement and remains applicable for the duration of the works	NA	North	Waste removal will be undertaken by a third party (not Council) Updated design documentation for CC2 to satisfy conditions B3 (a) to (e)		Principal Certifying Authority (PCA)	Waste removal will be undertaken by a third party
84	Car Parking, drop-off/pick-up and Service Vehicle Layout Prior to the issue of a construction certificate, a Road Safety Audit of the access arrangements for the school, including drop-off/pick-up and car parking arrangements and any internal or external pedestrian crossings and refuge Islands, must be undertaken in accordance with Austroads Guide to Road Safety Part A: Unsafeign Road Safety Audits, Sutzvads Guide to Road Safety Part 4A: Unsignalised and Signalised Intersections: Implementing Road Safety Audits, but you in Idependent TINSW accredited road safety auditor.	NA	NA	NA	Yes	Yes	North	Completion of Road Safety Audit in accordance with Approval Condition	Prior to CC4 & CC5	Principal Certifying Authority (PCA)	Road Safety Audits will be completed by an independent TINSW accredited road safety auditor.
85	Car Parking, drop-off/pick-up and Service Vehicle Layout The Applicant must review the access arrangements having regard to recommendations of the Road Safety Audit (Roktop audit) undertaken under condition B4 and implement safety measures, if required, in consultation with Council and TNSW. Note: All pedestrian crossings should comply with Roads and Maritime Supplement to AS1742.10- 2009: Manual of Uniform Traffic Control Devices – Part 10: Pedestrian control and protection.	NA	NA	NA	Yes	Yes	North	Evidence of Consultation with TMSW and MWRC if safety measures identified for implementation under Cond B4	Prior to CC4 & CC5	Principal Certifying Authority (PCA)	Provide a design statement for the access arrangements as per the details of this condition. Also, provide a copy of the Road Safety Audit prepare by an independent TfNSW accredited road safety auditor.
	Car Parking, drop-off/pick-up and Service Vehicle Layout Prior to the issue of a construction certificate for car parking and service vehicle parking / loading / unioading areas, evidence must be submitted to the Certifier that the operational access and parking arrangements comply with the following requirements: (a)@I vehicles can enter and laeve the site in a forward direction; (b)@ minimum of 82 on-site car parking spaces are included for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and (c)the sweet path of the longest vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, are in accordance with the latest version of AS 2890.2. Bicycle Parking and End-of-Trip Facilities	Yes	Information supplied for CCI satisfies this requirement and remains applicable for the duration of the works	Information supplied for CCI satisfies this requirement and remains applicable for the duration of the works	Information supplied for CCI satisfies this requirement and remains applicable for the duration of the works	Yes	North	evidence must be submitted to the Certifier that the operational access and parking arrangements comply	Prior to CC1 and CC5	Principal Certifying Authority (PCA)	

	Part B - Prior to Issue of Construction Certificate										
Approv	ed SSDA Condition		(Refer to Conds A13 to A	20)							
Cond I	D St Matthews Mudgee : SSDA 9872 Conditions - 16.12.2020	CC1 - Internal Bulk Earthworks, Substructure and Inground Services	CC2 - Structure and Services	CC3 - Façade & building envelope	CC4 - Finishes/ Fitout/Balance of onsite Building Works	CC5 - Intersection and Road Upgrades (Refer to Cond B10)	Responsible Party	Deliverable	Date Action Required	Relevant Authority Approval	Comment
	Prior to the issue of a construction certificate, the following design details in relation to the secure bicycle parking and end-of-trip facilities must be submitted to the Certifier for approval: (a)the provision of a minimum ab bicycle parking spaces outlined in plans listed in condition A2; (b)Bompliance of the layout, design and security of bicycle facilities with the minimum requirements of the latest version of A5 2890.3:2015 Parking facilities - Bicycle parking, and; (c)Bhe provision of end-of-trip facilities for staff.	NA	Yes	Information supplied for CC2 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC2 satisfies this requirement and remains applicable for the duration of the works	NA	North	Updated design documentation evidencing design details that satisfy the condition	Prior to CC2	Principal Certifying Authority (PCA)	
B8	Stormwater Management System Prior to the issue of a construction certificate, the Applicants design an operational stormwater management system for the development to the satisfaction of Council unless otherwise agreed to by the Planning Secretary in writing. The system must: (a)Be designed by a suitably qualified and experienced person(s); (b)Be generally in accordance with the conceptual design in the ELS as revised in the Response to Submissions; (c)Bicogrante on-site detention and water quality measures as appropriate; (d)Be in accordance with applicable Australian Standards and Council requirements; and (e)Binsure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater. Council Handbook (EPA, 1997)	Yes	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	NA	North	Updated design documentation prior to CC1 to the satisfaction of MWRC	Prior to CC1	Principal Certifying Authority (PCA)	Consultation with Council is required in accordance with Condition A8. Certified civil stormwater drawings (inc evidence of MWRC Satisfaction) shall be submitted to the PCA pri to CC1
	guidelines										
<u>B9</u>	Landscaping and Fencing Prior to the issue of a construction certificate, the Applicant must prepare a revised Landscape Plan detailing proposed landscaping, paving and fencing works to the satisfaction of the Certifier. The plan musi: (a)Biclude the provision of a footpath adjoining all drop-off/pick-up and parking spaces in the drop- off / pick-up area by: (i)Bitending the existing footpath adjoining all drop-off/pick-up area up to the car space closes to the revice Road vehicular entry; (ii)Bitude fine force get the vehicular entrance from Bruce Road into the drop-off/pick-up area along the western and southern length of the drop-off / pick-up area up to the car space closes to the force get ther side of the vehicular entrance from Bruce Road into the drop-off/pick-up area / carpark to prevent access across the entrance by pedestrians using the drop-off/pick-up area (c)(Bickued fine envision of a face within the landscape strip between the car park and drop- off/pick-up area to limit pedestrians access from the carpark to the pedestrian crossing over the drop-off/pick-up road; (d)Bickued for the planting of a least 127 trees; (f)Birovide for the planting of a metre wide naive tree and shrub buffer along the eastern boundary of the site for the length of the proposed school site and southern boundary of the site from the eastern boundary to the bus turn around area; (b)Birovide for additional native shrub and groundcover planting in the south-western corner of the site. (h)Bitatil the location, species, maturity and height at maturity of plants to be planted on-site; (b)Bickude the provision of street tree planting if required by Council with species and spacing of trees to be determined in consultation with Council.	NA	NA	NA	Yes	NA	North	Updated design documentation for CC4	Prior to CC4	Principal Certifying Authority (PCA)	
810	Road and Pedestrian Infrastructure Works           Prior to the issue of a construction certificate, the Applicant must submit plans and technical specifications to the satisfaction of the relevant road authority for proposed road and pedestrian infrastructure upgrade works. The works must include proposed works set out in the ES as amended in the Response to Submissions, including : <ul> <li>(a)Bonstruction of Broadhead Road and Supplementary Response to Submissions, including :</li> <li>(a)Bonstruction of Broadhead Road and Bruce Road as seled roads for the extent depicted as 'Proposed road works' in the plant Ittled 'Proposed' and Road Section's prepared by Trixiai Consulting issue J dated 22 September 2020;</li> <li>(b)Bonstruction of a 2.5 metter wide footpath along the western side of Broadhead Road from a point adjacent to the existing footpath on the eastern sBf Broadhead Road to the pedestrian entrance to the intersection of Broadhead Road and Bruce Road</li> <li>(c)Bonstruction of J a pedestrian refuge on Broadhead Road in the location where the proposed footpath meets the existing footpath;</li> <li>(f)Bipgrades to the intersection of G lions Road and Robertons Tixet; and</li> <li>(g)Bipgrades to the intersection of J lions Road and Robertons Tixet; and</li> <li>(g)Bipgrades to the intersection of Bruce Road, Robertson Street; and</li> <li>(g)Bipgrades to the intersection of J lions Road and Robertson Street; and</li> <li>(a)Bonstruction certificate applications under the Roads Act 1993 are required to be submitted and approved by the relevant roads authority for roadworks or work within the public domain.</li> <li>•Books to forsahead Road and Bruce Road must consider flood planning requirements.</li> <li>•Biorks to Forsahead Road and Bruce Road must acommodate the longest vehicle associated with the use of the ped</li></ul>	NA	NA	NA	NA	Yes	North	The Applicant must submit plans and technical specifications to the satisfaction of the relevant road authority for proposed road and pedestrian infrastructure upgrade works.	Prior to CC5	MWRC and PCA	Separate construction certificate applications under Roads Act 1993 are required to be submitted and approved by the relevant roads authority for roadworks or work with in the public domain. CCS w satisfy this condition

