

## **Sustainable Water Challenge Entry Blacktown City Council**

### **Title**

Preparation of a site specific Development Control Plan to guide the development of the former PGH Brickworks site in Doonside.

### **Background**

The project site is located adjacent to the Woodcroft Estate and Doonside. The proposed in-fill development on a brick pit extraction site will incorporate up to 400 dwellings in a mix of residential types. A creek and riparian area are contained within the site and both have been set aside for protection and rehabilitation. The developer, CSR & Mirvac, have a DA approved to construct a wetland and other devices on the site to improve the quality of the stormwater runoff.

The objectives of the WSUD capacity building program were for Council planning and technical staff to liaise with the developer and strive to incorporate additional WSUD components into the site DCP for incorporation during development.

### **Project Outcomes**

#### **Difficulties Encountered**

The development of the DCP has been delayed while PGH and their joint venture partner prepare a master plan for the site, this has taken longer than anticipated. There have been no formal meetings with the developers to discuss the water cycle management outcomes for the site to date and for this reason our project has been delayed.

#### **Organisational**

Although the project has not progressed beyond the initial concept it has increased the awareness of WSUD within the Council and has facilitated the uptake of elements for consideration on other subdivisions. These subdivisions alone equate the in excess of 5,000 dwellings.

#### **Environmental**

Part of the development includes the incorporation of an on-site water quality wetland and series of pre-treatment devices. These had been formalised prior to the WSUD project. These are positive outcomes for the site and will undoubtedly improve the quality of the runoff from the site.

Although a DA has been lodged for the subdivision there are still many opportunities for additional water treatment measures on the site. Both the LEP and DCP are yet to be finalised. Council is currently examining the potential for a rainwater tank policy for the site to be incorporated into the DCP.

### Technical

At this stage Council has developed no technical information specifically for this development. However, modelling has been undertaken to ascertain optimal rainwater tank size using historical rainfall data. If rainwater tanks are considered an option this information will be used in the development of the site specific DCP.

### Transferable

When the site specific DCP is prepared it will be transferable to other developments within the Local Government Area. Relevant DCP's have been collected from other councils to use as a model for this site. As highlighted above two other major subdivisions are progressing well and WSUD components are to be a feature in these developments.

### Team Members

James Rennie – Waterways Rehabilitation Officer  
Erika Roka – Senior Strategic Planner  
Tony Napoli – Manager Investigation Design  
Daniel Favotto – Coordinator Engineering Approvals  
John Molteno – Senior Design Drainage Engineer

### Team Leader's contact details

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### Map

Site Location

