

Vineyard Precinct

Landowner Workshops

June 2014



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Environment

Planning Context

Draft Metropolitan Strategy for Sydney

- Sets out a new plan for the city's future over the next two decades.
- By 2031, Sydney will have around 1.6 million additional people. We need to make sure there are more affordable homes, good job opportunities and easier ways to get around.



Planning Context

Priorities for North West Sydney

- Plan to meet employment and housing capacity targets
- Strengthen the role of centres
- Improve access to other areas of Sydney
- Protect rural and resource lands
- Promote the environmental and scenic qualities of the region
- Improve access to open space and recreation opportunities



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Planning Context

Why are we rezoning land at Vineyard?

WEST

Blue Mountains
Hawkesbury
Penrith

Area: 4,608 km²

2011 Population density: 71 people/km²

2010-11 % of GRP: 4.5% (\$ 13 billion)

Current

Target to 2021
(2011-2021)

Target to 2031
(2011-2031)

Population

327,000

372,000 (45,000)

416,000 (89,000)

Housing

127,000

143,000 (16,000)

166,000 (39,000)

Employment

119,000

138,000 (19,000)

156,000 (37,000)



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Partnerships

- Department of Planning and Environment is leading the project in partnership with Hawkesbury City Council
- Governance: Project Control Group (PCG) and Precinct Working Group (PWG)
- Council's role:
 - Representing local community interests
 - Technical input through specialist staff
 - Implementation of the plan

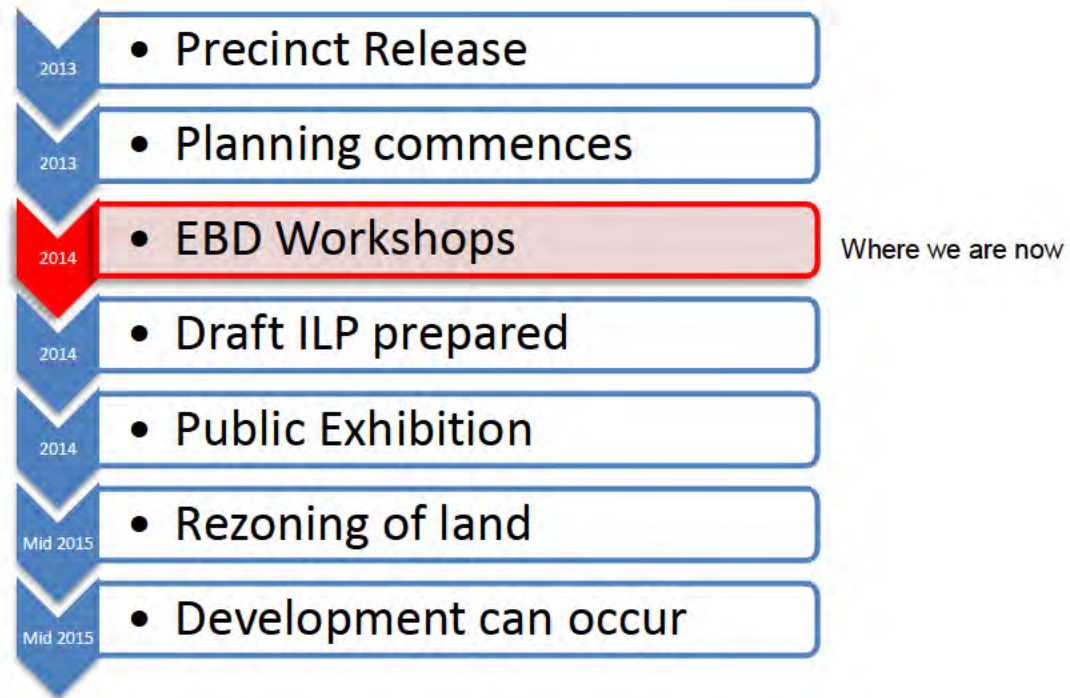
What is Precinct Planning

- Assessing suitability of the land for urban development
- Evidence based
- Structure planning - will determine development potential
- Deciding land uses (zoning) & controls (e.g. building size and height) for urban development
- Co-ordination of infrastructure:
 - Road, water, sewer, electricity, telecommunications etc.



