

21 July 2025

TfNSW Reference: SYD25-00628/01



Ms Kiersten Fishburn
Secretary
Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Attention: Genevieve Scarfe

Pre-Exhibition Consultation – Planning Proposal - Residential Development - Redbank Expansion Area (Kemsley Park) - 322 Grose Vale Road, Grose Vale - PP-2024-1780

Dear Ms Fishburn,

Thank you for providing Transport for NSW (TfNSW) with an opportunity to comment on the above proposal, which was referred to us in correspondence dated 30 May 2025.

We note that the current proposal for the site seeks to amend the Hawkesbury LEP 2012 by rezoning the RU4 Primary Production Small Lots site to R2 Low Density Residential, R5 Large Lot Residential and RE1 Public Recreation space to facilitate up to 350 residential lots. The proposal also includes amendment to the minimum lot size provisions to achieve a lot size of 375sqm and amendment to the additional permitted use map to allow dual occupancy provisions.

TfNSW notes that the Gateway Determination has been issued for this proposal. TfNSW has reviewed the documentation including the Scoping Traffic Study dated 15 July 2024 prepared by SCT Consulting. Our detailed comments are provided at **Attachment A** for consideration.

TfNSW has concerns on the number of planning proposals to the west of the Hawkesbury River. We understand these proposals are at various stages in the planning process from scoping to gateway determination and as such the resulting cumulative impacts will require transport infrastructure to support future development. As a way forward it will be beneficial to meet with the Department of Planning, Housing and Infrastructure and Council to discuss the planned growth, the required infrastructure and delivery mechanism.

Should you have any questions or further enquiries in relation to this matter, please don't hesitate to contact Gurvinder Singh, Senior Land Use Planner, via phone on 0401137954 or email: gurvinder.singh8@transport.nsw.gov.au.

Yours sincerely

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A/Senior Manager Strategic Land Use (Central and Western)
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Attachment A: – Detailed TfNSW Comments - Residential Development - Redbank Expansion Area (Kemsley Park) - 322 Grose Vale Road, Grose Vale - PP-2024-1780

- A Traffic and Transport Assessment Report must be prepared and consider the potential impacts of the proposal on the surrounding local and state road network in relation to traffic generation and multi-modal access. This report must also consider the need to upgrade and augment the neighbouring existing local roads and intersections, state road intersections, transport services / infrastructure and active transport infrastructure to mitigate the impacts caused by the proposal.
- The Traffic and Transport Assessment Report should consider and address the following key items:
 - Cumulative impacts of Scoping Proposals / Planning Proposals (lodged), such as at Nos 1,35,61 & 63 Grose River Road, Grose Vale for approx. 899 dwellings, residential development for 88 Spinks Road, Glossodia for 521 dwellings, Jacaranda Master-planned Residential community for 580 dwellings, Hambledon Park for 3000 dwellings and any other known future planning proposals.
 - Capacity assessment (i.e. future AM/PM peak mid-block capacity) of the future planned upgrade to Richmond Bridge, future Grose River Bridge and upgraded Windsor Bridge with the assessment examining the cumulative future development impacts on these bridges.
 - Richmond Bridge - to consider the additional traffic impacts due to both this Proposal as well as the approved Jacaranda Master-planned Residential community (as one scenario), and also the full cumulative impacts of additional traffic from this Proposal, the approved Jacaranda Master-planned Residential community, residential development Scoping Proposal for 88 Spinks Road Glossodia, Nos 1,35,61 & 63 Grose River Road, Grose Vale, Hambledon Park and any other known future planning proposals (as a further scenario).

Note: Important details and information on the Richmond Bridge Upgrade project can be found via the following links below:

[New Richmond Bridge Stage 2 - Traffic and Transport report](#)

The only major developments west of the Hawkesbury River which have been accounted for within TfNSW's future year analysis for the Richmond Bridge are the completion of Redbank (1,400 lots) and Jacaranda Master-planned Residential (580 lots). This also includes the REF analysis for Bells Line of Road / Grose Vale Road / Terrace Road.

- A detailed Modelling Methodology report must be prepared and submitted to TfNSW for review. Once modelling methodology is finalised, a detailed SIDRA Modelling should be conducted that includes the following scenarios (Existing and Future Weekday AM / PM Peaks) which must include but are not limited to the following intersections:
 - Local intersections (existing and proposed) along Grose River Road (Council to determine).
 - Intersection of Bells Line of Road / Grose Vale Road / Terrace Road – The modelling must analyse the additional traffic impacts due to both this Proposal as well as the approved Jacaranda Master-planned Residential community (as one scenario), and also the full cumulative impacts of additional traffic from this Proposal, the approved Jacaranda Master-planned Residential community, Nos

1,35,61 & 63 Grose River Road, Grose Vale, the Spinks Road, Glossodia Scoping Proposals and any other known future planning proposals (as a further scenario). The detailed SIDRA modelling results presented should provide for the Average Delay, Level of Service and include the 95% queue details for all relevant intersections.

- The impacts of this proposal will need to be modelled considering its impacts on the traffic signals in North Richmond and capacity of the New Richmond Bridge. Modelling should also consider traffic at the intersection of the future Grose River Bridge with Springwood Road and Springwood Road with Castlereagh Road.
- TfNSW's Richmond Bridge Upgrade – Stage 2 Project website (link below) also states that further upgrades to the intersection of Bells Line of Road / Grose Vale Road / Terrace Road (i.e. Richmond Bridge Stage 2B) are currently unfunded.
[New Richmond Bridge Stage 2 - Have your say – Review of Environmental Factors - December 2024](#)
- Consideration should be given for the integration of active and public transport measures around and within the site including any bus service proposed for the estate and active transport provisions. More bus stops need to be provided along Grose Vale Road to service the increased population from the development and encourage more mode share onto public transport.
- The proponent should include traffic analysis for Grose Vale Road and Bells Line of Road to show the impact the development had on the state road network and what mitigation measures need to be in place to support the development.
- Council should consider upgrading Grose Vale Road with cycling infrastructure that would link with the cycling infrastructure at New Richmond Bridge Stage 2. This would encourage a modal shift onto active transport for customer access to North Richmond and Richmond town centre.
- Infrastructure Delivery Strategy Report should be prepared which includes any infrastructure upgrades required, funding mechanism and schedule of delivery.