	Part B - Prior to Issue of Construction Certificate										
Approved	SSDA Condition	SSDA Staging Strategy (	Refer to Conds A13 to A	20)							
Cond ID	St Matthews Mudgee : SSDA 9872 Conditions - 16.12.2020	CC1 - Internal Bulk Earthworks, Substructure and Inground Services	CC2 - Structure and Services	CC3 - Façade & building envelope	CC4 - Finishes/ Fitout/Balance of onsite Building Works	CC5 - Intersection and Road Upgrades (Refer to Cond B10)	Responsible Party	Deliverable	Date Action Required	Relevant Authority Approval	Comment
	Prior to the issue of construction certificate, 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 the longest vehicle entering and exiting the site.	NA	NA	NA	NA	Yes	North	the Applicant must submit design plans to the satisfaction of the relevant roads authority		TfNSW and Principal Certifying Authority (PCA)	

pproved	SSDA Condition	SSDA Staging Strate	gy (Refer to Conds A	A13 to A20)							
	St Matthews Mudgee : SSDA 9872 Conditions - 16.12.2020	CC1 - Internal Bulk Earthworks, Substructure and Inground Services	CC2 - Structure and Services	CC3 - Façade & building envelope	CC4 - Finishes/ Fitout/Balance of onsite Building Works	CC5 - Intersection and Road Upgrades (Refer to Cond B10)	Responsible Party	Deliverable	Date Action Required	Relevant Authority Approval	Comment
C1	Notification of Commencement										
	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction at least 48 hours before those dates.	Yes	Yes	Yes	Yes	Yes	North	Written Notification	48 hours prior to the commencement of each stage	Principal Certifying Authority (PCA)	
C2	Notification of Commencement If the construction of the development is to be staged, the Planning Secretary 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.	Yes	Yes	Yes	Yes	Yes	North	Written Notification	48 hours prior to the commencement of each stage	Principal Certifying Authority (PCA)	
<u>C3</u>	Certified Drawings Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent	Yes	Yes	NA	NA	NA	North	Provision of structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent	Prior to CC1 & CC2	Principal Certifying Authority (PCA)	
C4	Protection of Public Infrastructure										
	Prior to the commencement of construction, the Applicant must: (a)@nosult 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;	Yes	NĂ	NĂ	NA	Yes	North	Evidence of consultation and preparation of a diapidation report for public infrastructure in the vicinity of the site	Prior to CC1 & CC5	Dept of Planning & Env (DPIE)	Reports will not be resubmitted for eac subsequent internal works CC unless significant issues are identified.
	(b)Brepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c)Bubmit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	Yes	NA	NA	NA	Yes	North	Evidence of consultation and preparation of a dilapidation report for public infrastructure in the vicinity of the site	Prior to CC1 & CC5	Dept of Planning & Env (DPIE)	Reports will not be resubmitted for eac subsequent internal works CC unless significant issues are identified.
C5	Pre-Construction Dilapidation Report										
C6	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and theIThe 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.	Yes	NA	NA	NA	Yes	North	Dilapidation Report for adjoining public property and council assets	Prior to CC1 & CC5	MWRC	Reports will not be resubmitted for ea subsequent internal works CC unless significant issues are identified.

