

Proposed road pattern changes – around Brighton and Bligh Streets, Riverstone

Item: ORD3 Report: SD350013 File: DCP-15-420

Ordinary Meeting on 11 March 2015 Committee Meeting on 11 March 2015

Division is required

Topic	Council engineers propose to make minor road pattern amendments around Brighton and Bligh Streets in the Riverstone release area.
Analysis	The changes will reduce the need for drainage land acquisition by council by reconfiguring a future road so it is located within the zoned drainage land that is no longer required for a trunk drainage purpose. Other changes are proposed to the road pattern that delete proposed new roads and instead rely on existing public road reservations. The changes will benefit council and the broader community in reducing trunk drainage infrastructure acquisition and embellishment costs funded through Section 94 contributions. Every opportunity should be explored to reduce such costs. The changes will benefit some affected landowners by delivering a minor gain in developable area and benefitting others by deleting new roads that are considered to be ill-conceived. Changes to zones and road patterns in the new release areas will occur progressively as refinements are identified by council officers. ATTACHMENTS: Attachment 1 - Existing zoning plan Attachment 2 - Proposed road pattern plan
Report Recommendation	1. Council resolve to prepare and exhibit the road pattern amendments to the Blacktown Growth Centre Precincts Development Control Plan (DCP) as indicated on the plan at Attachment 2. 2. A further report be submitted to Council at the conclusion of the exhibition period. 3. If the DCP amendment around Bligh Street is ultimately adopted by Council, Council progress an amendment to the SP2 Drainage zone, as identified on Attachment 1, to R2 Low Density Residential in order to reflect the new DCP road pattern.

Key reasons

1.1 Part of the existing drainage zone is now not required

- a. Council's engineers are undertaking the detailed design of stormwater management infrastructure throughout the rezoned precincts of the North West Growth Centre (NWGC). This process will refine the land required for drainage purposes and it has been identified that some drainage zoned land near Brighton Street in Schofields is not required. This presents the opportunity to reduce the extent of land required for trunk drainage by relocating the edge road to within the drainage zone.

1.2 The proposed road pattern can be improved

- a. The proposed road pattern put in place under the Riverstone Indicative Layout Plan (ILP) is not best practice as it fails to take advantage of existing public road reservations. The result is a plan that creates new roads and lot layouts that are difficult and costly to implement by developers. The road pattern can be improved to be more regular and utilise existing public roads. The result will be a more straightforward road pattern around Bligh and Brighton Streets.

1.3 The NSW Office of Water has concurred

- a. In January 2014 the NSW Office of Water agreed with Council officers that a small portion of riparian land to the north of Brighton Street was not necessary to achieve the stormwater management and riparian outcomes in this area.

1.4 A rezoning is not necessary

- a. As roads are permissible in the SP2 Drainage zone, a rezoning of the superfluous drainage land near Brighton Street under the Growth Centres State Environmental Planning Policy (SEPP) is not necessary. The change can simply be achieved by Council adopting a road pattern variation to the Blacktown City Council Growth Centre Precincts Development Control Plan (DCP).
- b. The other road pattern changes will be included in the same process.
- c. However, adoption of the road pattern changes around Bligh Street will mean that SP2 Drainage zoned land will be available for residential development (highlighted at Attachment 1). If the road pattern changes are ultimately adopted by Council, the zoning of these lands must subsequently be amended to R2 Low Density Residential so that residential development can proceed.

1.5 An amendment to the DCP is of benefit

- a. An amendment to the road pattern may not be strictly necessary if all landowners are in agreement with the changes and they submit development applications (DAs) on the basis of the plan at Attachment 2. However, it would be desirable for the new road pattern to be adopted through a formal process so that landowners and the community have the opportunity to comment.

Supporting analysis

2.1 How this issue arose

- a. Council's Asset Design Section is undertaking the progressive design and construction of new regional stormwater infrastructure that will service the new release areas in the NWGC. Development is now occurring in the Riverstone release area and this process is essential so that the stormwater from the new residential areas is managed and treated appropriately.
- b. This process will result in refinements to the area of land required for SP2 Drainage and

consequential changes to the adopted zoning plan. These changes will occur progressively throughout the design process.

