



Mark Lyndon
Manager Statutory/Strategic Planner
Mid-Western Regional Council
PO Box 156
Mudgee NSW 2880

Mudgee College Stage 4 – DA0277/2014

Dear Mark,

Further to the applicants review of the draft DA consent conditions dated 18th February 2014
For the Mudgee TAFE. I provide the following response on behalf of the Applicant.

Comment on specific conditions

CONSENT IDENTIFICATION

Condition 1: Approved Plans

Architect check plan numbers and dates

GENERAL CONDITIONS

Condition 2: Noted

BUILDING CONSTRUCTION

Condition 3: Noted

Condition 4: Noted

Condition 5: Noted

Condition 6: Please delete reference to Principal Certifying Authority and replace with Accredited Certifier/Suitably qualified person

Condition 7: Noted

Condition 8: Noted

Condition 9: Noted

Condition 10: Noted

ENGINEERING CONDITIONS

Condition 11:	Noted
Condition 12:	Noted
Condition 13:	Noted
Condition 14:	Noted
Condition 15:	Noted
Condition 16:	Please delete the words “for the Construction Certificate.” and replace with “ <i>to the Accredited Certifier/Suitably qualified person</i> ”
Condition 17:	Noted
Condition 18:	Noted
Condition 19:	Noted
Condition 20:	Noted
Condition 21:	<p>Do not agree and condition to be deleted:</p> <ul style="list-style-type: none">• DEC is the provider of educational infrastructure in NSW and as such the budget allocation DEC receives is to be spent on educational infrastructure only.• DEC does not provide roads or pedestrian / cycle path infrastructure. This is confirmed in circular D6 (attached), under <i>Matrix: summary guidelines for appropriate categories of contributions towards off site works for crown developments</i>. This matrix identifies the upgrading of local roads and local traffic management for Educational Services (as a crown activity) is limited to bus bays and works associated with the (school) site entrance.• Council as the local government authority has the responsibility of local roads and pedestrian / cycle paths.• Council cannot impose any conditions on a DEC DA without the approval of the applicant or the Minister for Education.
Condition 22:	Noted
Condition 23:	Please add the words. The Developer is to extend and meet the full cost of water and sewage reticulations (Pipe work) to service the development plus the cost of connecting to existing services (Council Sewage and Water Mains). All water and sewage work is required to be carried in accordance with the requirements Mid-Western Regional Council (as the Water Supply Authority under the local government act 1993) and in accordance with the national specification – Water and Sewage codes of Australia.

- Condition 24:** Please delete the words “are to be lodged with Council” and replace with the words “are to be lodged with *Accredited Certifier/Suitably qualified person*”
- Note 1:** The Applicant requests Note 1 be reworded as Condition 24 is requested to be changed and the Engineering Plans will be lodged with the Accredited Certifier/Suitably qualified person. Note 1 should read:
“Council will quote on connecting any sewer or water main extension to the existing “live” upon request of the developer.”
- Note 2:** Noted

Mark please do not hesitate to contact me if you require any further clarification regarding the above responses.

Kind regards

James Smith
Senior Project Manager
Authorized Person
NSW Public Works
For the Applicant