

# TRAFFIC IMPACT ASSESSMENT

Proposed rezoning of surplus road reserve land

Hobart Street (west)

Riverstone NSW 2577



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Revision	Details	Date	Author
A	Draft Report	17/10/2023	NP
B	Final Report	25/10/23	NP

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2023

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## TABLE OF CONTENTS

1	INTRODUCTION .....	4
1.1	Report Purpose	4
1.2	Background	4
1.3	Report References	6
2	EXISTING CONDITIONS .....	7
2.1	Site Description	7
2.2	Road Network	9
2.3	Land Use	11
3	TRAFFIC IMPACT ASSESSMENT.....	12
3.1	Planning Proposal Description	12
3.2	Future Road Network	12
3.3	Future Intersection Controls	17
4	CONCLUSIONS & RECOMMENDATIONS.....	18
	APPENDIX A – Deposited Plan .....	19
	APPENDIX B – Riverstone Precinct Indicative Layout Plan .....	21

# 1 INTRODUCTION

## 1.1 REPORT PURPOSE

Blacktown City Council have engaged Traffic & Safety Solutions to prepare a Traffic Impact Assessment to support a planning proposal that seeks to rezone surplus public land in Hobart Street, Riverstone at the intersection with Riverstone Parade.

The land had been reserved for a future road widening of Hobart Street which is now not required due to planning changes proposed for the Riverstone Precinct. It is important to note that the existing road widening in Hobart Street that is the subject of this rezoning is localised in the vicinity to the intersection with Riverstone Parade only and the reserve does not extend through to Hamilton Street.

The proposal seeks to rezone the surplus land from R2 Low Density Residential to E4 General Industrial. The rezoning will facilitate the future consolidation with the adjacent lot at 134 Riverstone Parade (Lot 21 in DP830554).

This report sets out a traffic impact assessment of the planning proposal, with specific consideration of the following:

- description and analysis of the existing road network and traffic conditions,
- description of the proposed rezoning,
- assessment of the impact of removing the road widening on the broader road network,
- assessment of the proposal's alignment with strategic plans for the Riverstone Precinct, and
- alignment with the Riverstone Precinct Indicative Layout Plan.

## 1.2 BACKGROUND

Historically, the road widening in Hobart Street was proposed to clearly define the boundary between the industrial and residential zoned properties on the southern side of Hobart Street.

In Council's previous draft LEP (circa 2002) for the Riverstone Precinct (formally known as Riverstone Release Area), Hobart Street was intended to function as a future collector road and would require an extension of the existing road widening reservation through to Hamilton Street.

The majority of land identified for road widening north of the existing road widening reservation is currently in private ownership, with only a handful of

individual parcels having already been acquired by Council over the years for road widening purposes.

At its Ordinary Meeting held on 22 March 2006, Council considered a report on the need for the ongoing acquisition of land for the proposed widening of Hobart Street, Riverstone. Council resolved at the time to support the removal of the road widening notation as shown on Council's LEP maps, pending confirmation from the (then) Growth Centres Commission (GCC) of the intended future status of Hobart Street under the North West Growth Centre Structure Plan.

On 26 June 2007 Council considered a further report on the matter which included comments received from the GCC and legal advice from Council's Solicitors regarding the return of land previously acquired for road widening to adjacent landowners.

Council ultimately resolved to defer implementation of its previous resolution to remove the proposed road widening notation because the road hierarchy for the Riverstone Precinct (then being planned by the Department of Planning) was unknown. As it was unclear whether the Hobart Street road widening would still be required. Council resolved that the matter be reported back for further consideration once the road hierarchy for the Riverstone Precinct was known.

In May 2010 the Minister for Planning approved the gazettal of the Riverstone Precinct Plan as an *Amendment to State Environmental Planning Policy (Sydney Region Growth Centres) 2006* — the 'Growth Centres SEPP'. The future road hierarchy planned for the Riverstone Precinct Plan identifies that Loftus Street will function as the collector road and that Hobart Street will perform only a local road function.

Accordingly, at Council's Ordinary Meeting held on 13 October 2010, Council considered a report on the status and future need for road widening of Hobart Street, and resolved that:

1. *Council resolve not to pursue any further acquisition of land for the widening of Hobart Street, Riverstone in recognition of Hobart Street's confirmed role as a local road only under the traffic hierarchy for the Riverstone Precinct and North West Growth Centre generally.*
2. *Council take appropriate action to remove the existing road widening notation affecting Hobart Street, between Riverstone Parade and Hamilton Street, from its Local Environmental Plan maps and make*

*consequential adjustments to relevant Section 149 (Zoning) Certificates.*

*3. Council commence the necessary road closure procedure under the Roads Act 1993 and Local Government Act 1993 in respect of those sections of Hobart Street that have already been dedicated as public road.*

*4. Affected landowners be notified of Council's decision*

### 1.3 REPORT REFERENCES

This report has been based upon the following reference sources:

- Information provided by Blacktown City Council,
- Riverstone Precinct Indicative Layout Plan.
- Blacktown City Council Growth Centre Precincts Development Control Plan 2010 – Schedule 2 Riverstone Precinct,
- Section 7.11 Contributions Plan No.20 Riverstone & Alex Avenue Precincts.



## 2 EXISTING CONDITIONS

### 2.1 SITE DESCRIPTION

The site is located at the corner of Hobart Street and Riverstone Parade, Riverstone adjacent to 134 Riverstone Parade.

The aerial photographs in figure 2.1 and figure 2.2 show the location of the site in context of the surrounding area.