- c. A landowner in Brighton Street raised the issue with council about the physical extent of the drainage zone in this area. Council officers initiated discussions with the NSW Office of Water about this drainage zone and other riparian corridors on adopted zoning plans, seeking their advice on the issue. It is noted that the zoning plans were prepared and made into law by the NSW Department of Planning and Environment (DoPE). Council officers did not agree with many components of these zoning plans and accompanying road patterns.
- d. The Office of Water indicated to council in January 2014 that it was appropriate for a short section of riparian land to the north of Brighton Street to be removed. This is indicated on the plan at Attachment 2. The existing zoning plan is shown at Attachment 1.
- e. This provides the opportunity to move the road edging the drainage reserve in the R2 Low Density Residential zone to be within the SP2 zoned land, reducing the amount of land to be acquired for drainage purposes. This creates a benefit for council, the community and the 3 affected landowners. The remaining drainage land is sufficient to provide for the required stormwater infrastructure.

2.2 The surrounding road pattern was examined

- a. Council's development engineers took the opportunity to look at the surrounding road pattern, because the adopted road pattern is impractical and will be costly and difficult to develop.
- b. There are several existing small subdivided rural lots off Bligh Street that have no practical development potential because of the DoPE's adopted road pattern. The proposed changes at Attachment 2 will retain more of the existing alignments of Bligh and Brighton Streets which are existing public roads. This will benefit landowners in the area by creating greater development potential and deliver a more sensible road pattern.
- c. The proposed break in the alignment of Brighton Street will have a potential local traffic benefit as it will eliminate a straight through connection between Railway Street and McCulloch Street.
- d. All of the proposed road pattern changes are seen as an improvement to the development layout and development potential of the area.

2.3 A consultation process needs to be undertaken

- a. The Growth Centre Precincts DCP can be amended by Council utilising the process set out in the Environmental Planning and Assessment Act 1979. This involves community and landowner consultation for a period of 28 days.
- b. At the close of the public exhibition period, any submissions will be assessed and reported to Council with a recommendation.

Approval

Name and position	
➔ Report author	James G., Director City Strategy and Development
➔ Endorsed by	James G., Director City Strategy and Development
➔ Director approval	Glennys James, Director City Strategy & Development

Signature:

→ **General Manager approval** Kerry Robinson, General Manager
Signature:

Attachments

Ref	Description	Files
1	Existing zoning plan	 A1SD350013.pdf
2	Proposed road pattern plan	 A2SD350013.pdf

Recommendations

Report Recommendation	1. Council resolve to prepare and exhibit the road pattern amendments to the Blacktown Growth Centre Precincts Development Control Plan (DCP) as indicated on the plan at Attachment 2. 2. A further report be submitted to Council at the conclusion of the exhibition period. 3. If the DCP amendment around Bligh Street is ultimately adopted by Council, Council progress an amendment to the SP2 Drainage zone, as identified on Attachment 1, to R2 Low Density Residential in order to reflect the new DCP road pattern.
Council Resolution	1. Council resolve to prepare and exhibit the road pattern amendments to the Blacktown Growth Centre Precincts Development Control Plan (DCP) as indicated on the plan at Attachment 2. 2. A further report be submitted to Council at the conclusion of the exhibition period. 3. If the DCP amendment around Bligh Street is ultimately adopted by Council, Council progress an amendment to the SP2 Drainage zone, as identified on Attachment 1, to R2 Low Density Residential in order to reflect the new DCP road pattern.
Council Division	Supported: Pendleton; Lowles; Atalla; Bali; Kelly; Dickens; White; Siljeg; Robinson Opposed: Diaz Absent: Bleasdale; Benjamin; Donaldson; Holmes; Smith

