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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:

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

Kind Regards,

EMMA BUNN
Project Manager



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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:	<p>Construction of a new senior campus to cater for up to 680 students comprising:</p> <ul style="list-style-type: none">• 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.

REV B
26 February 2021

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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:

(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;	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);	<i>Not applicable – the Operational Phase of the project will not be staged as outlined in Section 3</i>
(c) Detail how compliance with conditions will be achieved across and between each of the stages of the project; and	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.
CC3	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. CUMULATIVE 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 & pre-occupation conditions are met prior to the issue of any construction or occupation certificate.

It is the Applicant's responsibility to monitor & audit the operational compliance and cumulative impacts of the operational stages of the development required by the consent.

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 - Administrative Conditions

Approved 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
A1	Obligation to minimise harm to the environment In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Applicable throughout construction					0 North Applicant	NA	During Construction During Operation	Dept of Planning & Env (DPIE)	
A2	Terms of consent The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans	Applicable throughout construction					North Applicant	NA	During Construction During Operation	Dept of Planning & Env (DPIE)	
A3	Terms of consent Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the 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.	Applicable throughout construction					North Applicant	NA	During Construction During Operation	Dept of Planning & Env (DPIE)	
A4	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.	Applicable throughout construction					Note	NA	During Construction During Operation	Dept of Planning & Env (DPIE)	
A5	Limits of consent This consent lapses five years after the date of consent unless work is physically commenced.	Applicable throughout construction					Applicant	Evidence of Commencement of Construction	Within 5 Years of Consent	Private Certifying Authority (PCA)	
A6	Limits of consent This consent does not permit works other than vegetation management works within the Exclusion Area	Applicable throughout construction					North Applicant	NA	During Construction During Operation	Dept of Planning & Env (DPIE)	
A7	Limits of consent This consent does not permit the use of the Exclusion Area for school operations by students or teaching staff.	Applicable to the project post completion					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.	Applicable to the project post completion					Applicant	NA	Applicable to the project post completion in the Operational phase	Dept of Planning & Env (DPIE)	
A9	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.	Applicable to the project post completion					Applicant	NA	Applicable to the project post completion in the Operational phase	Dept of Planning & Env (DPIE)	
A10	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Applicable throughout construction					Applicant	NA	Applicable throughout construction	Dept of Planning & Env (DPIE)	

Part A - Administrative Conditions

[illegible]

Part A - Administrative Conditions

[illegible]

Part A - Administrative Conditions

Approved 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
	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	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.	Applicable throughout construction					North	Cond of Consent to form part of construction contract documents and contractor obligations for duration of works	Applicable throughout construction	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.	Applicable throughout construction					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.	Applicable throughout construction					North/Applicant	Notification and Reports	As required throughout construction	Dept of Planning & Env (DPIE)	
A30	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.	Applicable throughout construction					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 (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Applicable throughout construction					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.	Applicable throughout construction						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 incident report under condition A29; (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	Applicable throughout construction					North/Applicant	Written notification	Within three (3) months as noted in the conditions of consent	Dept of Planning & Env (DPIE) and PCA	

Part A - Administrative Conditions

Approved SSDA Condition		SSDA Staging Strategy (Refer to Conds A13 to A20)									
Cond ID	St Matthews Mudjee : 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. <i>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.</i>	Applicable throughout construction					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.	Applicable to the project post completion					Applicant	Compliance Report	In accordance with the Compliance Reporting Post Approval Requirements (2020) Post Decommissioning and annually 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 each Compliance Report publicly available 60 days after submitting it the Planning Secretary.	Applicable to the project post completion					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

[illegible]

Part B - Prior to Issue of Construction Certificate

[illegible]

Part B - Prior to Issue of Construction Certificate											
Approved 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
	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	Prior to CC5	TfNSW and Principal Certifying Authority (PCA)	

Part C - Prior to Commencement of Construction

[illegible]

Part C - Prior to Commencement of Construction

[illegible]

Part C - Prior to Commencement of Construction

[illegible]