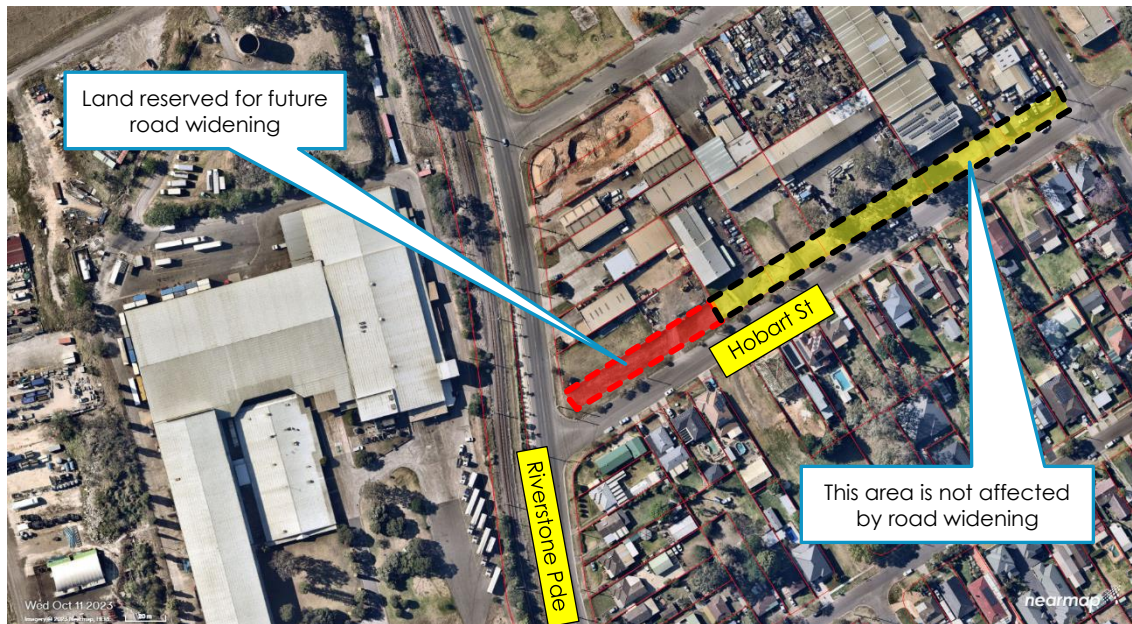


FIGURE 2.1: SITE LOCATION – HOBART STREET, RIVERSTONE  
SOURCE: NEARMAP PHOTOGRAPH DATE 11/10/2023

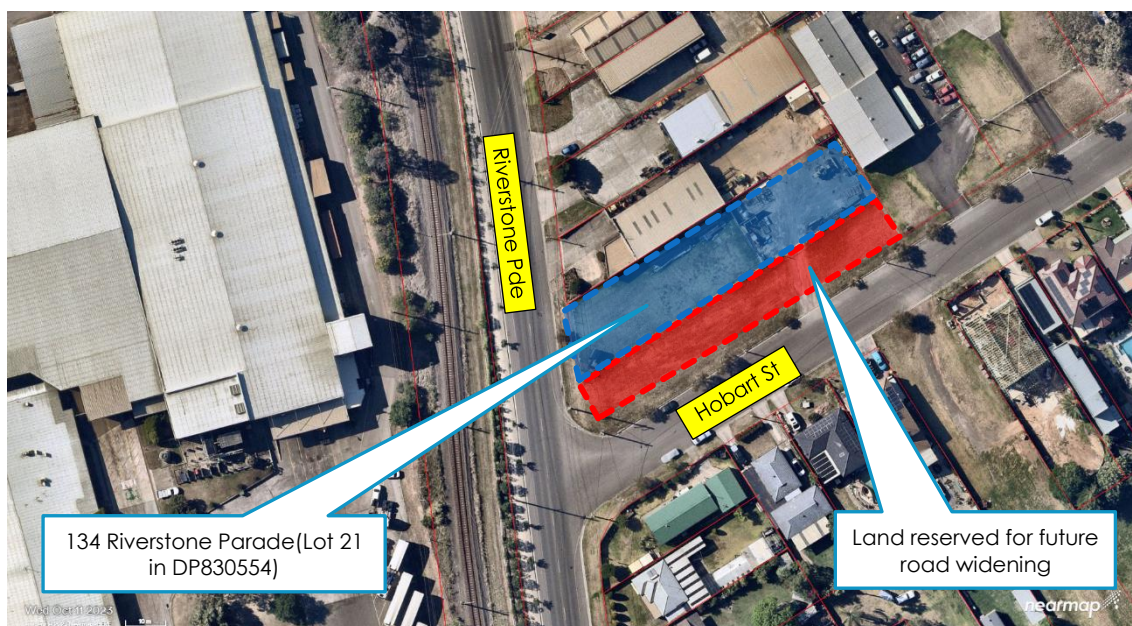


FIGURE 2.2: SITE LOCATION – HOBART STREET, RIVERSTONE  
SOURCE: NEARMAP PHOTOGRAPH DATE 11/10/2023






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FIGURE 2.3: SITE INSPECTION PHOTOGRAPH 1 - HOBART STREET, RIVERSTONE  
 LOOKING NORTH FROM HOBART STREET  
 SOURCE: PHOTOGRAPH DATE 25/08/2023

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FIGURE 2.4: SITE INSPECTION PHOTOGRAPH 2 - HOBART STREET, RIVERSTONE  
 LOOKING EAST FROM RIVERSTONE PARADE  
 SOURCE: PHOTOGRAPH DATE 25/08/2023

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## 2.2 ROAD NETWORK

The locality map shown in figure 2.4 shows the site in relation to the surrounding road network.



FIGURE 2.3: SITE LOCALITY MAP  
MAP SOURCE: SNAZZY MAPS USING GOOGLE MAP DATA

The description of the existing road network in the immediate vicinity of the site is as follows.