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Process




Purpose of the Landowner Workshops

- To update landowners on the preliminary findings of technical studies and master planning
- To gather input from landowners to contribute to a vision and planning direction for the Precinct
- To build an understanding of the planning process

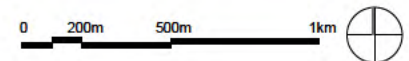


AERIAL

Legend

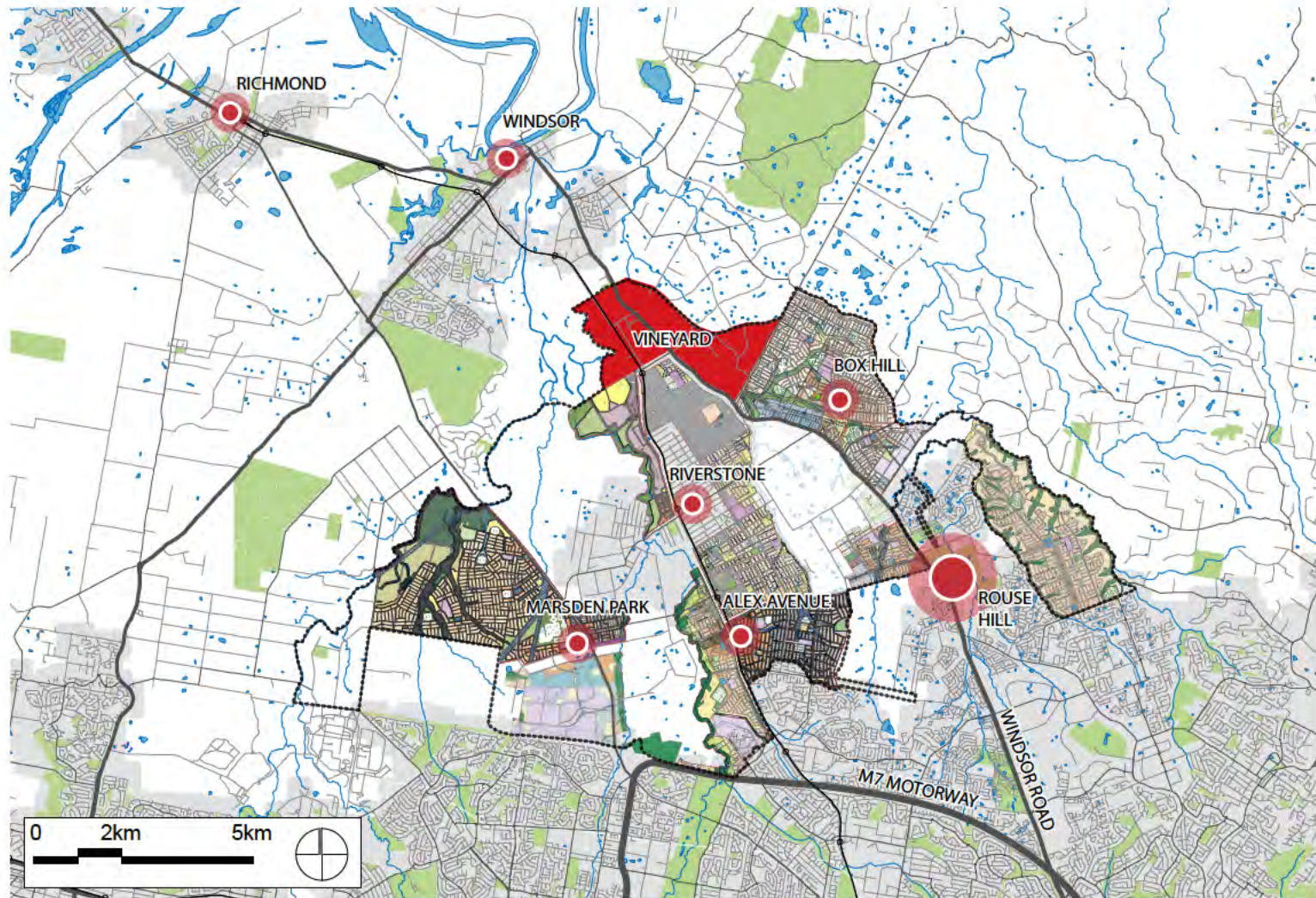
 Precinct Boundary

 Rail



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Regional Context



Principles

- **Planning Together**
- **Liveable Community**
- **Economic Prosperity**
- **Value the Environment**





