

24 July 2023

The General Manager
Hawkesbury City Council
356 George Street
WINDSOR NSW 2756

North Richmond Redbank Housekeeping LEP update - Traffic Impact Statement

Redbank Communities is preparing a LEP adjustment to bring the existing LEP (as shown in **Figure 1**) to match with all the approved development applications in Redbank over the years.

Figure 1 Existing LEP

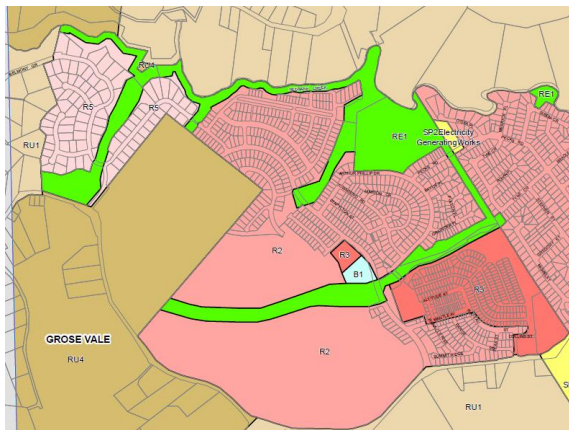
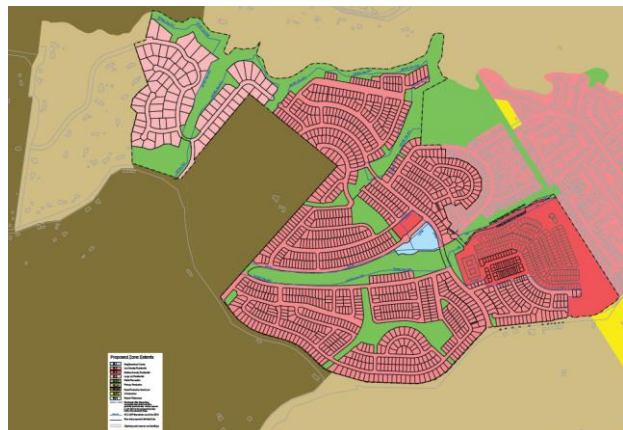


Figure 2 Proposed LEP



The proposed LEP is shown in **Figure 2**, where there is no new RE1, R2 or R3 being created by the proposed changes. The proposed LEP captures all the existing approved work and embedded into the LEP. There are no proposed changes to road layout and alignment as well as no changes in traffic generation.

This letter is to confirm that this change to the LEP will have no net changes in traffic impacts of the Redbank development. Hence all the traffic and transport impact assessment completed for any approved or pending development applications are still valid in terms of traffic impacts assessed.

The rezoning proposal involves an increase in the E1 Village Centre zone from 9,100m² to 16,800m² to cover the existing shops and also the adjacent playground (that is under the same ownership). This allows for flexibility in dealing with the interface of the shops with the playground. Although not the intention, the expanded E1 zone would allow for the shops to be extended and this needs to be addressed from a traffic impact point of view.

This expansion of the E1 (Neighbourhood Centre) zone has reduced the R3 (Medium Density Residential) zone considerably. Hence this would result in overall reduction in traffic generation. SCT Consulting has undertaken a study of overall impact of the uses and the road system and can conclude that this minor potential decrease will not have any adverse impact upon the road or intersection performance.

Yours sincerely



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