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#### 2.2.1 HOBART STREET

- Is a local road under the care and control of Blacktown City Council.
- Has a northeast-southwest alignment that connects Riverstone Parade in the south to Hamilton Street to the north.
- Performs a local access function to access the residential properties along the southern side of Hobart Street and the industrial properties along the northern side of Hobart Street.
- Has a road configuration between Riverstone Parade and Hamilton Street that consists of an approximately 12.8m wide undivided two-way carriageway.
- Has a speed limit of 50km/h.
- North of Hamilton Street, Hobart Street is an unsealed no through road that currently ends at Edmund Street.
- North of the road closure the road is known as Showers Street.

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#### 2.2.2 RIVERSTONE PARADE

- Is a local road under the care and control of Blacktown City Council.
- Has a north-south alignment that connects Garfield Road (E&W) in the south to Bandon Road in the north, which connects through to Windsor Road.
- Performs a collector road function that runs parallel to the railway line.
- Has a road configuration that consists of an approximately 12.3m wide undivided two-way carriageway with a 2.3m wide parking shoulder lanes and 3.9m wide traffic lane in each direction.
- Has a speed limit of 50km/h.

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#### 2.2.3 SHOWERS STREET

- Is a local road under the care and control of Blacktown City Council.
- Has a northeast-southwest alignment that currently ends at the road closure point at Edmund Street in the west to Junction Road in the east which connects through to Windsor Road.
- Performs a local access function to access the residential precinct south of Windsor Road
- Has a road configuration between Riverstone Parade and Hamilton Street that consists of an approximately 8.7m wide undivided two-way carriageway.
- Has a speed limit of 50km/h.

## 2.3 LAND USE

The existing zoning in the vicinity of the site is as follows:

- the lots located to the north of the site along Riverstone Parade are zoned E4 General Industrial,
- the lots located to the east of the site, along the northern side of Hobart Street between Riverstone Parade and Hamilton Street are zoned E4 General Industrial, and
- the lots located to the south of the site and along the southern side of Hobart Street between Riverstone Parade and Hamilton Street are zoned R2 Low Density Residential.

## 3 TRAFFIC IMPACT ASSESSMENT

### 3.1 PLANNING PROPOSAL DESCRIPTION

The planning proposal seeks to rezone the parcel of land in Hobart Street, Riverstone at the intersection with Riverstone Parade that has been reserved for future road widening from R2 Low Density Residential to E4 General Industrial for future consolidation with the adjacent lot.

The parcel of land is approximately 1110m<sup>2</sup>.

An extract from the deposited plan (DP830554 provided in Appendix A) showing the extent of the land reserved for future road widening is shown in figure 3.1.

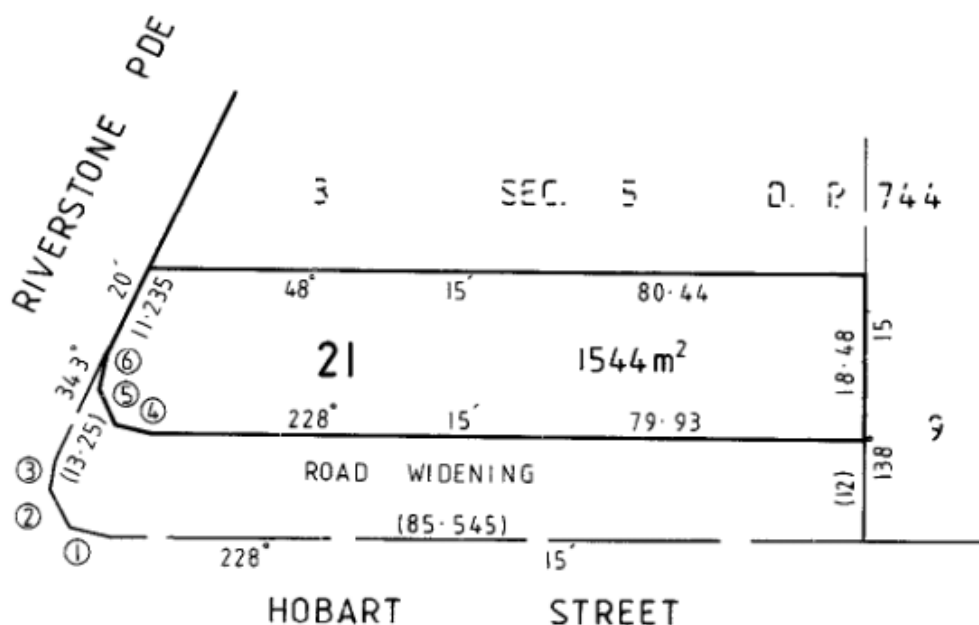


FIGURE 3.1: EXTRACT FROM DP  
SOURCE: DP830554

### 3.2 FUTURE ROAD NETWORK

As the site is located in a Growth Centre Precinct, to determine the potential traffic impacts of the removal of road widening on the future road network, the following strategic plans have been reviewed:

- Riverstone Precinct Indicative Layout Plan,
- Blacktown City Council Growth Centre Precincts Development Control Plan 2010 – Schedule 2 Riverstone Precinct (Amended March 2022), and
- Section 7.11 Contributions Plan No.20 Riverstone & Alex Avenue Precincts.



### 3.2.1 RIVERSTONE PRECINCT INDICATIVE LAYOUT PLAN

The Riverstone Precinct Indicative Layout Plan (ILP) provided in Appendix B has been reviewed to determine if the function of Hobart Street will change as a result of the development of Riverstone Precinct.

The ILP indicates that there are no changes proposed for Hobart Street and that it will continue to function as a local access road, however, also shows that Hobart Street will be closed east of Hamilton Street and the rural land north of Hamilton Street will be redeveloped to provide sporting fields.

