



1171AMG

~~December 02, 2010~~
FEB 18 2011

The Department of Planning
GPO Box 39
SYDNEY NSW 2001

Department of Planning
Received
22 FEB 2011
Scanning Room

Attention: Mr Colin Phillips

Dear Sir,

Re: Proposed modification to Salt Ash Sand Extraction Project (MP 07_0094)

Reference is made to the Department of Planning's (DoP) recent approval of MP 07_0094 for the extraction of sand at Salt Ash. Condition 29 of the project approval requires that the intersection of Janet Parade and Nelson Bay Road be upgraded to a CHR type intersection. It is observed that this condition is consistent with the RTA recommendations for the project.

1. Background

In order to undertake the intersection upgrade, ATB Morton Pty Ltd are required to obtain the necessary approvals from the RTA, as the consent authority for the works. This includes the preparation of concept and detailed design plans for the intersection and entering into a Works Authorisation Deed of Agreement with the RTA.

Following the submission of a concept plan for a CHR type intersection to the RTA, preliminary discussions indicate that a CHR type intersection may not be the most appropriate type of intersection required to accommodate the approved development. The RTA's Manager of Land Use and Development (Hunter Region), Mr Dave Young has suggested that a AUR type intersection may be more appropriate.

It is understood that the RTA has concerns that a CHR type intersection may result in conflict with roadworks required in association with an approved redevelopment of a service station site fronting Nelson Bay Road. This project was approved by Port Stephens Council in 2007 (Council Development Application Number 383/2006) and remains a valid approval. It should be noted that Council, in providing its submission to the EA placed on exhibition, endorsed the construction of a AUR type intersection.



ATB Morton (NSW) Pty Ltd Design and Construction of Industrial and Commercial Buildings
9 Old Punt Road, Tomago NSW 2322 PO Box 186, HRMC NSW 2310

Ph: 02 4961 6822 Fax: 02 4961 4343 Email: enquiries@atbmorton.com.au Web: www.atbmorton.com.au ABN: 66 122 612 980



Based on concept plans submitted it is expected that a AUR type intersection will accommodate the needs of the service station, the approved sand quarry, and vehicle movements along Nelson Bay Road.

2. Proposed Modification

This application seeks to modify Condition 29 of MP07_0094 from a CHR type intersection to an AUR type intersection. It is suggested that the Department of Planning give consideration to including the wording *or as required by the RTA*. This may give the degree of flexibility needed to avoid unnecessary modifications.

A concept plan prepared by consulting design engineers is attached for consideration (ref CS2144 – SK03).

At present the RTA have taken the view that detailed design plans will not be considered until such time as the project approval has been modified. Nor will they enter into the WAD until such time as the project approval is amended. It is therefore requested that the Department of Planning address this application as a priority.

Should you need to discuss, please do not hesitate to contact the undersigned.

Regards,

A handwritten signature in blue ink, appearing to read 'Anthony Williams', with a stylized flourish at the end.

Anthony Williams

ATB Morton Pty Ltd