

1 December 2022

File No: NTH22/00093/03

Your Ref: SSD-10360337

The Director
Social and Infrastructure Assessments
Department of Planning & Environment
NSW Major Projects Portal

Attention: Prity Cleary - prity.cleary@planning.nsw.gov.au

**RE: RESPONSE TO SUBMISSIONS – ST PHILLIPS CHRISTIAN CESSNOCK COLLEGE –
ALTERATIONS & ADDITIONAL INCREASE TO 1,732 STUDENTS - 10 LOMAS LANE & 210
WINE COUNTRY DRIVE NULKABA**

I refer to the Response to Submissions (RTS) for the abovementioned State Significant Development application referred to Transport for NSW (TfNSW) via the NSW Planning Portal on 11 November 2022.

Transport for NSW Response

TfNSW response to EIS dated 1 April 2022 identified the roles and responsibilities for road infrastructure and commented on TfNSW interests in the development application.

TfNSW received additional information (Appendix C4) from Stantec on 2 September 2022 and provided further advice on 5 September 2022 relating to the submission of RTS documentation including the necessary SIDRA files. TfNSW appreciates the Proponent's engagement.

TfNSW has reviewed the RTS and supporting documentation, and provides the following comments to assist the Department in finalising this assessment:

1. Traffic Control Signals – TfNSW is satisfied with this alternative tabled, subject to the consolidation of property accesses on the western side of Wine Country Drive (WCD) and any necessary property acquisitions. Upon the issue of any development consent, TfNSW will be able to issue the necessary Agreement in Principle (AIP) for this intersection.
2. Staging – No assessment has again been undertaken on how the State road network will operate between Stage 1A and upgrade of the WCD / Lomas Lane intersection (originally Stage 2 – RTS revised to Stage 1B). The works in Stage 1A introduce additional students on-site. Although traffic will be redistributed via the new southern WCD access, it is still envisioned that the WCD / Lomas Lane intersection will continue to operate at unsatisfactory levels and present safety concerns for all road users. It is again recommended that the upgrade of the WCD / Lomas Lane intersection be undertaken as part of Stage 1A.

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3. Safety – Conflict remains between students and vehicles through the northern carpark. Although intended to be managed via high level on-site management, consideration for an alternative arrangement is strongly recommended.
4. Other Items – As agreed to by the Applicant, matters raised in the 1 April 2022 are to be conditioned accordingly.

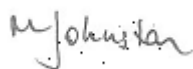
TfNSW highlights that in determining the application under the *Environmental Planning and Assessment Act 1979*, it is the Consent Authority's responsibility to consider the environmental impacts of any roadworks which are ancillary to the development. This includes any works which form part of the proposal and/or any works which are deemed necessary to include as requirements in the conditions of project approval.

Any roadwork on the classified road network is to be designed and constructed in accordance with the current Austroads Guidelines, Australian Standards and TfNSW Supplements.

The Developer will be required to enter into a Works Authorisation Deed (WAD) or other suitable agreement as required by TfNSW prior to any road works on Wine Country Drive (MR220). The developer will be responsible for all costs associated with the roadwork and administration for the WAD. It is recommended that developers familiarise themselves with the requirements of the WAD process. Further information can be obtained from the [TfNSW website](#).

TfNSW is willing to review any draft conditions of consent prior to determination where the department deems appropriate. If you have any further enquiries regarding the above comments please contact Masa Kimura, Development Services Case Officer, on 1300 207 783 or via email at: development.north@transport.nsw.gov.au

Yours faithfully,



Marg Johnston
Team Leader, Development Services
Community and Place | Region North
Regional & Outer Metropolitan

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