

Our ref: Alterations and additions to St Philip's Christian College Cessnock campus (SSD-10360337)

Mr David Price
Director Infrastructure
St Philip's Christian College
57 High Street
Waratah NSW 2298

31 October 2025

Subject: Request for Additional Information

Dear Mr Price

I refer to the assessment of the proposed Alterations and additions to St Philip's Christian College Cessnock campus (SSD-10360337). The Department requires the following additional information to enable the continued assessment of the proposal:

Work Authorisation Deed (WAD)

- The applicant is to clarify the works to be included within the WAD and provide a detailed list of all works proposed to be delivered under the WAD. Additionally, the applicant must provide updated plans clearly demonstrating the extent of works included in the WAD.

Land Owners Consent

- The Department requires that these works are delivered and guaranteed as part of this development application as they are directly required to mitigate the impacts of the intersection upgrade. Therefore, the Applicant is to provide unconditional landowners consent from all affected properties and include the affected land as part of the application.

Required works and rights of way on adjoining land

- The proposed new intersection works require the resolution of adjoining land owners driveway access to Wine Country Drive. The Department has consulted with TfNSW who have confirmed that the access arrangements would not be resolved through the WAD process and therefore must be resolved as part of this DA. To ensure appropriate access is achieved, a coordinated design outcome and improved traffic functionality, the Department therefore requires a clear description of all works proposed on adjoining properties as part of the intersection upgrade works, including plans, and scope of works. The Applicant is to demonstrate how the fourth leg of the intersection will connect to the existing driveways of both lot 1 DP 1012687 (No 305 Wine Country Drive) and Lot 7 DP 137214 (No 313 Wine Country Drive) any required driveway re-alignments and any required new or amended rights of way that need to be established to ensure appropriate access outcomes are achieved.

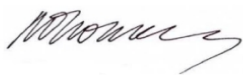
- The Department notes that the civil plans include notations showing the existing driveways on both lots to be retained. However, upon discussion with TfNSW, the Department has been advised that the existing driveway on 305 Wine Country Drive may not be able to be maintained in its current configuration and the existing driveway on 313 Wine Country Drive in close proximity of the intersection will not be able to be maintained at all. The civil plans require updating accordingly. Additionally, the Applicant is to provide detail arrangements of any proposed left-in left-out movements to the existing driveway no 305.

You are requested to provide the information, or notification that the information will not be provided, to the department by Friday 14 November 2025. If you cannot meet this deadline or do not intend to provide the additional information, please advise the department via the NSW planning portal.

The assessment period ceases to run between the date of this letter and the date you provide the additional information (or notification that the information will not be provided), in accordance with Part 4 Division 4 of the Environmental Planning and Assessment Regulation 2021.

If you have any questions, please contact Dimitri Gotsis on 8217 2053 or via email at Dimitri.Gotsis@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Madeline Thomas".

Madeline Thomas
Team Leader
Social Infrastructure Assessments

as delegate for the Planning Secretary