

Our Ref: NA82013043:HC
Contact: Hayden Calvey

16 February 2018

Att: Department of Planning & Environment

Dear Sir / Madam,

WILTON NORTH PLANNING PROPOSAL

On behalf of our client, Lendlease, Cardno has undertaken a review of the submitted documents prepared for the Wilton North proposal.

Our review has identified the following:

- > Traffic modelling for the north facing ramp at the Niloc Bridge has not been comprehensively detailed in the Wilton Strategic Concept for Proposed Hume Highway Ramps (Arcadis, 2017) or Transport Management and Accessibility Plan (TMAP) (Parsons Brinckerhoff, 2014).
- > The infrastructure staging plan provided in the TMAP and reiterated in the Infrastructure Servicing Plan (BG&E, 2014) are based on what appears to be an outdated road layout, which does not include the proposed north facing ramp at the Niloc Bridge. The TMAP assumed access to Picton Road, through Governors Hill, which would likely reduce traffic impacts through Bingara Gorge. No alternate access to Picton Road is proposed for Wilton North under current application and as such the proposal relies significantly on the use of Bingara Gorge to gain access to Picton Road.

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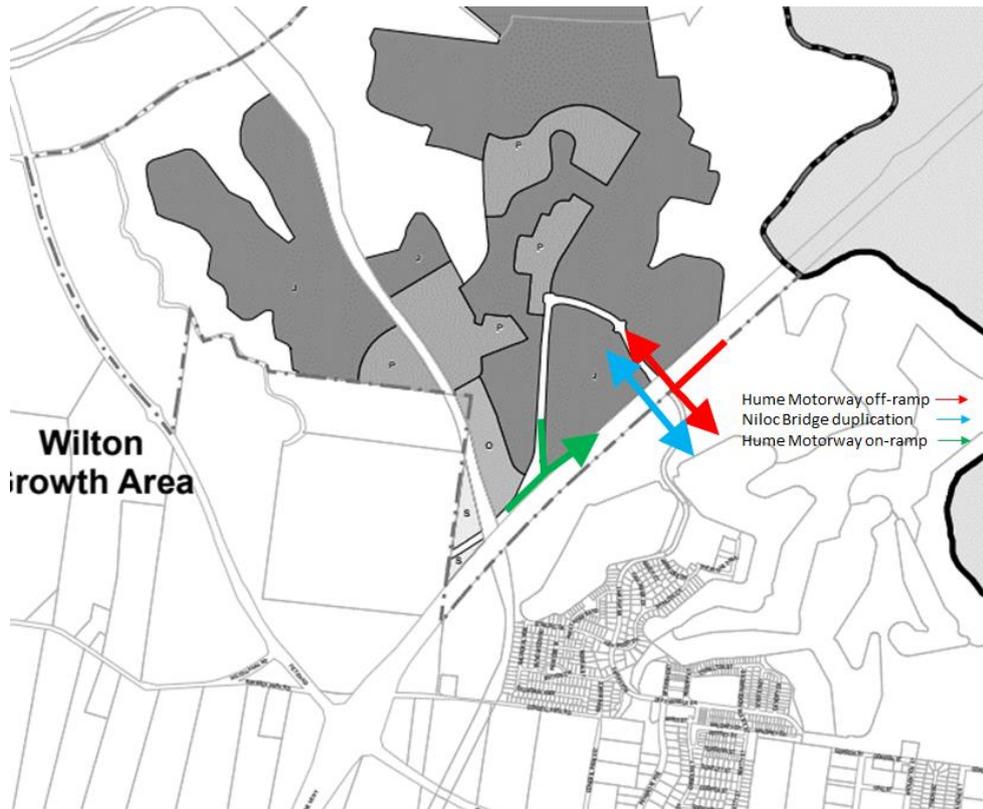


Figure 1-1 TMAP Traffic Movement (top) v Wilton North Proposal (bottom)

- > The discrepancies in the submitted documentation also make it unclear as to what the timing is to deliver additional infrastructure, particularly additional connections to Picton Road for Wilton North development, the Niloc Bridge duplication and Hume Motorway off-ramp.
- > Approval for 1,800 dwellings within Bingara Gorge required the upgrade of Fairways Drive to cater for the additional traffic movements within Bingara Gorge itself. The submitted documentation does not identify the traffic volumes that are estimated to utilise Fairways Drive under the current scheme and as such there is concern that the capacity of Fairways Drive may be exceeded by the proposal.

In general, our client does not object to the Wilton North application, however the level of uncertainty does not allow our client the privilege to make an informed decision with respect to the application.

Our client has concerns regarding the traffic impact to the existing Fairways Drive at Bingara Gorge, mainly due to the absence of any certainty of alternate intersections to Picton Road as per the TMAP, the uncertainty of the timing of the new off and on ramp which they assume would be constructed simultaneously for the first stage of development within Wilton North proposal. We request the opportunity for our client to be included in future meetings / workshops between the Department of Planning, and the Proponent of Wilton North, so that clarity on the application can be achieved.

Yours sincerely,



Hayden Calvey
Senior Traffic Engineer
for Cardno