P	Part C - Prior to Commencement of Construction										
Approved	SSDA Condition	SSDA Staging Strate	egy (Refer to Conds	A13 to A20)							
Cond ID	St Matthews Mudgee : SSDA 9872 Conditions - 16.12.2020	CC1 - Internal Bulk Earthworks, Substructure and Inground Services	CC2 - Structure and Services	CC3 - Façade & building envelope	CC4 - Finishes/ Fitout/Balance of onsite Building Works	CCS - Intersection and Road Upgrades (Refer to Cond B10)	Responsible Party	Deliverable	Date Action Required	Relevant Authority Approval	Comment
	No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information 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 the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (a)Bentify people to be consulted during the design and construction phases; (b)Bet out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c)Browide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (i)Browgh which the Applicant will respond to enquiries or feedback to the Applicant; (i)Browgh which the Applicant will respond to enquiries or feedback to m the community; and (ii)Bto 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. (e)Bhoude any specific requirements around traffe, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.		Information supplied for CC1 satisfies this requirement and for the duration of the works	Information supplied for CC1 satisfies this requirement and for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works		Applicant	Community Consultation Strategy relevant for the whole project	Two weeks prior to CC1	Dept of Planning & Env (DPIE)	The approved Communication Strategy will be implemented for the duration of the works
C7	Demolition										
	Prior to the commencement of construction, demolition works 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 Certifier and Planning Secretary.	NA	NA	NA	NA	NA				Principal Certifying Authority (PCA)	No demolition works are intended as it is a greenfield site.
C8	Environmental Management Plan Requirements Management plans required under this consent must be prepared having regard to relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). Note: • The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval • The Planning Secretary mgo waive some of these requirements if they are unnecessary or unwarranted for particular management plans		Applica	ble throughout cons	truction		North Applicant	NĂ	Note	Principal Certifying Authority (PCA)	
<u>C9</u>	Construction Environmental Management Plan Prior to the commencement Plan (CEMP) to the Capilicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following: (a) Details of: (b) hours of work; (ii) A-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures, including fencing, to prohibit access into the Exclusion Area to prevent construction work impacts; (vi) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vii) external lighting in compliance with AS4282-2019 Control of the obtrusive effects of outdoor lighting; (vi) construction Strategy required by condition C6; (b) Construction Nosis and Vibration Management Sub-Plan (see condition C11); (c) Construction Solia and Vater Management Sub-Plan (see condition C12); (f) Flood Emergency Response Sub-Plan (see condition C13); (f) Flood Emergency Response Sub-Plan (see condition C14); (f) Flood Emergency Response Sub-Plan (see condition C14); (f) Flood Emergency Response Sub-Plan (see condition C14); (f) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	Yes	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	North	Submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary prior to CC1	Prior to CC1	Principal Certifying Authority (PCA) and DPIE	Construction Environmental Management Plans and associated sub- plans shall be submitted to the PCA prior to CC1 and be maintained for the duration of works onsite.

Р	art C - Prior to Commencement of Construction										
Approved	SSDA Condition	SSDA Staging Strate	egy (Refer to Conds )	A13 to A20)							
Cond ID	St Matthews Mudgee : SSDA 9872 Conditions - 16.12.2020	CC1 - Internal Bulk Earthworks, Substructure and Inground Services	CC2 - Structure and Services	CC3 - Façade & building envelope	CC4 - Finishes/ Fitout/Balance of onsite Building Works	CC5 - Intersection and Road Upgrades (Refer to Cond B10)	Responsible Party	Deliverable	Date Action Required	Relevant Authority Approval	Comment
	The Applicant must not commence construction of the development until the CEMP is approve by the Certifier and a copy submitted to the Planning Secretary	Yes	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	North	The Applicant must not commence construction of the development until the CEMP is approve by the Certifier and a copy submitted to the Planning Secretary	Prior to CC1	Principal Certifying Authority (PCA) and DPIE	Construction Environmental Management Plans and associated sub- plans shall be submitted to the PCA prior to CC1 and be maintained for the duration of works onsite
C11	Construction Environmental Management Plan The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a)Be prepared by a suitably qualified and experienced person( (b)Be prepared in consultation with Council and TMSW; (c)Betail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d)Betail nexy vehicle routes, access and parking arrangements; and (e)Betail nexy vehicle routes, access and parking arrangements. Note: Construction vehicular access into the site may only be from Broadhead Road unless with the agreement of the relevant roads authority.	Yes	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CCI satisfies this requirement and remains applicable for the duration of the works	Information supplied for CCI satisfies this requirement and remains applicable for the duration of the works	Information supplied for CCI satisfies this requirement and remains applicable for the duration of the works	North	The Construction Traffic and Pedestrian Management Sub- Plan (CTPMSP)	Prior to CC1	PCA	
C12	Construction Environmental Management Plan The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following: (a)Be prepared by a suitably qualified and experienced noise expert; (b)Bescribe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c)Bescribe the measures to be implemented to manage high noise generating works such as pilling, in close proximity to sensitive receivers; (d)Blacude strategies that have been developed with the community for managing high noise generating works; (e)Bescribe the community consultation undertaken to develop the strategies in condition C12(d); (f)Bhclude a complaints management system that would be implemented for the duration of the construction; and (g)Bhclude a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition C8.	Yes	Information supplied for CC1 satisfies this requirement and for the duration of the works	Information supplied for CC1 satisfies this requirement and for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and for the duration of the works	North	The Construction Noise and Vibration Management Sub- Pian (CNVMSP)	Prior to CC1	PCA	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) will be prepared by a suitably qualified and experienced noise expert
C13 C14	Construction Environmental Management Plan 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; and (b)@twowal 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 construction Environmental Management Plan	Yes	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	North	The Construction Waste Management Sub- Plan (CWMSP)	Prior to CC1	PCA	