The ILP also identifies that Loftus Street

An extract of the Riverstone Precinct Indicative Layout Plan showing the future plans for Hobart Street is provided in figure 3.2.

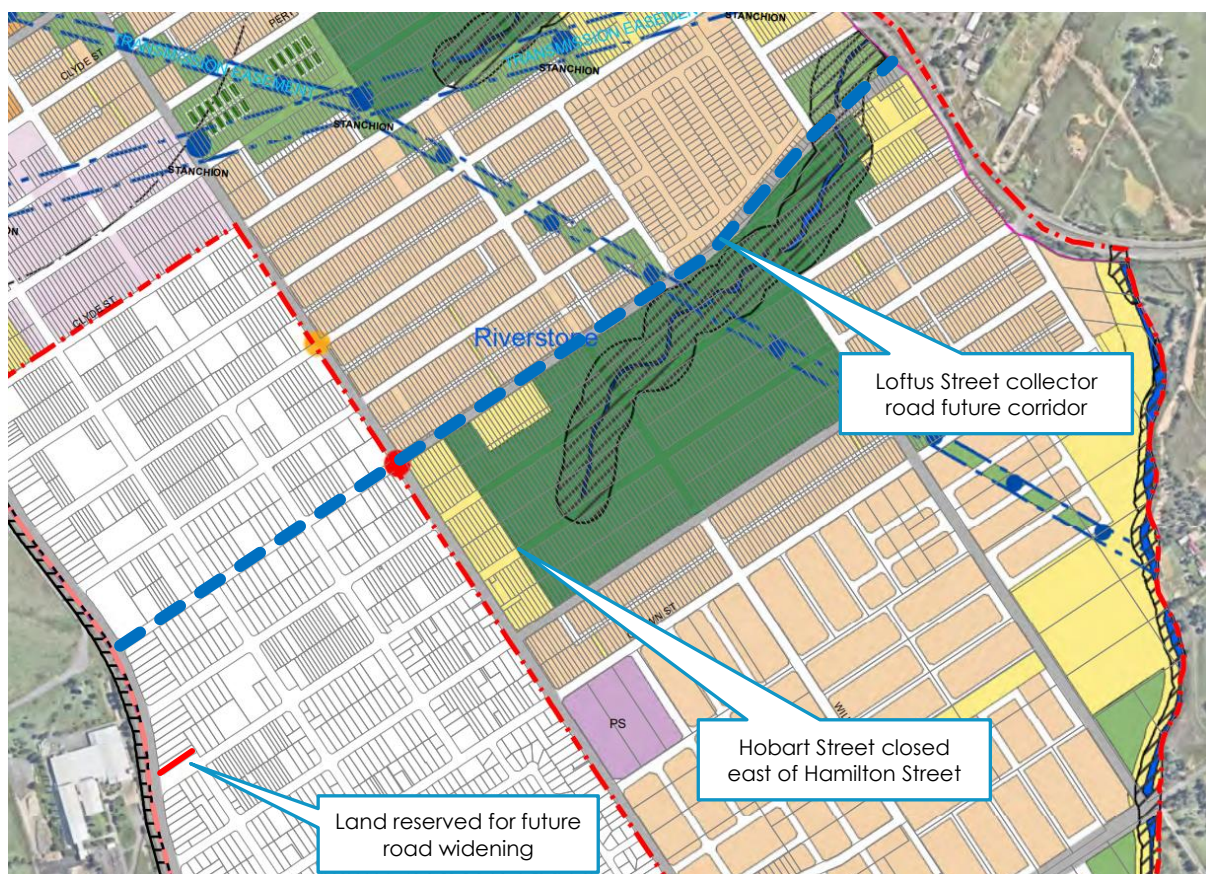


FIGURE 3.2: ILP EXTRACT

SOURCE: [HTTPS://WWW.PLANNING.NSW.GOV.AU/PLANS-FOR-YOUR-AREA/PRIORITY-GROWTH-AREAS-AND-PRECINCTS/NORTH-WEST-GROWTH-AREA/RIVERSTONE](https://www.planning.nsw.gov.au/plans-for-your-area/priority-growth-areas-and-precincts/north-west-growth-area/riverstone)

Considering that:

- Loftus Street will function as the collector road,
- Hobart Street will be closed east of Hamilton Street and does not connect to Windsor Road, and

- the existing road widening in Hobart Street that is the subject of this rezoning is localised in the vicinity to the intersection with Riverstone Parade only and the reserve does not extend through to Hamilton Street,

it is unlikely that Hobart Street will be required for any form of road widening in the future and therefore the proposed removal of the existing road widening in Hobart Street will not impact on the function of Hobart Street or the efficiency of the future road network identified in the ILP.

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### 3.2.2 BLACKTOWN CITY COUNCIL GROWTH CENTRE PRECINCTS DEVELOPMENT CONTROL PLAN - SCHEDULE 2 RIVERSTONE PRECINCT

The Blacktown City Council Growth Centre Precincts Development Control Plan 2010 – Schedule 2 Riverstone Precinct (DCP) has been reviewed to determine if there are any future plans for the upgrade of the intersection of Hobart Street and Riverstone Parade that would require the retention of the existing road widening reservation.

The DCP identifies that the current planning controls will remain unchanged in the Riverstone Precinct. The DCP also provides the future precinct road hierarchy shown in figure 3.3 and indicates that Hobart Street does not form part of the future collector or sub arterial road network.

Considering that Hobart Street:

- does not form part of the future collector or sub arterial road network,
- is 12.8m wide with an 8m kerb radius that caters for the swept paths of heavy vehicles,

the proposed removal of the existing road widening in Hobart Street will not impact on the function of Hobart Street or the efficiency of the future road network.

