

COMMITTEE: Design & Development MEETING DATE: 23.3.16 ENCL.NO.

DD1110

DD360003 - Planning Proposal and Development Control Plan Amendment – Edmund Street, Riverstone F16/156

RECOMMENDATION)

1. Prepare and forward a Planning Proposal to the Minister for Planning seeking a Gateway Determination to amend State and Environmental Planning Policy (Sydney Region Growth Centres) 2006 to rezone part Lot 19, Section 27, DP 1459 Edmund Street and part Lot 7, Section 27, DP 1459 William Street, Riverstone, from SP2 Infrastructure (Drainage) to R2 Low Density Residential. The Planning Proposal should also make corresponding amendments to the Land Reservation Acquisition Map, Height of Buildings Map and Residential Density Map under the SEPP.
2. Following receipt of a Gateway Determination, prepare and exhibit a draft amendment to the Blacktown Growth Centre Precincts Development Control Plan to vary the proposed road pattern over the site as shown at attachment 3.

COMMITTEE DIVISION:

Supported: Crs Dickens, Smith, Diaz, Robinson, White, Pendleton, Kelly, Benjamin, Bleasdale, Lowles & Bali.

Absent: Crs Atalla, Donaldson, Holmes & Siljeg.

EXCEPTION
WITHOUT CHANGE



REFERRED TO: DDD FOR: Attention DATE: 24.3.16

Planning Proposal and Development Control Plan Amendment – Edmund Street, Riverstone

Report: DD360003 File: F16/156

Division is required

Topic The landowner has submitted a request for a planning proposal to remove the SP2 Infrastructure (Drainage) zone and rezone the land R2 Low Density Residential.

The land is part Lot 19, Section 27, DP 1459 Edmund Street and part Lot 7, Section 27, DP 1459 William Street, Riverstone.

Analysis The landowner has identified alternative means of addressing stormwater management within the catchment, so, the land is no longer required for drainage purposes.

A planning proposal is required to amend the zoning under the Growth Centres SEPP, and an amendment to the DCP proposed local road pattern will ensure orderly development of the land for detached housing.

Attachments:

Attachment 1 – Existing zoning

Attachment 2 – Proposed zoning

Attachment 3 – Draft DCP amendment

Report Recommendation

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2. Following receipt of a Gateway Determination, prepare and exhibit a draft amendment to the Blacktown Growth Centre Precincts Development Control Plan to vary the proposed road pattern over the site as shown at attachment 3.

Key reasons

1. The site is no longer required for drainage

- a. The SP2 Infrastructure (Drainage) zoning over the site was intended to collect overland flows from an upper catchment in the precinct.
- b. The landowner commissioned an independent engineer's report that demonstrates that an alternative underground drainage system can be installed that would be equally effective in collecting and disposing of stormwater. We are satisfied with the engineer's report.

2. Corresponding amendments are needed to other relevant SEPP maps

- a. The zone amendment will necessitate a corresponding amendment to the Height of Buildings, Floor Space Ratio, Dwelling Density and Land Reservation Acquisition maps under the Growth Centres SEPP.

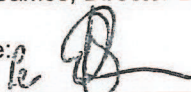
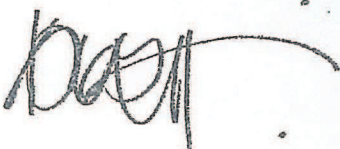
3. A draft DCP amendment will ensure future orderly development of the site

- a. The removal of the SP2 Infrastructure (Drainage) zone will also require an amendment to the proposed road pattern over the site.
- b. The existing proposed road pattern provides for a frontage road to the SP2 zone. With this zone removed, this part of the road network is not required.

Context

1. The subject site consists of 2 land parcels:
 - a. Lot 19 is situated on the western side of Edmund Street with an area of 16,185 square metres.
 - i. Half of Lot 19 Edmund Street is zoned SP2 Infrastructure (Drainage).
 - ii. The balance is zoned R2 Low Density Residential. Lot 7 fronts William Street and has a total area of 1,619 square metres.
 - b. Lot 7 fronts William Street and has a total area of 1,619 square metres
 - i. Only part of Lot 7 is zoned SP2 Infrastructure (Drainage)
 - ii. The remaining portion of Lot 7 is zoned RE1 Public Recreation and will be acquired by us at a later date.
 - c. The inclusion of part Lot 7 in the planning proposal is a logical step in the process and effectively formalises and co-ordinates the zoning in this part of the precinct.