Part C - Prior to Commencement of Construction

[illegible]

Part C - Prior to Commencement of Construction

Approved 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
	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 1% 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	PCA	
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 be installed prior to the issuance of CC4. The design will comply with 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.
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) seeking 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)	

Part D - During Construction

Approved 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
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(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	Applicable throughout construction					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.	Applicable throughout construction					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.	Applicable throughout construction					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	Applicable throughout construction					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 (b) In an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) Where the works are inaudible at the nearest sensitive receivers; or (d) Where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	Applicable throughout construction					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.	Applicable throughout construction					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) 8am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 8am to 12pm, Saturday.	Applicable throughout construction					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).	Applicable throughout construction					North		Applicable throughout construction	Principal Certifying Authority (PCA)	

Part D - During Construction

[illegible]

Part D - During Construction

[illegible]

Part D - During Construction

[illegible]

Part D - During Construction

[illegible]

Part D - During Construction

Approved 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
	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	Applicable throughout construction					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) Submit the response to the Planning Secretary and the Certifier; and (c) Make 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.	Applicable throughout construction					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	Applicable throughout construction					Applicant			Department of Planning & Env (DPIE)	

ATTACHMENT B

Schedule of SSD Approved Documentation

SSDA CONSENT ISSUE DOCUMENT SCHEDULE

Project	St Matthews Catholic College Mudgee	SSDA No.	9872	
Phase	SSD Approved Documentation	Date	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

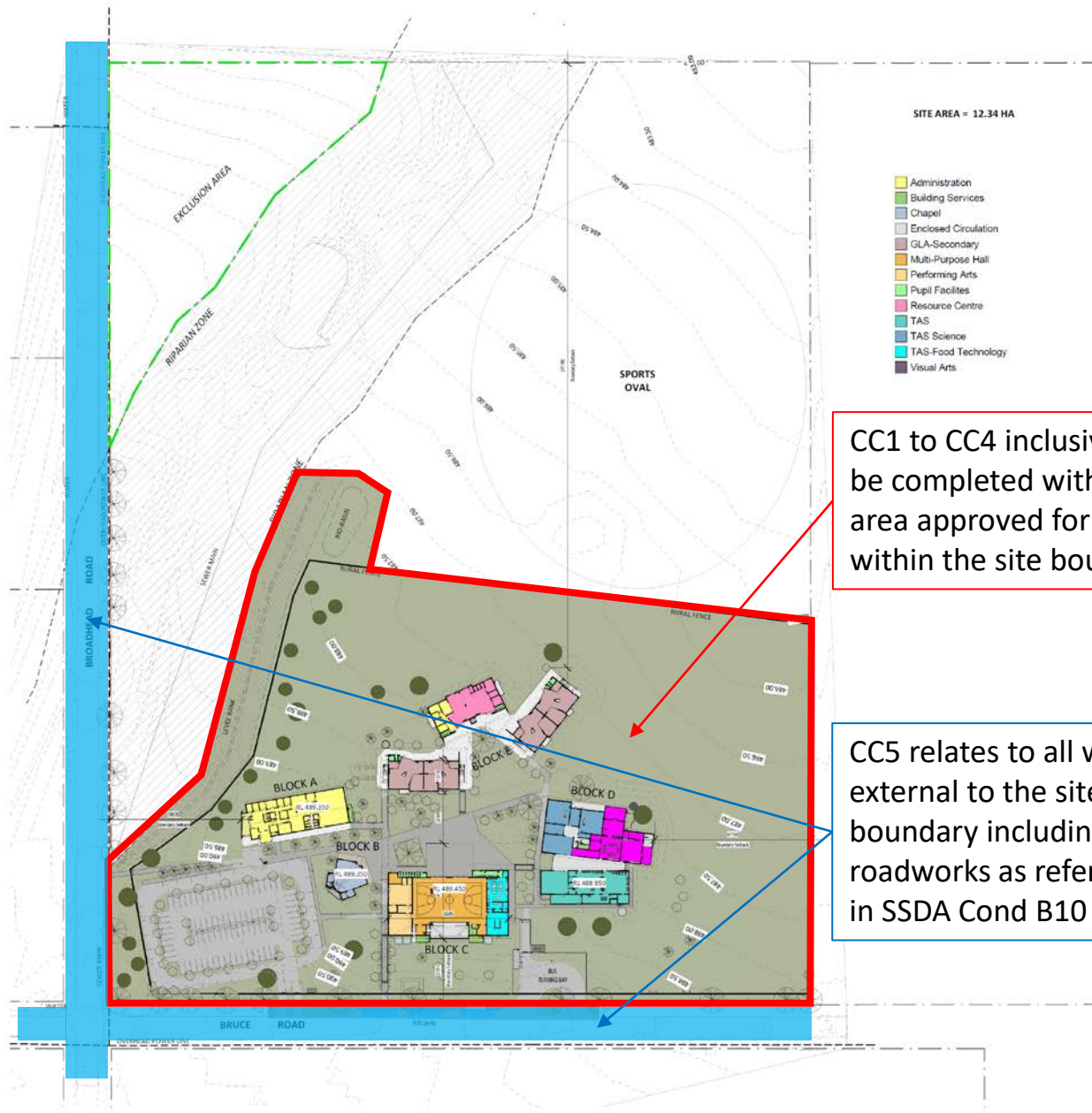
Project	St Matthews Catholic College Mudgee	SSDA No.	9872	
Phase	SSD Approved	Date	16 December 2020	Page 2 of 2