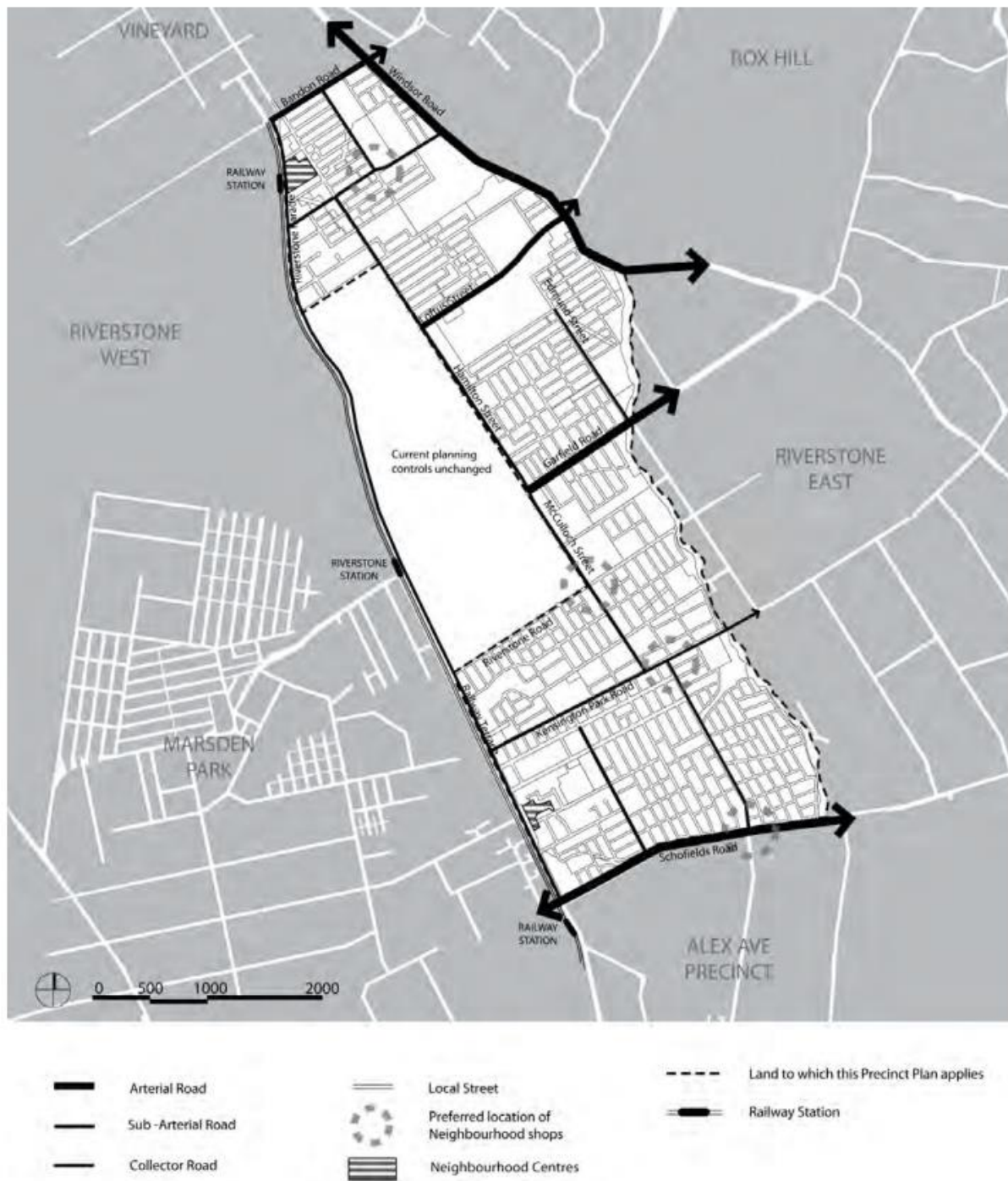


FIGURE 3.3: DCP ROAD HIERARCHY FOR RIVERSTONE PRECINCT

SOURCE: [HTTPS://WWW.PLANNING.NSW.GOV.AU/SITES/DEFAULT/FILES/2023-04/SCHEDULE-2-RIVERSTONE-PRECINCT.PDF](https://www.planning.nsw.gov.au/sites/default/files/2023-04/schedule-2-riverstone-precinct.pdf)

### 3.2.3 SECTION 7.11 CONTRIBUTIONS PLAN NO.20 RIVERSTONE & ALEX AVENUE PRECINCTS

The Section 7.11 Contributions Plan No.20 Riverstone & Alex Avenue Precincts has been reviewed to determine if there are any contributions plans in place to collect developer funds for the upgrade of the intersection of Hobart



Street and Riverstone Parade that would require the retention of the existing road widening reservation.

As shown in figure 3.4 below, the contributions plan indicates that there are no contributions being collected for traffic and transport management facilities in Hobart Street.