pproved	SSDA Condition	SSDA Staging Strate	egy (Refer to Conds /	A13 to A20)							
Cond ID	St Matthews Mudgee : SSDA 9872 Conditions - 16.12.2020	CC1 - Internal Bulk Earthworks, Substructure and Inground Services	CC2 - Structure and Services	CC3 - Façade & building envelope	CC4 - Finishes/ Fitout/Balance of onsite Building Works	CC5 - Intersection and Road Upgrades (Refer to Cond B10)	Responsible Party	Deliverable	Date Action Required	Relevant Authority Approval	Comment
	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)Bescribe all erosion and sediment controls to be implemented during construction, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; (c)Blcucle 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. (c)glfoude a plan of how all construction works will be managed in a wet-weather event (i.e. storage of equipment, stabilisation of the site); (e)gletaul all of "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 5-year ARI and 1 in 100-year ARI).	Yes	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	North	Construction Soil and Water Management Plan (CSWMSP) evidencing consultation with MWRC	Prior to CC1	PCA	Construction Soil and Water Management Plan (CSWMSP) will b prepared by a suitably qualified an experienced person following consultation with MWRC
C15	Construction Environmental Management Plan The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following: (a)Be prepared by a suitably qualified and experienced person(s); (c)Buclude details of: (c)Buclude details of: (i)Bed mergency responses for both construction and operation phases of the development; (ii)Bredicted flood levels; (iii)Brow arming time and flood notification; (v)Bisembly points and evacuation routes; (v)Biserustion and refuge protocols; and (v)Biswareness training for employees and contractors, and students.	Yes	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	North	The Flood Emergency Response Sub-Plan (FERSP)	Prior to CC1	PCA	The Flood Emergency Response Sut Plan (FERSP) must address all parts the condition and will be prepared b suitably qualified and experienced person
C16	Construction Environmental Management Plan A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a)Minimise the impacts of earthworks and construction on the local and regional road network; (b)Minimise conflicts with other road users; (c)Minimise conflicts with other road users; (c)Minimise road traffic noise; and (d)Minsure truck drivers use specified routes.	Yes	Information supplied for CC1 satisfies this requirement set remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement supplicable for the duration of the works	Information supplied for CC1 satisfies this requirement set remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	North	Driver code of conduct will be included in contract agreements and site induction documentation	Prior to CC1	PCA	
C17	Soil and Water Prior to the commencement of construction, the Applicant must install erosion and sediment controls and other soil and water management measures in accordance with the CSWMSP prepared under condition C9(e).	Yes	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	North	Evidence of Implementation of measures prescribed in Cond C9(e)	Prior to CC1	РСА	Photographic Evidence of compliance be provided and retained onsite

Approved	SSDA Condition	SSDA Staging Strat	egy (Refer to Conds )	A13 to A20)							
Cond ID	St Matthews Mudgee : SSDA 9872 Conditions - 16.12.2020	CC1 - Internal Bulk Earthworks, Substructure and Inground Services	CC2 - Structure and Services	CC3 - Façade & building envelope	CC4 - Finishes/ Fitout/Balance of onsite Building Works	CC5 - Intersection and Road Upgrades (Refer to Cond B10)	Responsible Party	Deliverable	Date Action Required	Relevant Authority Approval	Comment
	Prior to the commencement of construction, 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 streets.	Yes	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	North	Evidence of Implementation of measures prescribed in Cond C11(d)	Prior to CC1	PCA	
C19	Flood Management Prior to the commencement of construction, the Certifier must be satisfied that all floor levels must be no lower than the 3% Annual Exceedance Probability flood plus 150mm of freeboard and that the flood mitigation requirements of the Detailed Site Stormwater Management Plan are incorporated into the design	Yes	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	North	Evidence of compliance to condition	Prior to CC1	PCA	
C20	Flood Management Prior to the commencement of construction, the Certifier must be satisfied that any structures below the 1% Annual Exceedance Probability plus 150mm of freeboard are constructed from flood compatible building components.	Yes	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	North	Design Certificate to Evidence of compliance to condition	Prior to CC1	РСА	
C21	Outdoor Lighting Prior to the installation of outdoor lighting, evidence must be submitted to the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	NA	NA	NA	Yes	NA	North	Design Certificate to Evidence of compliance to condition	Prior to CC4	PCA	Permanent outdoor lighting will not installed prior to the issuance of CC The design will comply with comply v AS 1158.3.1:2005 Lighting for roads a public spaces – Pedestrian area (Category P) lighting – Performance a design requirements and AS 4282-20 Control of the obtrusive effects of outdoor lighting.
C22	Ecologically Sustainable Development Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a)Registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submitting evidence of registration to the Certifier; or (b)Beeking approval from the Planning Secretary for an alternative certification process.	Yes	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Information supplied for CC1 satisfies this requirement and remains applicable for the duration of the works	Applicant	Evidence of compliance to condition	Prior to CC1 unless otherwise agreed by the Planning Secretary	DPIE (Planning Secretary)	

Pa	art D - During Construction										
Approved	SSDA Condition	SSDA Staging Stra	tegy (Refer to Cor	nds A13 to A20)							
Cond ID	St Matthews Mudgee : SSDA 9872 Conditions - 16.12.2020	CC1 - Internal Bulk Earthworks, Substructure and Inground Services	CC2 - Structure and Services	CC3 - Façade & building envelope	CC4 - Finishes/ Fitout/Balance of onsite Building Works	CC5 - Intersection and Road Upgrades (Refer to Cond B10)	Responsible Party	Deliverable	Date Action Required	Relevant Authority Approval	Comment
D1	Site Notice										
	A site notice(s): (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements; (b) 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; (c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (d) 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 (e) the notice(b) is to be mounted at evelevel on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.		Applica	ble throughout cons	struction		North	Site Notice Signage	Applicable throughout construction	Principal Certifying Authority (PCA)	
D2	Operation of Plant and Equipment										
	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.		Applica	ble throughout con	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D3	Demolition										
	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition C7.		Applica	ble throughout cons	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D4	Construction Hours										
	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		Applica	ble throughout con:	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D5	Construction Hours										
	Construction 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 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.		Applica	ble throughout con:	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D6	Construction Hours										
	Notification of such construction activities as referenced in condition D5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.		Applica	ble throughout cons	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D7	Construction Hours										
	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a)Bam to 12pm, Monday to Friday; (c)Bam to 5nM Monday to Friday; and (c)Bam to 12pm, Saturday.		Applica	ble throughout cons	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D8	Implementation of Management Plans										
	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).		Applica	ble throughout cons	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	