DA122	13	Block E – Building 2 – Floor Plans	08.09.20
DA123	09	Block E – Building 2 - Elevations	08.09.20
DA124	08	Block E – Building 2 - Sections	28.04.20
DA125	11	Block E – Building 2 – Floor Plans	08.09.20
DA126	08	Block E – Building 3 - Elevations	08.09.20
DA127	07	Block E – Building 3 - Sections	28.04.20
Landscape plans prepared by Taylor Brammer Landscape Architects			
Dwg No.	Rev	Name of Plan	Date
L001	B	Tree Removal and Retention Plan	06.10.20
L100	B	Landscape Master Plan	06.10.20
L101	B	Materials and Finishes Plan	06.10.20
Landscape concept plans prepared by Taylor Brammer Landscape Architects			
Dwg No.	Rev	Name of Plan	Date
LA06	D	Design Precedents	06.10.20
LA07	D	Design Function and Approach	06.10.20
LA08	D	Landscape Concept Plan	06.10.20
LA09	D	School Entry Character	06.10.20
LA10	D	Outdoor Student Assembly Area and COLA	06.10.20
LA13	D	Planting Character	06.10.20
Civil plans prepared by Triaxial Consulting			
Dwg No.	Rev	Name of Plan	Date
C2.1	J	Proposed Site Works and Road Sections	22.09.20
C4.0	H	Bulk Earthworks Plan - Internal	22.09.20
C4.1	G	Bulk Earthworks Contours - Internal	22.09.20
C5.0	H	Broadhead Road Long Section – Sheet 1	22.09.20
C5.1	G	Broadhead road Long Section – Sheet 2	22.09.20
C5.2	A	Broadhead Road Cross Section – Sheet 1	22.09.20
C6.0	I	Bruce Road Long Section – Sheet 1	22.09.20
C6.1	A	Bruce Road Long Section – Sheet 2	22.09.20
C6.2	A	Bruce Road Cross Section – Sheet 1	22.09.20
C7.0	G	Flood Mitigation Works	22.09.20
C7.3	A	Levee Bank	22.09.20
C12.0	A	Civil Details – Bruce Rd Culvert	22.09.20

ATTACHMENT C

Site Plan

Site Plan – St Matthews Catholic College – Senior Campus



CC1 to CC4 inclusive will be completed within the area approved for works within the site boundaries

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

SDA Indicative Issues adjusted	RLC	04.12.20	19
Levels adjusted to new flood levels	RLC	02.10.20	18
SDA Response to submission	RLC	08.06.20	17
SDA- Project name adjusted	RLC	28.04.20	16
SDA Issue/level adjusted, dims added	RLC	01.04.20	15
GA-NTW Issue	RLC	20.03.20	14
Terms adjusted to Architect Reports	RLC	05.03.20	13
Preliminary SDA Review	RLC	28.02.20	12
Site Plan, Block B & R adjusted	RLC	18.09.19	11
Block B & R adjusted	RLC	06.06.19	10
purpose of issue	by	date	issue no.


