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Content:

I do not object to the Development per se but to the inadequate information contained in the Deed.

Thus my objection to this submission is on the basis of lack of accurate information in regard to timing of events for the development of infrastructure and most particularly road infrastructure.

Although appropriate contributions are identified and triggered by particular events in Schedule 4 they do not give timing of road construction or other infrastructure. Having experienced what we have in Wilton, specifically as a result of the enormous delays in the Bingara Gorge development, tying contributions to particular events has meant lack of infrastructure both social, health and transport exists some 11 years after the start of the Development.

There will be enormous impact for current residents on their environment -both physical and emotional, along with the negative impact on traffic in an already overburdened system. If authentic community consultation was undertaken and genuine consideration given to it then more accurate timing of infrastructure events would have been evident in this document.

As a resident in the area I would like to see the WADs for the roadwork as nothing in this document shows when Bingara Gorge residents will be directly impacted by the building of the ramp and the bridge work.

In addition it has come as a surprise that the VPA boundary exists to the eastern side of the Hume as can be seen in the maps. On all Bingara Gorge estate plans and early 3D models this was never indicated as being part of this new development.

In the light of significant delays in the delivery of VPA events for Bingara Gorge Estate the possibility of the first Developer (Bradcorp) notating to a second Developer gives rise for concern for current and future residents who might well be living in a construction area for over 20 years and a justifiably unhappy Community.

If Community Consultation has value to the Dept of Planning then please let the Community see the addressing of their relevant concerns in the final documentation.