Pa	art D - During Construction										
	SSDA Condition	SSDA Staging Stra	tegy (Refer to Con	ds A13 to A20)							
Cond ID	St Matthews Mudgee : SSDA 9872 Conditions - 16.12.2020	CC1 - Internal Bulk Earthworks, Substructure and Inground Services	CC2 - Structure and Services	CC3 - Façade & building envelope	CC4 - Finishes/ Fitout/Balance of onsite Building Works	CC5 - Intersection and Road Upgrades (Refer to Cond B10)	Responsible Party	Deliverable	Date Action Required	Relevant Authority Approval	Comment
D9	Construction Traffic					510)					
			Applica	ble throughout con:	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D10	Hoarding Requirements										
	The following hoarding requirements must be complied with: (a)Bo third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b)Bhe construction site manager must be responsible for the removal of all graffit from any construction hoardings or the like within the construction area within 48 hours of its application.		Applica	ble throughout con:	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D11	No Obstruction of Public Way										
	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.		Applica	ble throughout con:	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D12	Construction Noise Limits										
	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 Construction Noise and Vibration Management Plan.		Applica	ble throughout con:	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D13	Construction Noise Limits										
	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.		Applica	ble throughout con	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D14	Construction Noise Limits										
	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.		Applica	ble throughout con:	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D15	Vibration Criteria										
	Vibration caused by construction at any residence or structure outside the site must be limited to: (a)&tructural damagethe 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).		Applica	ble throughout con:	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D16	Vibration Criteria										
	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 D15.		Applica	ble throughout con	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D17	Vibration Criteria										

Ра	rt D - During Construction										
Approved S	SDA Condition	SSDA Staging Stra	tegy (Refer to Cor	nds A13 to A20)							
Cond ID	St Matthews Mudgee : SSDA 9872 Conditions - 16.12.2020	CC1 - Internal Bulk Earthworks, Substructure and Inground Services	CC2 - Structure and Services	CC3 - Façade & building envelope	CC4 - Finishes/ Fitout/Balance of onsite Building Works	CC5 - Intersection and Road Upgrades (Refer to Cond B10)	Responsible Party	Deliverable	Date Action Required	Relevant Authority Approval	Comment
	The limits in conditions D15 and D16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition C12 of this consent.		Applica	ble throughout con:	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
	Tree Protection										
	For the duration of the construction works: (a)Breet 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)BI street trees immediately adjacent to the approved disturbance area / property boundary/les must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c)BII trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Tree Assessment Report, dated 4 April 2020 and prepared by McArdle & Sons; and (d)BI 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.		Applica	ble throughout con:	struction		North	Implementation of measures as per the Approval Condition	Applicable throughout construction	Principal Certifying Authority (PCA)	
D19	Air Quality										
	The Applicant must take all reasonable steps to minimise dust gen rated during all works authorised by this consent.		Applica	ble throughout con:	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D20	Air Quality										
	During construction, the Applicant must ensure that: (a)#kposed surfaces and stockpiles are suppressed by regular watering; (b)#flurcks entering or leaving the site with loads have their loads covered; (c)#fucks associated with the development do not track dirt onto the public road network; (d)#jublic roads used by these trucks are kept clean; and (e)#ind stabilisation works are carried out progressively on site to minimise exposed surfaces.		Applica	ble throughout con:	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D21	Erosion and Sediment Control										
	All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP prepared under condition C11(e).		Applica	ble throughout con	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D22	Imported Soil										

Pa	art D - During Construction										
Approved	SSDA Condition	SSDA Staging Stra	tegy (Refer to Cor	nds A13 to A20)							
Cond ID	St Matthews Mudgee : SSDA 9872 Conditions - 16.12.2020	CC1 - Internal Bulk Earthworks, Substructure and Inground Services	CC2 - Structure and Services	CC3 - Façade & building envelope	CC4 - Finishes/ Fitout/Balance of onsite Building Works	CC5 - Intersection and Road Upgrades (Refer to Cond B10)	Responsible Party	Deliverable	Date Action Required	Relevant Authority Approval	Comment
	The Applicant must: (a)@nsure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b)@eep accurate records of the volume and type of fill to be used; and (c)@nake these records available to the Certifier upon request.		Applica	ble throughout cons	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D23	Disposal of Seepage and Stormwater										
	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter		Applica	ble throughout cons	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D24	Emergency Management										
	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.		Applica	ble throughout cons	struction		North	Implementation of emergency procedures	Applicable throughout construction	Principal Certifying Authority (PCA)	
D25	Aboriginal Cultural Heritage										
	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Artefact Heritage dated 9 April 2020.		Applica	ble throughout cons	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D26	Aboriginal Cultural Heritage										
	A representative of the Local Aboriginal Land Council must be invited to observe earthworks undertaken on the site. Any invitation must be provided at least 14 days prior to earthworks occurring and reasonable arrangements agreed for the observation of earthworks where an invitation is accepted. In the event that any unexpected finds are discovered, any direction from the Local Aboriginal Land Council representative and the procedures outlined in condition D27 must be followed.	Yes	NA	NA	NA	NA	North	Evidence of Invitation to observe earthworks	Prior to CC1 only	Principal Certifying Authority (PCA)	
D27	Unexpected Finds Protocol – Aboriginal Heritage										
	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 NSW 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 NSW to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of Heritage NSW.		Applica	ble throughout cons	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D28	Unexpected Finds Protocol – Historic Heritage										
	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW 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@nly recommence with the written approval of the Heritage NSW.		Applica	ble throughout cons	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D29	Waste Storage and Processing										
	All waste generated during construction must be setted and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.		Applica	ble throughout cons	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D30	Waste Storage and Processing										