 REGISTERED ARCHITECTS - CHAMBERS COMPTON ROSE ROBERTS & CO. PTY. LTD.




project
ST MATTHEW'S CATHOLIC SCHOOL - Secondary Campus

address
 Corner of BROADHEAD and BRUCE RD, MUDGEES
 Lot 40 of DP 756894

STATE SIGNIFICANT DEVELOPMENT APPLICATION

drawn	K1
checked	RLC
verified	CC
sheet size	A1
scale	1 : 1000
graphic scale	1 m

Attachment 2 – Response to RFIs as submitted 26 February 2021

Number	Condition	Requirement	Doc. reference	DPIE comments (25/02/2021)	Project team Response (26/2/2021)	Amendment made Y/N	Page/Section Number	DPIE Assessment	Status
1.	A13	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 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 construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	STAGING REPORT St Matthews Catholic College Mudgee Rev A dated 22 January 2021	<p>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.</p> <p>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:</p> <ul style="list-style-type: none">Construction of five buildings including administration areas, a chapel, teaching spaces, specialist and performing arts spaces; andAssociated works including car parking, drop-off/pick-up facilities, signage, tree removal, landscaping and infrastructure upgrades. <p>Communication held between DPIE and the Applicant:</p> <ul style="list-style-type: none">Phone conversation on 15/02/2021Teams meeting with the Project Manager, Building contractor, Senior Project Manager and DPIE on 25/02/2021	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	<p>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.</p> <p>The report indicates that the stages will be constructed concurrently. The staging report was received 1 month prior to start of commencement.</p> <p>The 5 intended stages for the Construction Certificates are:</p> <ul style="list-style-type: none">CC1: March 2021 to August 2022 - Internal Bulk Earthworks, Substructure and Inground ServicesCC2: April 2021 to August 2022 - Structure and ServicesCC3: April 2021 to August 2022 - Façade & building envelopeCC4: May 2021 to August 2022 - Finishes/ Fitout and Balance of onsite Construction Works inc car parking and service vehicle parking / loading / unloading areasCC5: June 2021 to May 2022 - Intersection and Road Upgrades (refer to condition B10) <p>Anticipated commencement date 03/03/2021</p>	Refer to comments below.	Yes	Page 6		OPEN

				DPIE Comments: <ul style="list-style-type: none"> - 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. - Appendix B: Please provide a higher-resolution site plan so that the text is legible and mapped features are recognisable. 	<p>Table amended to address comments</p> <p>Higher Resolution site plan included in revised submission. These are copies of the stamped approved plans marked up to show the areas of work applicable to CC1 to CC4 (inclusive) within the site; and CC5 (external roadworks)</p>	Yes	Page 6		
						Yes	Attach C		
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	<p>No staged operation is proposed. The school will be operational once all construction works are completed.</p> <p>Occupation certificate anticipated in August 2022 with school commencement date currently nominated as D1T12023.</p>					CLOSED
5.	(c)	specify how compliance with conditions will be achieved across and between each of the stages of the project; and	Section 4	<p>The Consent conditions required to be complied with prior to commencement of construction onsite (prior to CC1);</p> <p>DPIE Comments: Please update the compliance matrix with the following:</p> <p>Overall comment:</p> <ul style="list-style-type: none"> - 'Deliverable' column: Please update "Compliance certification for each relevant stage" to be more specific for each condition. Please review the entire matrix. (for example: conditions B1, B2, B9, B10, B11, C21, C26, etc) - '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. - A10: Wrong category title, it should be read: 'Prescribed Conditions' instead of 'student and staff 	<p>Matrix Amended to be specific to each condition.</p> <p>Matrix Amended to be specific to each condition.</p> <p>Matrix corrected</p>	Yes	Attach A		OPEN
						Yes	Attach A		
						Yes	Attach A		

