

25 November 2024

Mathew London
Registered Surveyor
ADW Johnson
7/335 Hillsborough Road
Warners Bay NSW 2282

Dear Mathew

IMPACT OF ADDITIONAL 9 DWELLINGS FOR RESIDENTIAL SUBDIVISION OF LOT 7025 DP1020631, LOT 7332 DP1166365, LOT 7317 DP1166614 AND WORKS WITHIN LOT 1 DP1077961 FORBES, NSW

ADW Johnson has engaged SCT consulting on behalf of Land and Housing Corporation to conduct a traffic impact assessment for a proposed subdivision for 100 lots, located between Watson Close, Farnell Street, York Street and Dawson Street in the town of Forbes, within the Central West region of New South Wales.

A traffic and transport impact assessment report v3.0 has been submitted on 16 January 2024 which addresses all previous comments. However, the total yield has been revised to a higher portion of 132 dwellings, which is a further nine additional dwellings compared to the previously assessed development scale. This letter will address the impact of this variation.

Impact of additional number of dwellings

It is clarified that the previous 123 dwellings are an estimated calculation based on the number of lots and a number of factors outside the proponent's control. The proponent currently is requesting to incorporate an additional nine dwellings into the proposal, resulting in an increase in the total number of dwellings from 123 to 132.

Applying the trip rates of low-density dwelling houses from *Guide to Traffic Generating Developments* to the proposed additional dwellings indicates an anticipated increase of **eight vehicles per hour** during peak traffic hours.

It is expected this level of traffic increase is negligible and is usually within the range of traffic volume variation at surrounding intersections. It is confirmed that the additional nine dwellings have no significant impact on the intersections assessed and they will still perform at a fairly good level. Therefore, no additional modelling is required to assess the impact of the additional number of dwellings.

Yours sincerely



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