Pa	art D - During Construction										
	SSDA Condition	SSDA Staging Stra	itegy (Refer to Con	ds A13 to A20)							
Cond ID	St Matthews Mudgee : SSDA 9872 Conditions - 16-12-2020	CC1 - Internal Bulk Earthworks, Substructure and Inground Services	CC2 - Structure and Services	CC3 - Façade & building envelope	CC4 - Finishes/ Fitout/Balance of onsite Building Works	CC5 - Intersection and Road Upgrades (Refer to Cond B10)	Responsible Party	Deliverable	Date Action Required	Relevant Authority Approval	Comment
	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classify@Waste (EPA, 2014).		Applica	ble throughout con:	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D31	Waste Storage and Processing										
	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.		Applica	ble throughout cons	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D32	Waste Storage and Processing										
	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.		Applica	ble throughout con	struction	_	North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D33	Waste Storage and Processing										
	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibresthe air, and disposal at an approved waste disposal facility is decordance with the requirements of the relevant legislation, codes, standards and guidelines.		Applica	ble throughout cons	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D34	Outdoor Lighting										
	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.		Applica	ble throughout cons	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D35	Site Contamination										
	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.		Applica	ble throughout cons	struction		North		Applicable throughout construction	Principal Certifying Authority (PCA)	
D36	Independent Environmental Audit										
	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.		Applica	ble throughout con	struction		Applicant	Agreement of independent Auditors prior to the preparation of the Audit Programme (max 2 weeks after commencement of construction)	Applicable throughout construction	Department of Planning & Env (DPIE)	
D37	Independent Environmental Audit										

pproved	I SSDA Condition	SSDA Staging Strat	tegy (Refer to Con	nds A13 to A20)							
Cond ID	St Matthews Mudgee : SSDA 9872 Conditions - 16.12.2020	CC1 - Internal Bulk Earthworks, Substructure and Inground Services	CC2 - Structure and Services	CC3 - Façade & building envelope	CC4 - Finishes/ Fitout/Balance of onsite Building Works	CC5 - Intersection and Road Upgrades (Refer to Cond B10)	Responsible Party	Deliverable	Date Action Required	Relevant Authority Approval	Comment
	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).		Applica	ble throughout cons	struction		Applicant	Max 12 weeks after commencement of construction and every 26 weeks thereafter	Max 12 weeks after commencement of construction and every 26 weeks thereafter	Department of Planning & Env (DPIE)	
D38	Independent Environmental Audit										
	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 week's notice to the applicant of the date or timing upon which the audit must be commenced.		Applicable throughout construction				Applicant			Department of Planning & Env (DPIE)	
D39	Independent Environmental Audit										
	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: (a)Review and respond to each Independent Audit Report prepared under condition D40 of this consent; (b)Bubmit the response to the Planning Secretary and the Certifier; and (c)Bhake each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.		Applicable throughout construction				Applicant	Review and response to the Independent Audit Post Approval Requirements	Within 60 days after submission to DPIE	Department of Planning & Env (DPIE)	
D40	Independent Environmental Audit										
	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.		Applica	able throughout cons	struction		Applicant	Issue response to Audit findings	Within 2 months of undertaking independent audit	Department of Planning & Env (DPIE)	
D41	Independent Environmental Audit										
	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance		Applica	able throughout cons	struction		Applicant			Department of Planning & Env (DPIE)	

## ATTACHMENT B

Schedule of SSD Approved Documentation

# SSDA CONSENT ISSUE DOCUMENT SCHEDULE

Project Phase

St Matthews Catholic College Mudgee SSD Approved Documentation

SSDA No. Date 9872 16 December 2020

Page 1 of 2

Architectural drawings prepared by Alleanza Architecture					
Dwg No.	Rev	Name of Plan	Date		
DA008	19	Site Plan	04.12.20		
DA009	29	Part Site Plan	02.10.20		
DA010	11	Roof Plan	02.10.20		
DA011	10	Street Elevations	02.10.20		
DA012	09	Street Elevations and Site Sections	02.10.20		
DA015	02	Signage Diagram	28.04.20		
DA021	07	Material Schedule	28.04.20		
DA101	20	Block A - Plans	08.09.20		
DA102	08	Block A - Elevations	28.04.20		
DA103	09	Block A - Sections	28.04.20		
DA104	17	Block A – Section Details	28.04.20		
DA105	15	Block B – Floor Plan, Elevations & Sections	08.09.20		
DA106	11	Block B - Sections	28.04.20		
DA108	16	Block C – Ground Floor Plan	08.09.20		
DA109	09	Block C – Elevations	08.09.20		
DA110	11	Block C – Elevations and Sections	28.04.20		
DA111	08	Block C – Section Details	28.04.20		
DA112	13	Block D – Ground Floor Plan	08.09.20		
DA113	13	Block D - Elevations	08.09.20		
DA114	09	Block D - Sections	28.04.20		
DA115	07	Block D – Section Details	28.04.20		
DA116	15	Block E – Group Floor Plans	08.09.20		
DA117	07	Block E - Group Elevations	28.04.20		
DA118	08	Block E – Group Sections	28.04.20		
DA119	12	Block E – Building 1 Floor Plans	08.09.20		
DA120	08	Block E – Building 1 - Elevations	08.09.20		
DA121	08	Block E – Building 1 - Sections	28.04.20		

