

AUSTRALIAN PROPERTY SYNDICATES PTY.LTD.

A.B.N. 56 010 793 245

19 June 2018

To the Department of Planning and Environment

Attn: May Patterson

Resource Assessments

320 Pitt Street | GPO BOX | Sydney NSW 2001

RE: SUBMISSION FOR Sutton Forest Quarry Project

Dear Ms Patterson,

Australian Property Syndicates is the owner of the Sutton Forest Service Centre and surrounding land, located on both sides of the Hume Highway at Sally's Corner Road. The retail fuel and food sites are accessed from the Highway via an interchange, comprising on and off ramps, roundabouts, and a bridge over the Highway.

Traffic Concerns

This Sutton Forest Service Centre interchange is located 1.75km north of the proposed Sand Quarry's Hume Highway entry and exit points. This interchange is the closest point for Quarry traffic to reverse direction, that is, to enable southbound traffic to u-turn after exiting the Quarry or for northbound traffic to u-turn to access the Quarry.

While the Quarry's plan is to use the Illawarra Interchange as the key turning point, **APS' key concern is ensuring the Quarry's traffic management plan specifically prevents heavy vehicles using the Sutton Forest overbridge as a turning point.** The road design, including roundabouts and bridge access, plus safety issues inherent when tourist traffic mixes with Quarry truck traffic renders it an unviable option.

The second concern is for traffic congestion at peak times on the northbound on ramp entering the Service Centre. In peak periods (specifically ski season and peak summer holiday periods) traffic backs up onto the Highway for vehicles entering the Service Centre. Given the 1.75km distance between accelerating traffic entering from the Quarry and decelerating traffic exiting to the Service Centre safety concerns arise. The key cause of accidents at the Service Centre are vehicles approaching the entry ramp and roundabout with too much speed. Additional pressure from accelerating trucks may exacerbate this.

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Regarding the Submission's traffic study completed in May 2016;

- It does not take into consideration the approved truck movements from the Green Valley Sand Mine. Green Valley, a few kilometres south of this proposed sand mine was not operating at the time of this study and hence does not provide a reasonable assessment of actual truck movements on the Hume Highway.
- The winter season is the busiest time of year on the Hume Highway. The Service Centre experiences peak traffic flows on early mornings and evenings from Friday to Monday during the ski season. This study was completed in an off peak period.

In Summary, APS ask that the Quarry's traffic management plan specifically prevent u-turns at the Sutton Forest Interchange, that safety with accelerating trucks and decelerating vehicles in the 1.75km distance between ramps be managed, and that Green Valley Sand Mine Truck movements be taken into consideration in the planning of this project.

Yours sincerely,

Kate Beat
Director
Australian Property Syndicates P/L

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