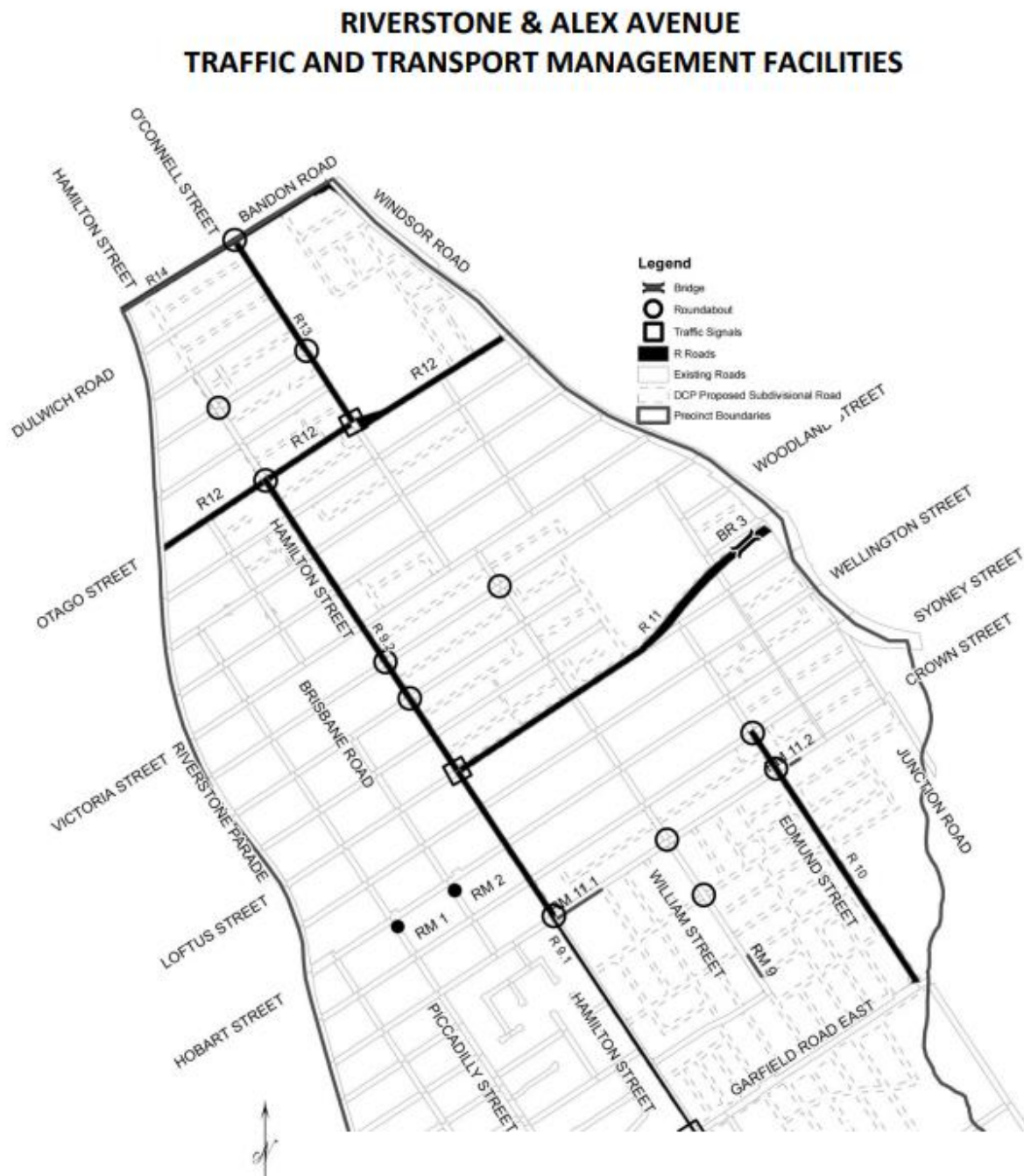


FIGURE 3.4: TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES – RIVERSTONE PRECINCT  
SOURCE: [HTTPS://WWW.BLACKTOWN.NSW.GOV.AU/FILES/ASSETS/PUBLIC/BUILDING-AND-PLANNING/SECTION-94-PLANS/CP20-RIVERSTONE-ALEX-AVENUE-PRECINCTS.PDF](https://www.blacktown.nsw.gov.au/files/assets/public/building-and-planning/section-94-plans/cp20-riverstone-alex-avenue-precincts.pdf)



The DCP is consistent with the ILP and identifies that Loftus Street is proposed to be extended to intersect with Windsor Road and forms the collector/ sub arterial function that provides access to the precinct in the future.

### 3.3 FUTURE INTERSECTION CONTROLS

As indicated above there are no future plans for the upgrade of the intersection of Hobart Street and Riverstone Parade.

Despite this a desktop review has been undertaken on the existing intersection geometry to determine if the intersection control facilities such as a pedestrian refuge or roundabout could be provided within the existing kerbs in the future if required (subject to detailed design).

Given that Hobart Street contains a single travel lane in each direction and that the road is 12.8m wide, a compliant pedestrian refuge could be constructed in Hobart Street if warranted in the future.

Similarly, the existing road widths in both Hobart Street and Riverstone Parade is considered to be wide enough to accommodate a roundabout in the future if required.

## 4 CONCLUSIONS & RECOMMENDATIONS

The planning proposal to rezone the parcel of land in Hobart Street, Riverstone at the intersection with Riverstone Parade has been assessed to determine the likely traffic impacts.

The assessment undertaken in this report indicates that:

- Loftus Street will perform the function of the collector road and will form a four way intersection with Windsor Road and that Hobart Street will be closed west of Hamilton Street as part of the Riverstone Precinct Indicative Layout Plan.
- The DCP does not indicate that there are any future plans for the upgrade of the Hobart Street/ Riverstone Parade.
- The Section 7.11 contributions plan indicate that there are no contributions being collected for traffic and transport management facilities in Hobart Street.
- The existing geometry of the Hobart Street/ Riverstone Parade between kerbs indicate that subject to detailed design, the existing road widths would allow for the provision of a pedestrian refuge or single lane roundabout should intersection treatments be warranted in the future.

The assessment concludes that the traffic impact of the planning proposal to remove the road widening reservation will not impact traffic flow or the efficiency of the future road network.