# SSDA CONSENT ISSUE DOCUMENT SCHEDULE

Project	St Matthews Ca	atholic College	Mudgee SSDA No.	9872	
Phase	SSD Approved	ł	Date	16 December 2020	Page 2 of 2
DA122		13	Block E – Building 2	2 – Floor Plans	08.09.20
DA123		09	Block E – Building 2	2 - Elevations	08.09.20
DA124		08	Block E – Building 2	2 - Sections	28.04.20
DA125		11	Block E – Building 2	2 – Floor Plans	08.09.20
DA126		08	Block E – Building 3	3 - Elevations	08.09.20
DA127		07	Block E – Building 3	3 - Sections	28.04.20
Landsca	ape plans p	prepared	by Taylor Brammer	Landscape Architects	·
Dwg No		Rev	Name of Plan		Date
L001		В	Tree Removal and I	Retention Plan	06.10.20
L100		В	Landscape Master	Plan	06.10.20
L101		В	Materials and Finish	nes Plan	06.10.20
Landsca	ape conce	ot plans p	prepared by Taylor E	Brammer Landscape Arch	nitects
Dwg No		Rev	Name of Plan		Date
LA06		D	Design Precedents		06.10.20
LA07		D	Design Function an	d Approach	06.10.20
LA08		D	Landscape Concep	t Plan	06.10.20
LA09		D	School Entry Chara	cter	06.10.20
LA10		D	Outdoor Student As	sembly Area and COLA	06.10.20
LA13		D	Planting Character		06.10.20
Civil pla	ins prepare	ed by Tria	axial Consulting		·
Dwg No		Rev	Name of Plan		Date
C2.1		J	Proposed Site Work	s and Road Sections	22.09.20
C4.0		н	Bulk Earthworks Pla	an - Internal	22.09.20
C4.1		G	Bulk Earthworks Co	ontours - Internal	22.09.20
C5.0		н	Broadhead Road Lo	ong Section – Sheet 1	22.09.20
C5.1		G	Broadhead road Lo	ng Section – Sheet 2	22.09.20
C5.2		А	Broadhead Road C	ross Section – Sheet 1	22.09.20
C6.0		1	Bruce Road Long S	ection – Sheet 1	22.09.20
C6.1		А	Bruce Road Long S	ection – Sheet 2	22.09.20
C6.2		А	Bruce Road Cross	Section – Sheet 1	22.09.20
C7.0		G	Flood Mitigation Wo	orks	22.09.20
C7.3		А	Levee Bank		22.09.20
C12.0		А	Civil Details – Bruce	e Rd Culvert	22.09.20

### ATTACHMENT C

Site Plan

## Site Plan – St Matthews Catholic College – Senior Campus





CC5 relates to all works external to the site boundary including the roadworks as referenced in SSDA Cond B10

evels adjusted to new flood is BLC 02.10.20 SDA Response to salte 08.00.2 SSCA- Project name adjust LC 28.04.20 SCA luise, levels adjusted BLC 01.04.20 A NSW Issu ern affented to HC 05.01.2 Site Plan, Block B & F adjus NC 19.09.19 Nock R & Fact



ST MATTHEW'S CATHOLIC SCHOOL - Secondary Campus

Corner of BROADHEAD and BRUCE RD. MUDGEE Lot 40 of DP 756894

#### STATE SIGNIFICANT DEVELOPMENT APPLICATION



#### SITE PLAN

18150	DA008	19
roject no.	sheet no,	issue

Attachment 2 – Response to RFIs as submitted 26 February 2021

#### Document name: SSD- 9872, A13 Staging Report, St-Mathews Catholic College Date received by DPIE: 2 February 2021 Date DPIE comments sent to the Applicant: 25 February 2021

Date comments received from the Applicant: -26 February 2021

Number	Condition	Requirement	Doc. reference	DPIE comments <mark>(25/02/2021)</mark>	Project team Response (26/2/2021)	Amendment made Y/N	Page/Section Number	DPIE Assessment	Status
1.	compliance with conditions is College Mudgee		St Matthews Catholic College Mudgee Rev A dated 22	<ul> <li>A staging report has been prepared in accordance with conditions A13-A16 of SSD 9872. The staging report is submitted prior to commencement of construction works.</li> <li>The location of the development is 48 Broadhead Road, Spring Flat (Lot 40 DP756894) and includes construction of a new senior campus (year 7 to 12) to cater for up to 680 students comprising: <ul> <li>Construction of five buildings including administration areas, a chapel, teaching spaces, specialist and performing arts spaces; and</li> <li>Associated works including car parking, dropoff/pick-up facilities, signage, tree removal, landscaping and infrastructure upgrades.</li> </ul> </li> <li>Communication held between DPIE and the Applicant: <ul> <li>Phone conversation on 15/02/2021</li> <li>Teams meeting with the Project Manager, Building contractor, Senior Project Manager and DPIE on 25/02/2021</li> </ul> </li> </ul>	N/A				CLOSED
2.	A14	A Staging Report prepared in accordance with condition A13 must:		-	-	-	-	-	
3.	(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;	Section 2	<ul> <li>Staging of the approval of Construction Certificates (CC) to be implemented during the construction phase. The main purpose of the Staging Report is to obtain CC for each construction stage so that the design and execution of the project can be implemented without any delays.</li> <li>The report indicates that the stages will be constructed concurrently. The staging report was received 1 month prior to start of commencement.</li> <li>The 5 intended stages for the Construction Certificates are:</li> <li>CC1: March 2021 to August 2022 - Internal Bulk Earthworks, Substructure and Inground Services</li> <li>CC2: April 2021 to August 2022 - Structure and Services</li> <li>CC3: April 2021 to August 2022 - Façade &amp; building envelope</li> <li>CC4: May 2021 to August 2022 - Finishes/ Fitout and Balance of onsite Construction Works inc car parking and service vehicle parking / loading / unloading areas</li> <li>CC5: June 2021 to May 2022 - Intersection and Road Upgrades (refer to condition B10)</li> </ul>		Yes	Page 6		OPEN