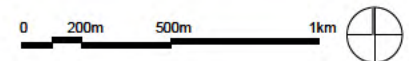
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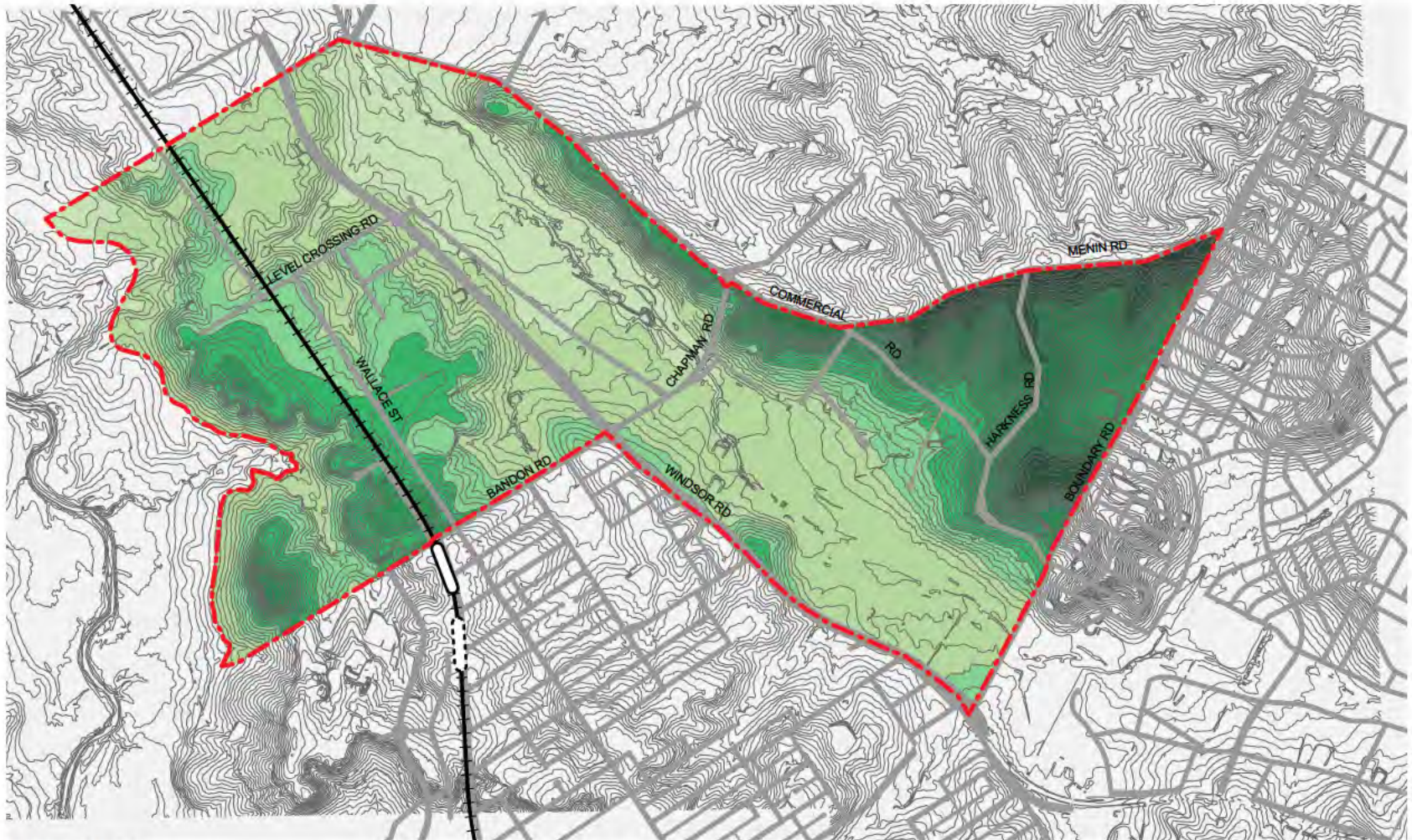
AERIAL

Legend

-  Precinct Boundary
-  Rail




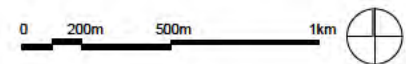
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TOPOGRAPHY