Navin Prasad (Bachelor of Engineering Technology – Civil Engineering)  
Director  
Traffic & Safety Solutions PTY LTD

## APPENDIX A – DEPOSITED PLAN

PLAN FORM 1

Plan Drawing only to appear in this space

OFFICE USE ONLY

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

IT IS INTENDED TO DEDICATE THE LAND MARKED "ROAD WIDENING" TO THE PUBLIC AS ROAD.

THE COMMON SEAL OF THE COUNCIL OF THE CITY OF BLACKTOWN WAS AFFIXED HERETO THIS 22nd DAY OF JANUARY, 1993, PURSUANT TO A RESOLUTION OF COUNCIL PASSED AT ITS ORDINARY MEETING DATED 27TH MARCH 1991.

*John A. ...*  
MAYOR  
*A. ...*  
TOWN CLERK

Crown Lands Office Approval

PLAN APPROVED  
Authorised Officer

Land District  
Paper No.  
Field Book

Council Clerk's Certificate

I hereby certify that -

(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and  
(b) the requirements of Part 3 Division 2 of the 1 Water Board Act 1987 and 1 Water Supply Authorities Act 1987  
have been complied with by the applicant in relation to the proposed "road widening".

(Insert "new road", "subdivision" or "consolidated lot") set out herein  
Subdivision No. 8336  
Date 22nd January 1993

(Signature) Council Clerk  
Council File No. 114547

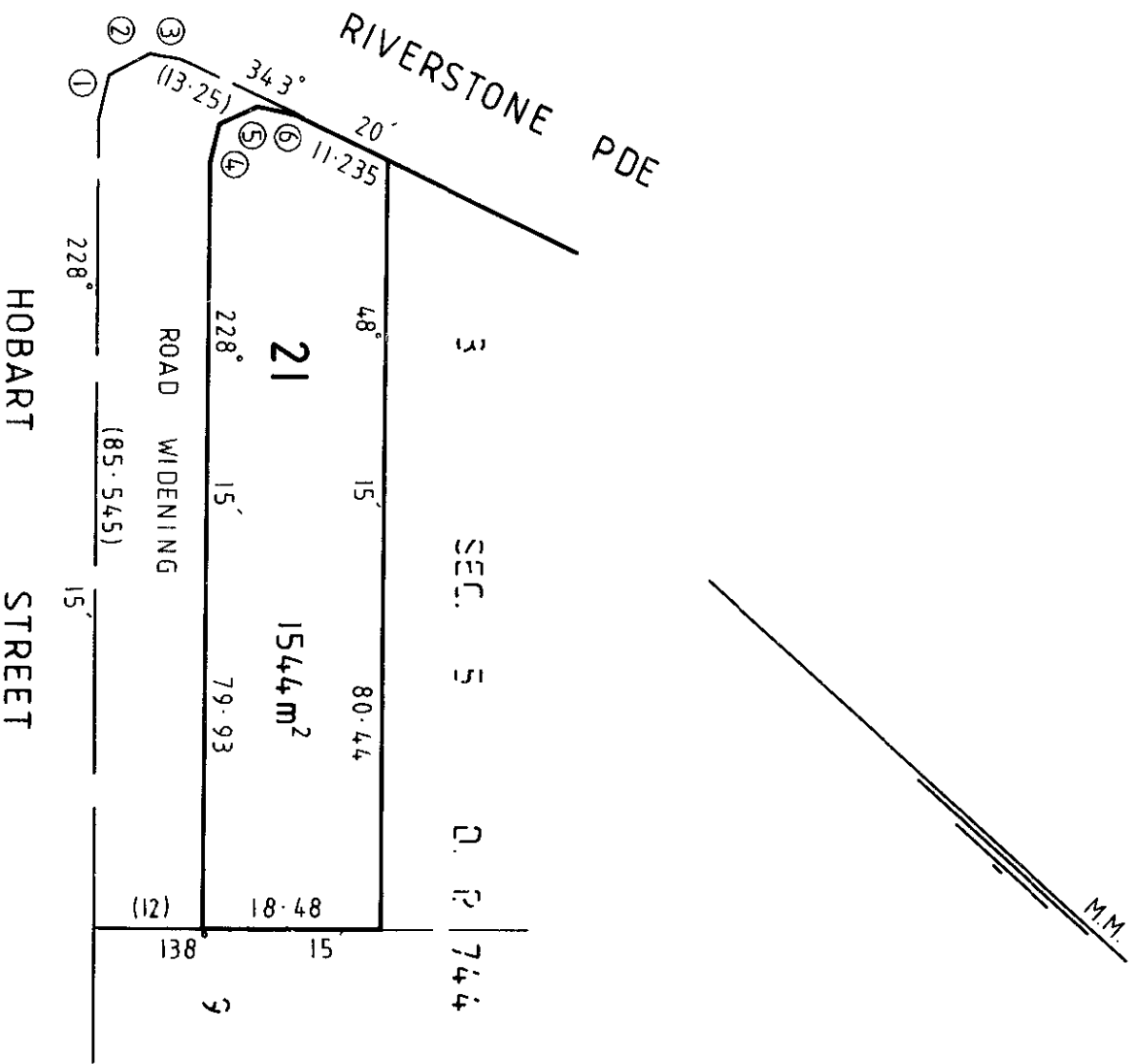
\*This part of the certificate to be deleted where the application is only to a consolidated lot or the opening of a new road or where the land is to be dedicated as a public reserve, drainage reserve, easement, Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board.  
+ Delete if inapplicable

SURVEYOR'S REFERENCE: S. R. 8923

M77

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Nº	BEARING	DIST.
①	247° 25' 50"	3.825
②	285° 47' 30"	3.825
③	324° 09' 10"	3.825
④	247° 25' 50"	3.825
⑤	285° 47' 30"	3.825
⑥	324° 09' 10"	3.825



