

[REDACTED]  
Date: 21 November 2022 at 5:58:02 pm AEDT

To: prity.cleary@planning.nsw.gov.au

Alterations and Additions to St Philip's Christian College Cessnock.  
Application number: SSD- 10360337

I am writing in response to a letter received last week regarding the proposed development of the St Philip Christian College at 10 Lomas Lane Nulkaba. I have been working with our neighbours at 305 - 311 Wine Country Drive Nulkaba and wish to add my comments to the proposed alterations to Wine Country Drive and to the access to our properties that will arise from the planned development.

As the research undertaken by the College has identified there are periods of the day when access to and departure from our properties is restricted by the heavy vehicle load on Wine Country Drive. With a proposed expanded student cohort the issue is expected to become more concerning. The College has been a very successful addition to the local community and provides a service in great demand. The traffic issue is an unwanted consequence of the College's establishment and future growth.

The proposal's provided by the College's advisors to address the traffic issues are - for a Signalled Intersection at WCD and Lomas Lane or, a significant roundabout. The roundabout option requires a resumption of land from neighbours and a substantial relocation of the entry to the properties at 305 - 311 WCD. I am opposed to this option as we would be the disadvantaged party and direct access to our property from WCD eliminated. The preferred option of a Signalled Intersection does not under the proposal, result in any resumption of land and leaves access to 305 - 311 WCD unaltered. It therefore has my support and in terms of timing should form part of the Stage 1 works.

The Signalled option needs to include a righthand turn for south bound traffic as tractors, working vehicles and visitors to the properties require ready access. It is unclear from the proposal and attached

diagrams that a righthand turn lane for southbound traffic will be provided. Safety is an important issue especially as planned traffic loads increase. Appropriate passing lanes for traffic to allow vehicles and tractors turning right off WCD into properties at 305 - 311 WCD will be an essential requirement.

The traffic issues that have arisen as the St Philip Christian College has developed and grown are acutely felt by the local community and the College. A sustainable and safe solution is needed - the resumption of adjoining land to provide that solution via a roundabout is not supported.

I have made no political donations in the last two years. I acknowledge and accept the Department of Planning and Environment disclaimer and declaration.

Peter L Barnes.

[REDACTED]

Nulkaba  
NSW 2325.