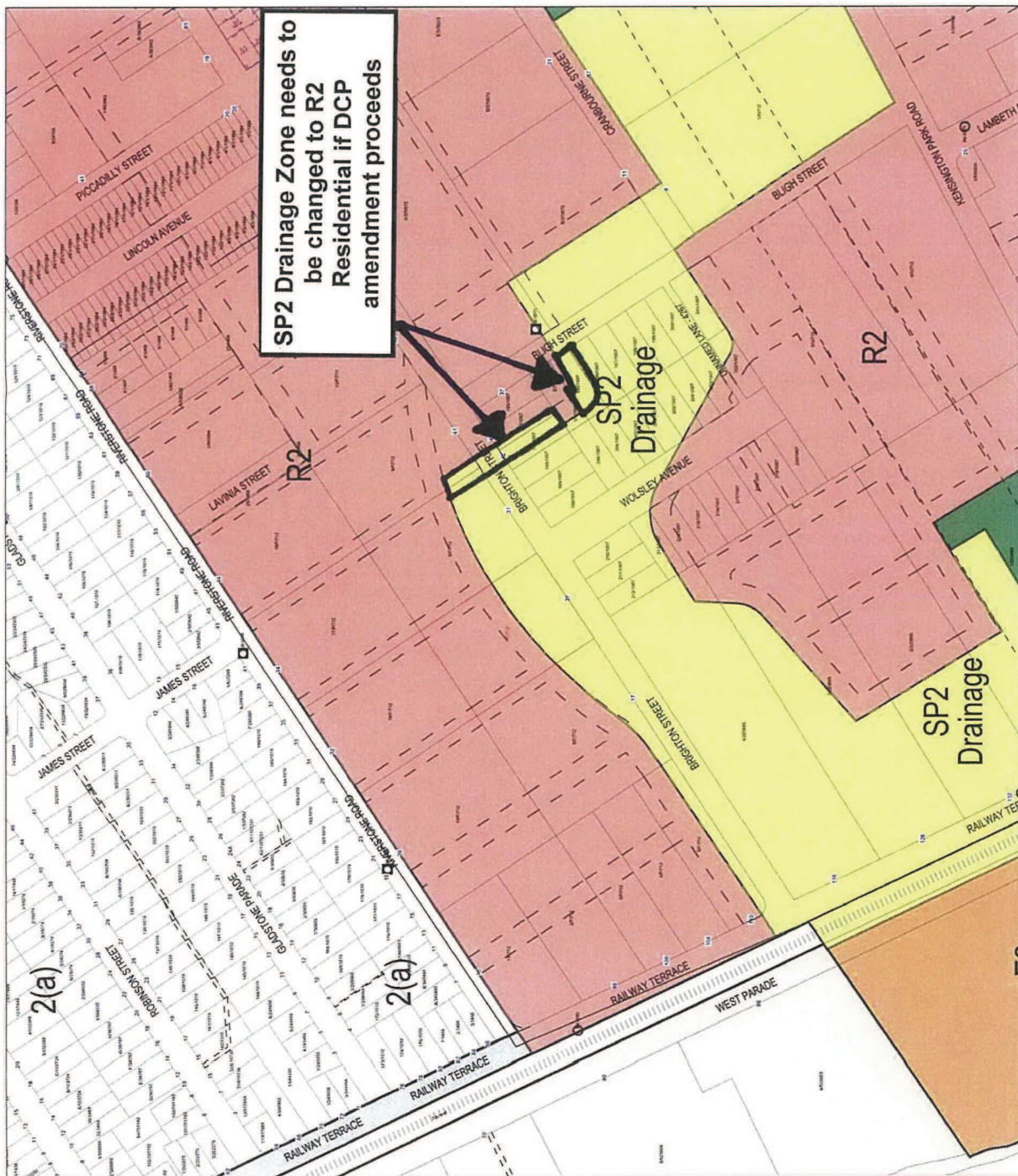
LEGEND

- Parcel Extent, Railway Extent
- Parcel Extent, Torrens Title Extent
- Developer Plan, Border
- Easement Segment, Extent
- Local Government Area, Boundary
- Local Government Area, Isolate Extent
- SEPP Land Zone, E2 Environment Conservation Bdy
- SEPP Land Zone, R2 Low Density Residential Bdy
- SEPP Land Zone, RE1 Public Recreation Boundary
- SEPP Land Zone, SP2 Infrastructure Boundary
- SEPP Land Zone, E2 Environment Conservation Extent
- SEPP Land Zone, R2 Low Density Residential Extent
- SEPP Land Zone, RE1 Public Recreation Extent
- SEPP Land Zone, SP2 Infrastructure Extent
- SEPP-DCP Proposed Subdivisional Road Extent
- BLEP88 Land Zone, Extent - 1(a)
- BLEP88 Land Zone, Extent - 2(a)
- BLEP88 Land Zone, Extent - 5(a)
- BLEP88 Land Zone, Extent - 5(c)
- Release Area, Extent, Extent
- Survey Mark, Location - State Survey Mark
- Survey Mark, Location - Permanent Mark
- Railway, Centreline

EXISTING DCP

THIS MAP IS AN EXTRACT FROM BLACKTOWN
DEVELOPMENT CONTROL PLAN 2006,
AS AMENDED

NOTE: Do not scale from this map. Use D.P. information for accurate dimensions.



Plot Data: 26/02/2015

Locality	Scale	1:3279
Parish	County	Cumberland

PROPOSED ROAD PATTERN PLAN



LEGEND

- EXISTING BOUNDARIES
- POSSIBLE PROPOSED LOTS
- GAZETTED ILP ROADS
- ZONED DRAINAGE
- ZONED RESIDENTIAL

FOR INFORMATION

PUBLIC UTILITIES 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