				<p>numbers'. Also, this condition is applicable throughout construction, not post completion.</p> <ul style="list-style-type: none"> - A11: CC1 to CC5: This condition is applicable throughout construction not post completion. - A12 & A20: Column 'relevant authority approval': Other authority may be added. Please update the entire matrix to identify the relevant consent authority(ies). 	<p>Matrix Amended</p> <p>A12 : Comment changed to read <i>"Relevant parties identified for consultation including but not limited to DPIE, TfNSW and MWRC to be consulted as nominated in individual conditions. PCA to verify compliance of individual conditions."</i></p> <p>Relevant Consent authorities updated across matrix.</p> <p>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.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>Attach A</p> <p>Attach A</p> <p>Attach A</p> <p>Attach A</p>		
				<ul style="list-style-type: none"> - A13 & A14. Comment column: 'it is proposed that the works will be completed and operation will commence in a single phase' Please rephrase as the meaning is not clear. - A22: 'Deliverable column": certification relevant to each stage should read certification for stage CC3. - Date action required: should read prior to stage CC3. - Comment: needs to be amended to reflect only Stage CC3. 	<p>Comment changed to read <i>"It is proposed that the works will be completed as outlined in the staging report and operation will commence in a single phase"</i>.</p> <p>Matrix Amended</p> <p>Matrix Amended</p> <p>Matrix Amended</p> <p>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.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>Attach A</p> <p>Attach A</p> <p>Attach A</p> <p>Attach A</p>		
				<ul style="list-style-type: none"> - B2: Please check and confirm if the mitigation measures recommended in the report will be incorporated into the final design before commencement of CC2. - B3: Construction of waste storage and processing area will start earlier than CC4.Please check and adjust it accordingly. 	<p>We confirm Mitigation Measures recommended in the report will be incorporated into the final design prior to CC2.</p> <p>Waste storage and processing area is a stand alone enclosure remote from main buildings. Waste will be removed by a private contractor. To provide assurance to</p>	<p>Yes</p> <p>Yes</p>	<p>Attach A</p> <p>Attach A</p>		

				<ul style="list-style-type: none"> - 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. - 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. - C15: Clarify that the condition will be complied with at CC1 and that the condition will be complied with at all stages. - C21: Outdoor lighting: Please check outdoor lighting condition compliance against relevant stage/s of the consent. - C22: 'Comments' column: remove 'subject to discussion and resolution by the applicant' <p>Overall Comment: 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)</p>	<p>DPIE we have adjusted to be a pre-requisite for CC2.</p> <p>End of Trip facilities are included within the Building A. Matrix amended to identify this condition as a requirement for CC2</p> <p>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.</p> <p>Matrix Amended. We confirm that the condition will be complied with at CC1 and that the condition will be complied with at all stages.</p> <p>Condition references <u>prior to the installation of outdoor lighting</u>. We confirm that Outdoor lighting will not be installed until CC4 (Staging notes adjusted in report to reflect this)</p> <p>Matrix Amended – Removed</p> <p>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</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>Yes</p>	<p>Attach A</p> <p>Attach A</p> <p>Attach A</p> <p>Attach A</p> <p>Attach A inc specific reference on Page 8</p>		
6.	(d)	set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Section 5 p.29	<p>It is not anticipated that there will be any cumulative impact arising from the proposed staging of the Construction certificates.</p> <p>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.</p>	N/A	-	-	-	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.		<p>The staging applies only to the construction phase only with the Applicant intending to commence operation of the approved development in a single phase.</p> <p>No further comments</p>	N/A	-	-	-	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.		<p>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.</p> <p>No further comment</p>	N/A	-	-	-	CLOSED