Legend

-  Precinct Boundary
-  Rail




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RIPARIAN CORRIDOR

Legend

-  Precinct Boundary
-  Riparian Corridor
-  Rail
-  Stream




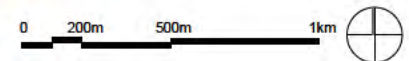
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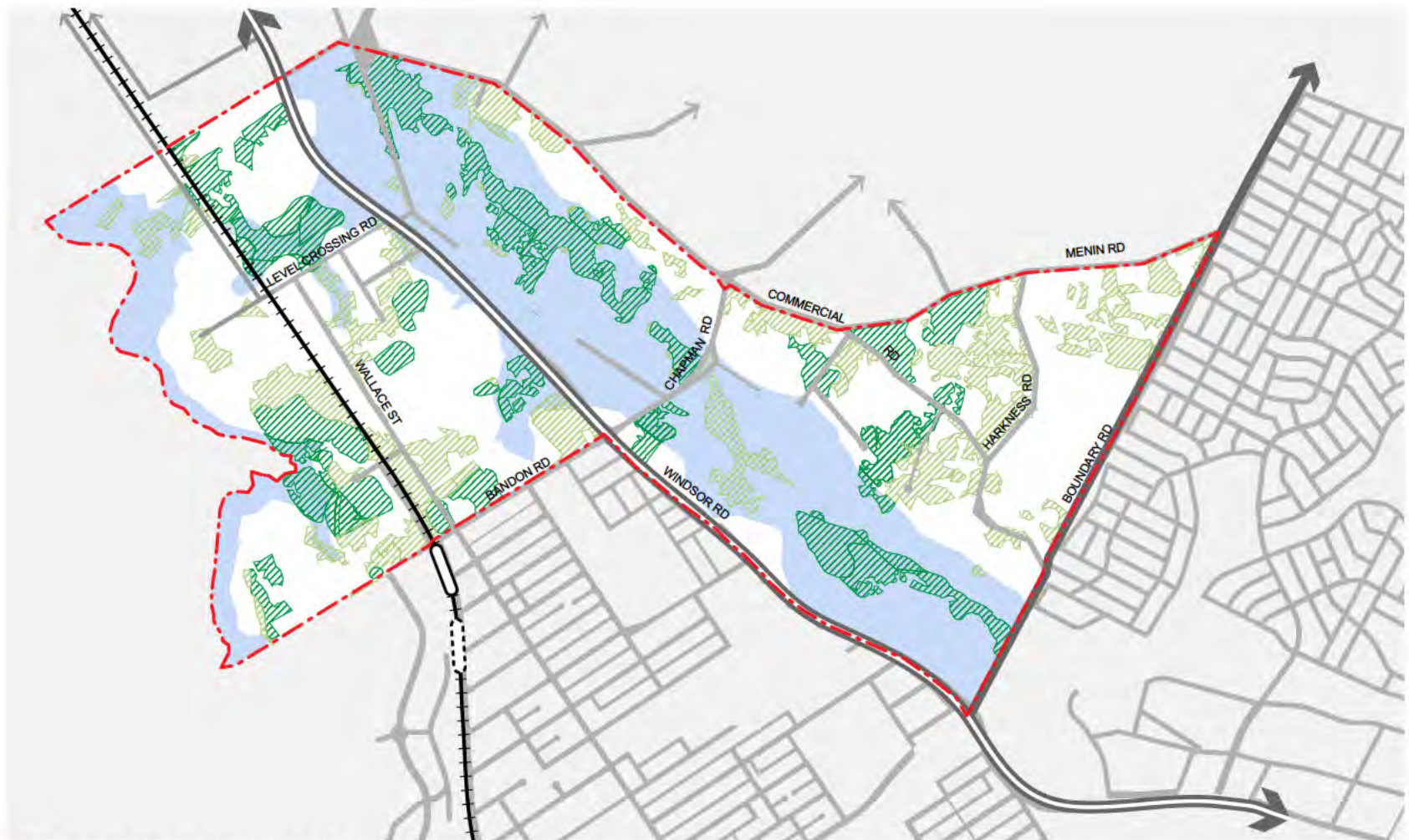
FLOODING

Legend

-  Precinct Boundary
-  1 in 100 Year Flood
-  Rail
-  Stream



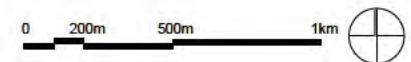
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VEGETATION AND NON-CERTIFIED LANDS