DP 830554

Registered: 7.6.1993

C.A. NO 8336 OF 22.1.1993

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: U 8267 2 #

Last Plan: DP 744, DP 633300

PLAN OF SUBDIVISION OF  
LOT 11 IN D.P. 633300 &  
LOT 2 OF SEC. 5 IN D.P. 744

Lengths are in metres. Reduction Ratio 1: 800

Municipality: BLACKTOWN

Locality: RIVERSTONE

Parish: ST MATTHEW

County: CUMBERLAND

Plans used in preparation of survey/compilation.  
D.P. 633300  
D.P. 744

I, BRIAN PATRICK DROUKE  
of BLACKTOWN CITY COUNCIL  
a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made in accordance with the Survey Practice Regulations, 1933 and any special requirements of the Department of Lands, and was completed on  
# 31.10.1989  
Signature: B. P. Drouke  
Surveyor Registered under the Surveyors Act, 1929 as amended.  
Date of Issue of Certificate: 11.02.1993  
#Insert date of survey.

10 20 30 40 50 60 70 Table of mm 110 120 130 140

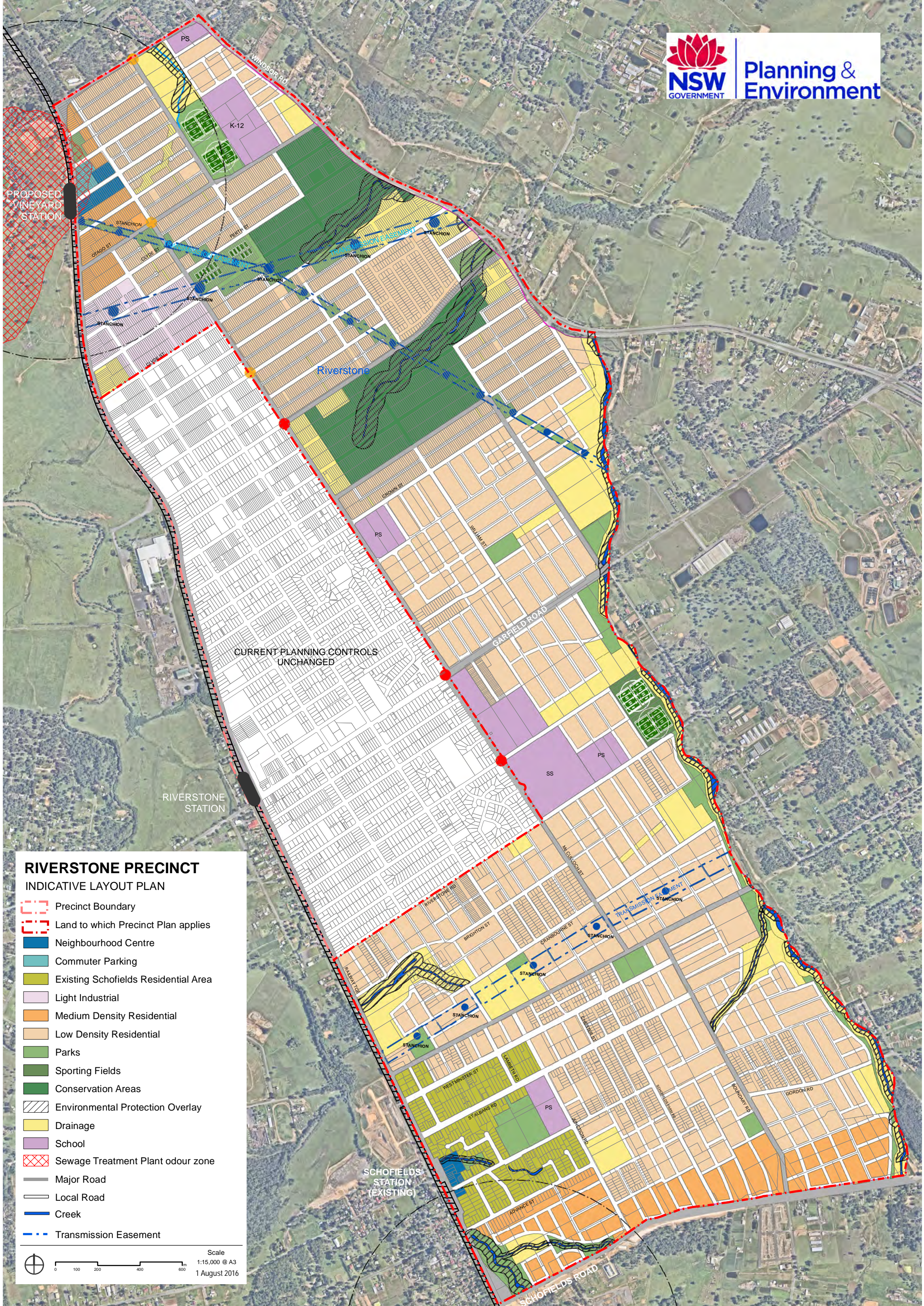
This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day, 10th June 1993
























## APPENDIX B – RIVERSTONE PRECINCT INDICATIVE LAYOUT PLAN





## RIVERSTONE PRECINCT

### INDICATIVE LAYOUT PLAN

-  Precinct Boundary
-  Land to which Precinct Plan applies
-  Neighbourhood Centre
-  Commuter Parking
-  Existing Schofields Residential Area
-  Light Industrial
-  Medium Density Residential
-  Low Density Residential
-  Parks
-  Sporting Fields
-  Conservation Areas
-  Environmental Protection Overlay
-  Drainage
-  School
-  Sewage Treatment Plant odour zone
-  Major Road
-  Local Road
-  Creek
-  Transmission Easement



0 100 200 400 600

Scale  
1:15,000 @ A3  
1 August 2016