

Salamander Central Precinct

This newsletter provides an update on the proposed subdivision of Council land at 155 Salamander Way, Salamander Bay as shown on the Concept Plan (overleaf). Separate development applications will be lodged and information made available about end users at a later time. Council will provide updates throughout the project via further newsletters and online at Council's website www.portstephens.nsw.gov.au



Following approval of a development application for a seven-lot subdivision at 155 Salamander Way, Salamander Bay, Port Stephens Council resolved to award the tender for civil construction works for the project to Daracon at its meeting on Tuesday 28 June 2016.

The proposed construction timeframe is to commence in mid July 2016 with completion anticipated in December 2016.

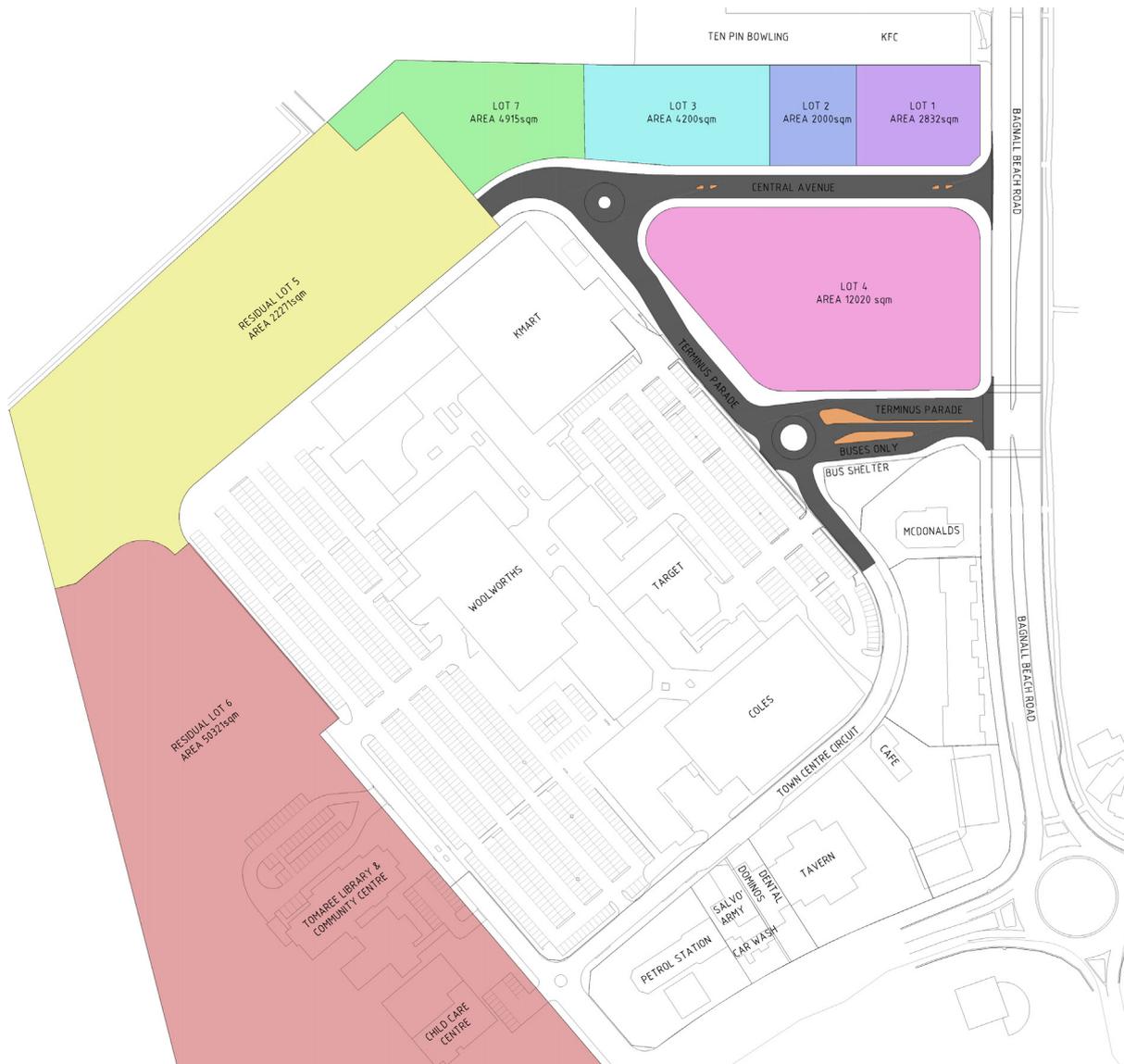
Civil works for the subdivision will include the following components that will serve to improve the existing traffic environment of the site and immediate surrounds:

- Upgrades to Bagnall Beach Road;
- Traffic lights at the intersection of Bagnall Beach Road and Town Centre Circuit including pedestrian crossings;
- Widening (additional lanes) and straightening of Town Centre Circuit to provide for additional traffic queuing capacity; and
- Dedicated bus interchange and pedestrian links.

Approved hours of work for construction are 7am to 6pm Monday to Sunday.

Reasonable access to Salamander Shopping Centre will be maintained during construction, however traffic controls will be in place to manage impacts on traffic. Some delays are to be expected with a project of this size.

Concept Plan



The subdivision by Council will provide for:

- Lots 1, 2 and 3 for the three identified end users;
- Proposed Lot 4, either for sale/lease and development "As Is" or for further subdivision by Council to meet market demand;
- Residual Lots 5 and 7 for future subdivision/development as required;
- Residual Lot 6 being the land improved with the Tomaree Library, the Community Centre and the Child Care Centre

For further information please contact

Norm Barnes, Property Development Coordinator,
Port Stephens Council, 4980 0389

Site-specific issues relating to the actual works can be directed to Matthew Wood of Daracon on 0459 071 249