Approval

	Name and position
⇒ Report author	McDermott F., Team Leader Release Areas
⇒ Endorsed by	Shannon C., Manager Strategic Planning
⇒ Director approval	Glennys James, Director Design & Development
	Signature: 
⇒ General Manager approval	Kerry Robinson, General Manager
	Signature: 

Attachments

Ref	Description	Files
1		 A1DD360003.pdf
2		 A2DD360003.pdf
3		 A3DD360003.pdf

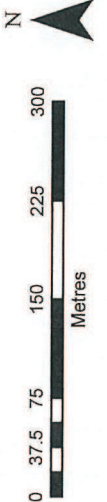
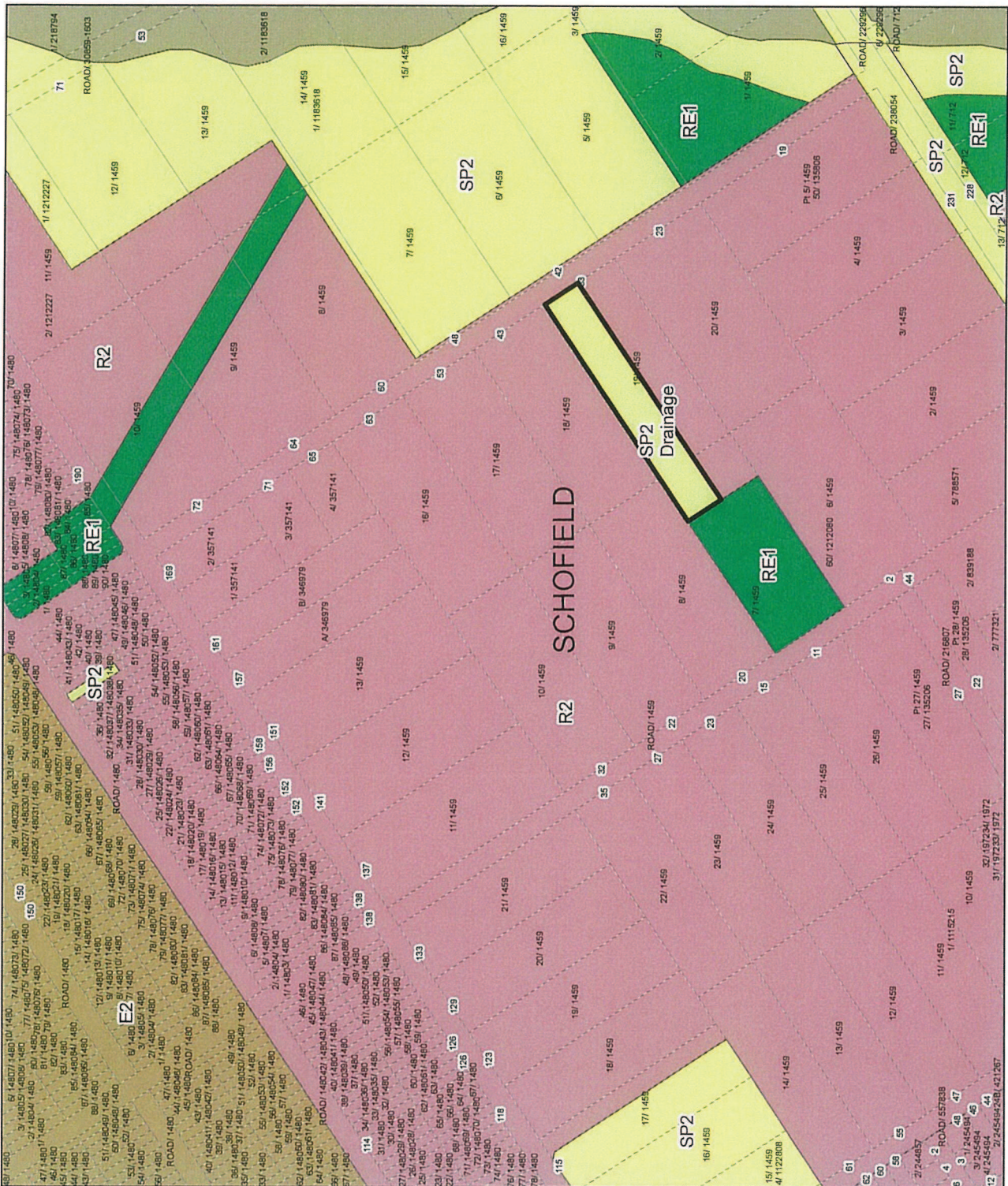
Recommendations

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Legend

-  Subject Land
-  Lot parcel
-  B1 Neighbourhood Centre
-  B2 Local Centre
-  B4 Mixed Use
-  B5 Business Development
-  B7 Business Park
-  E2 Environmental Conservation
-  E3
-  E4 Environmental Living
-  IN1 General Industrial
-  IN2 Light Industrial
-  R2 Low Density Residential
-  R3 Medium Density Residential
-  RE1 Public Recreation
-  RE2 Private Recreation
-  RU6 Transition
-  SP2 Infrastructure
-  Unzoned Land

