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RESPONSE TO COUNCIL RE TRAFFIC MATTERS FOR MARKETOWN PLANNING PROPOSAL

Council's comments appear to be solely based on the latest Traffic & Parking Report prepared by Gennaoui Consulting for the Marketown Planning Proposal. There is no reference to the Transport Study undertaken by Cardno (now Stantec) for the Bella Vista, Norwest and Showground precincts and surrounds on behalf of Council and Transport for NSW.

The Cardno study, which we understand is completed, is expected to be released before the end of the year. It is understood that the Study took into account all planned developments in Norwest at the time of commencing the study in 2019-2020 including the then 2016 Marketown Planning Proposal. This report would most likely address the following matters raised by Council:

- Assessment of the cumulative traffic impacts of any surrounding planned developments;
- Assessment of the operation of all critical intersections taking into account traffic growth;
- Assessment of the impact of the proposed development on the surrounding road network.

All the above and other relevant matters will be discussed with Transport for NSW following a Gateway Determination being issued.

Council also required:

- Justification of the trip generation rates; these are explained for each land use in section 5.4.4 of the Traffic & Parking Report.
- An explanation of the levels of service tables in Appendix D; An explanation is given in section 5.2.2 of the Traffic report.

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- Clarification of the need for an additional left turn lane from Brookhollow Avenue into Norwest Boulevard.

This left turning lane is needed to improve the operation of the signals which without it and the following measures would operate at a very poor level of service "F" in the morning and afternoon peak following completion of Marketown:

- Provision of an additional right turn lane in Norwest Boulevard into Century Circuit west.
- Extend a right turn lane from Century Circuit west into Norwest Boulevard for a length of 200 m. This will necessitate the removal of the roundabout at the access of Hillson.

Fred Gennaoui

DIRECTOR