Legend

- | | |
|---|---|
|  Precinct Boundary |  Northwest Non-certified Lands |
|  Rail |  Field Validated ENV |
| |  Field Validated AHCVV |



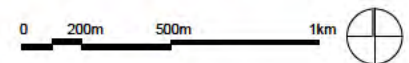
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ROAD HIERARCHY

Legend

	Precinct Boundary		Principal Arterial
	Rail		Sub-Arterial
			Collector









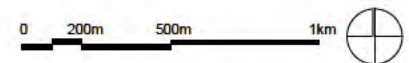
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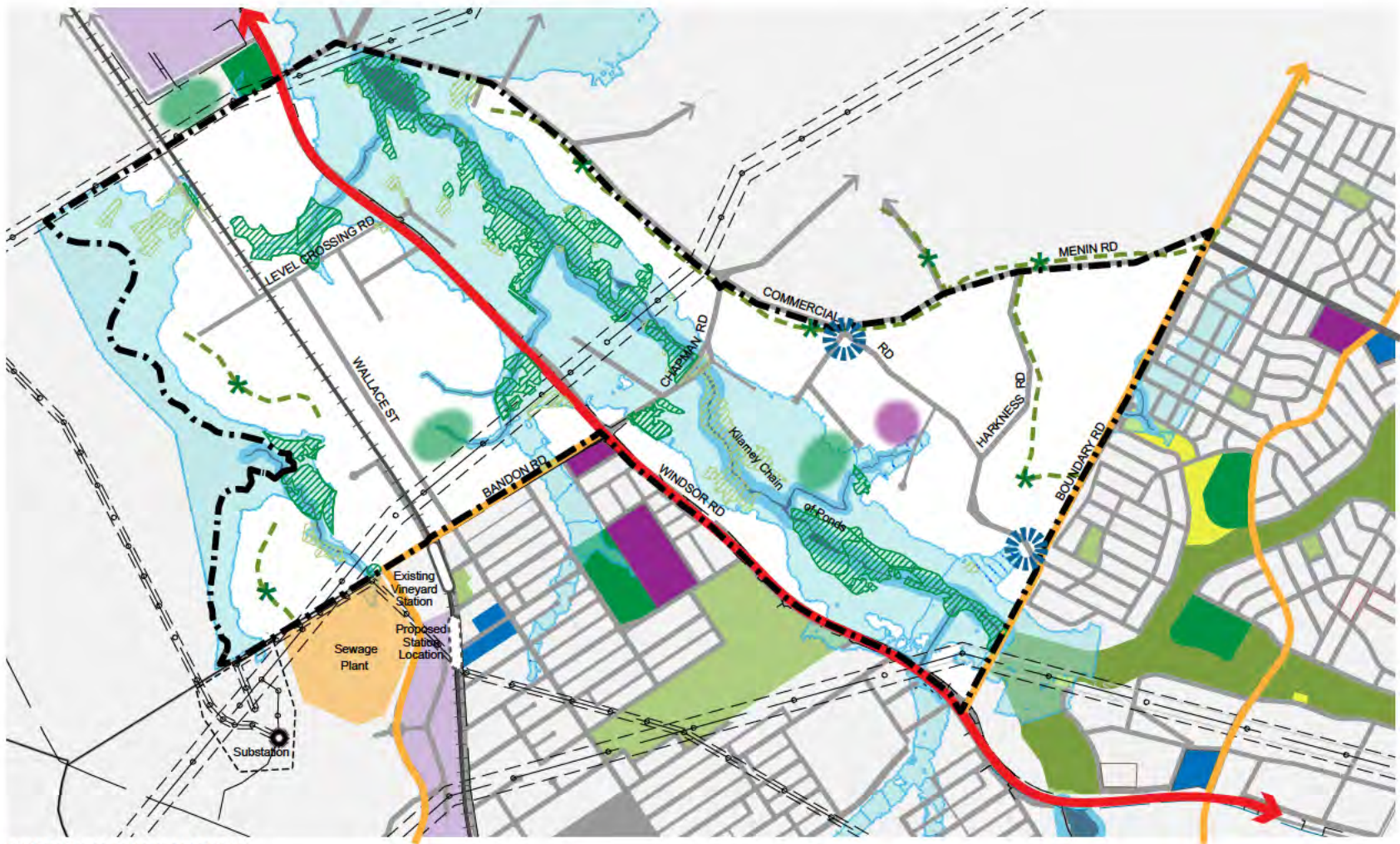
EASEMENTS