EXISTING ZONE
THIS MAP IS AN EXTRACT FROM
SEPP (SYDNEY REGION GROWTH
CENTRE) 2006



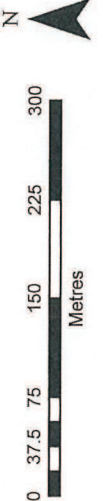
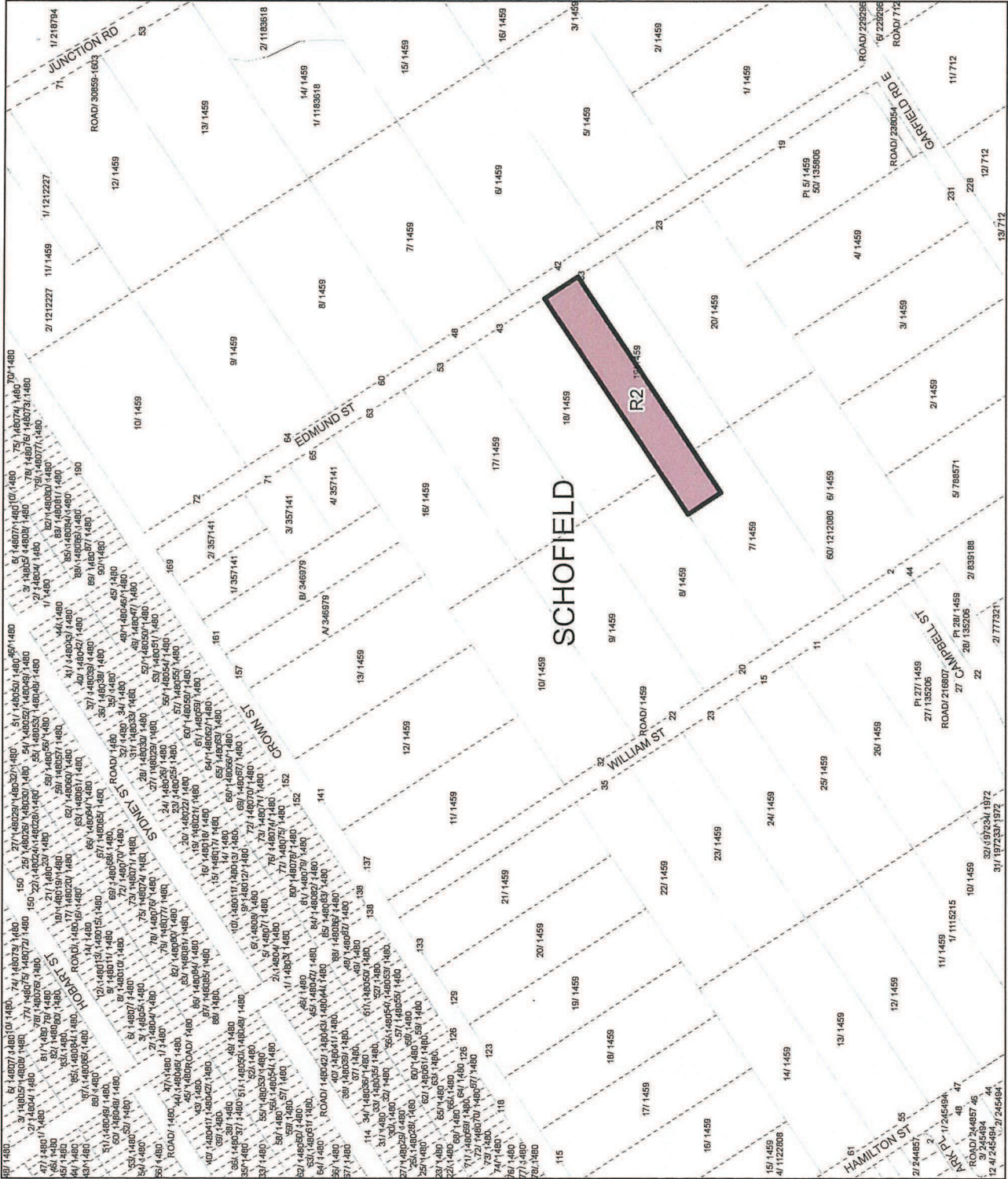
DRAFT SEPP AMENDMENT
THIS MAP IS AN EXTRACT FROM
SEPP (SYDNEY REGION GROWTH
CENTRE) 2006



Legend

- Subject Land
- Lot parcel
- R2 Low Density Residential

to Draft SEPP Amendment



Legend

-  Lot parcel
-  Proposed roads
-  Proposed new roads
-  Proposed road to be removed

DRAFT DCP

THIS MAP IS AN EXTRACT FROM BLACKTOWN GROWTH CENTRES PRECINCTS DEVELOPMENT CONTROL PLAN