				<ul> <li>DPIE Comments:</li> <li>Please re-check and update anticipated duration of commencement and completion of works and activities under each stage including timing for obtaining construction certificate for the relevant stage.</li> <li>Appendix B: Please provide a higher-resolution site plan so that the text is legible and mapped features are recognisable.</li> </ul>	-	
						Yes
						Yes
4.	(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);	Section 3	No staged operation is proposed. The school will be operational once all construction works are completed. Occupation certificate anticipated in August 2022 with school commencement date currently nominated as D1T12023.		
5.	(c)	specify how compliance with conditions will be achieved across and between each of the stages of the project; and	Section 4	<ul> <li>The Consent conditions required to be complied with prior to commencement of construction onsite (prior to CC1);</li> <li>DPIE Comments: <ul> <li>Please update the compliance matrix with the following:</li> </ul> </li> <li>Overall comment: <ul> <li>'Deliverable' column: Please update "Compliance certification for each relevant stage" to be more</li> </ul> </li> </ul>		Yes
				<ul> <li>specific for each condition. Please review the entire matrix. (for example: conditions B1, B2, B9, B10, B11, C21, C26, etc)</li> <li>'Date Action Required' column: Please update "Prior to CC for each relevant stage" to be more specific for each condition. Please review the entire matrix.</li> </ul>		Yes
				<ul> <li>A10: Wrong category title, it should be read: 'Prescribed Conditions' instead of 'student and staff</li> </ul>	Matrix corrected	Yes

	 1
Page 6	
rage o	
Attach C	
	CLOSED
	OPEN
Attach A	
Attach A	
Attach A	

	numbers'. Also, this condition is app		
	throughout construction, not post completio	n.	
	<ul> <li>A11: CC1 to CC5: This condition is app throughout construction not post completion</li> </ul>		Yes
	<ul> <li>A12 &amp; A20: Column 'relevant authority app Other authority may be added. Please upda entire matrix to identify the relevant co authority(ies).</li> </ul>	ate the parties identified for consultation including	Yes
		Relevant Consent authorities updated across matrix.	Yes
		A20: The certifier will be verifying compliance with Cond A20 and the implementation of any updated strategies and plans. They will also verify that the relevant authorities will be consulted as appropriate with regard to the relevant condition if strategies, plans or programmes are updated. As an example – if the traffic management plan is modified in relation to site access etc, TfNSW and MWRC will be consulted to ensure that they are satisfied with the proposed changes.	Yes
	<ul> <li>A13 &amp; A14. Comment column: 'it is propose the works will be completed and operation commence in a single phase' Please rephrase meaning is not clear.</li> </ul>	on will that the works will be completed as outlined	Yes
	- A22: 'Deliverable column": certification relev	vant to Matrix Amended	Yes
	each stage should read certification for stage - Date action required: should read prior to		Yes
	CC3. - Comment: needs to be amended to reflect Stage CC3.		Yes
		Note: Cond A35 to A38 inclusive amended to be "Applicable to the project post completion" as per advice from Rob Sherry dated 25 February 2021.	Yes
	- B2: Please check and confirm if the miti measures recommended in the report v incorporated into the final design commencement of CC2.	vill be recommended in the report will be	Yes
	<ul> <li>B3: Construction of waste storage and proc area will start earlier than CC4.Please chec adjust it accordingly.</li> </ul>		Yes

Attach A	
Attach A	
Attach A	
Attach A	
Attach A	
Attach A	
Attach A	
Attach A	
Attach	
Attach A	
Attach A	
Attach A	

					DPIE we have adjusted to be a pre-requisite for CC2.	Yes
				- B7: What are the end-of-trip facilities? If they require specific construction features (rooms, slabs, structural elements etc.) construction certificate needs to be acquired earlier in the staging of the development.	End of Trip facilities are included within the Building A. Matrix amended to identify this condition as a requirement for CC2	Yes
				- B8: The condition relating to the Operational Stormwater Management System is applicable at all stages. Clarify the system has been or will be designed to the satisfaction of the Council before CC1 and the condition will be compliant at all stages.	Matrix Amended. We confirm the condition relating to the Operational Stormwater Management System is applicable at all stages, confirm the system has been designed to the satisfaction of the Council before CC1 and the condition will be compliant at all stages.	Tes
				- C15: Clarify that the condition will be complied with at CC1 and that the condition will be complied with at all stages.	Matrix Amended. We confirm that the condition will be complied with at CC1 and that the condition will be complied with at all stages.	Yes
						No
				<ul> <li>C21: Outdoor lighting: Please check outdoor lighting condition compliance against relevant stage/s of the consent.</li> </ul>	Condition references <u>prior to the</u> <u>installation of outdoor lighting</u> . We confirm that Outdoor lighting will not be installed until CC4 (Staging notes adjusted in report to reflect this)	Yes
				<ul> <li>C22: 'Comments' column: remove 'subject to discussion and resolution by the applicant'</li> </ul>	Matrix Amended – Removed	
						Yes
				<b>Overall Comment</b> : Please review the Compliance Matrix as per the above comments (to clarify where CC is obtained and where the condition will be compliant at all stages) (ex C19, C20, etc)	Matrix Amended to note specifically where a condition is noted as 'prior to commencement of construction' and is nominated to be satisfied for a specific CC; it remains applicable and will be complied with for the duration of the works	
6.	(d)	set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Section 5 p.29	It is not anticipated that there will be any cumulative impact arising from the proposed staging of the Construction certificates.	N/A	-
				The reports submitted with the Environmental Impact Statement assessed the impact of the works at full capacity and therefore account for the full extent of the potential environmental impact of the development on the community and surrounding environment.		

Attach A		
Attach A		
Attach A		
Attach A		
Attach A inc specific		
reference on Page 8		
-	-	CLOSED

			No further comments.				
7.	A15	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	The staging applies only to the construction phase only with the Applicant intending to commence operation of the approved development in a single phase. No further comments	-	-	-	CLOSED
8.	A16	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent 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 as identified in the Staging Report.	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. No further comment	-	-	-	CLOSED