Legend

- | | | | |
|---|-------------------|---|-----------------------------|
|  | Precinct Boundary |  | Oil and Gas Pipeline |
|  | Rail |  | Transmission Easement |
|  | Substation |  | 330KV Transmission Easement |



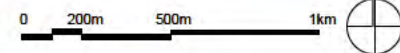
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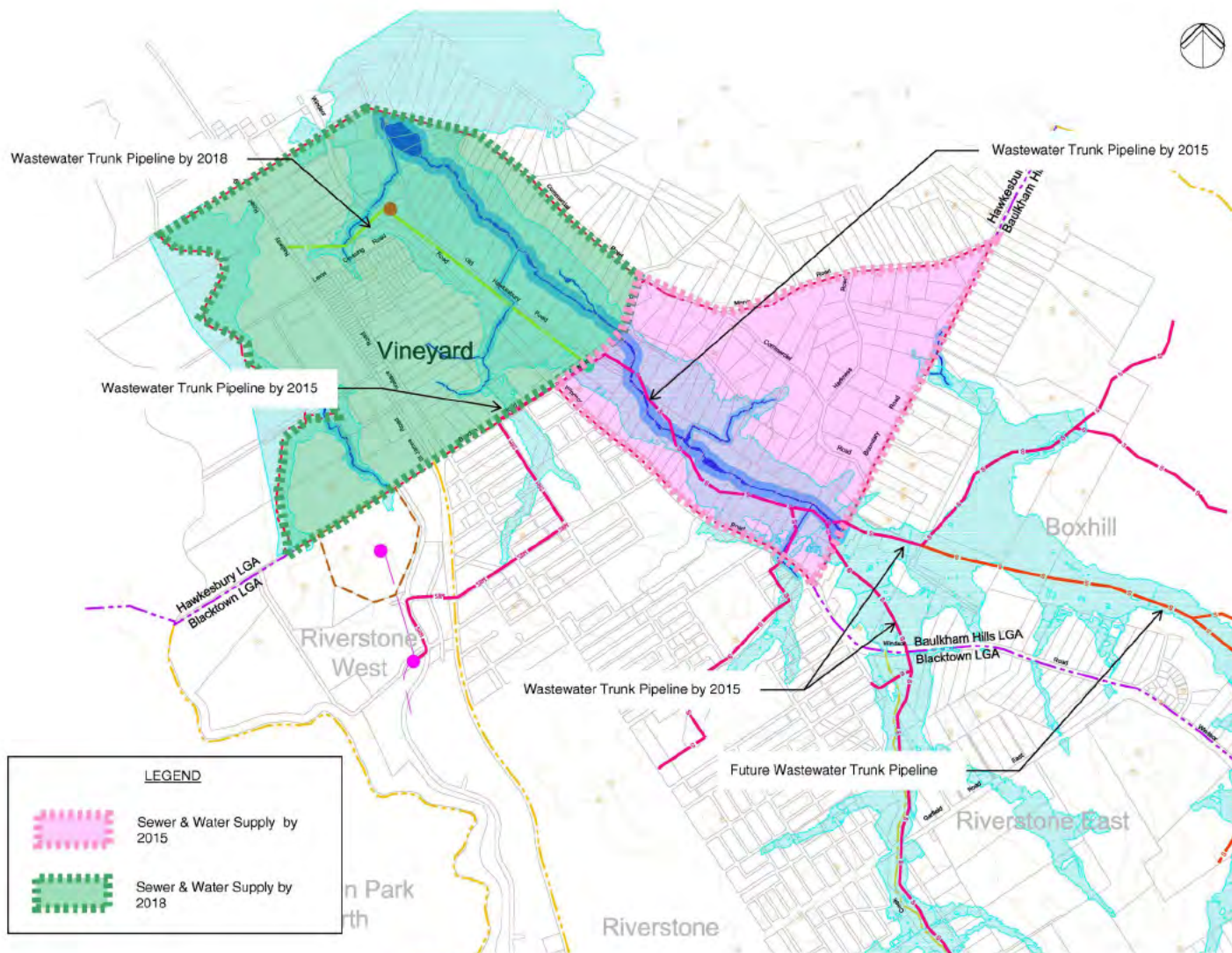
COMBINED CONSTRAINTS

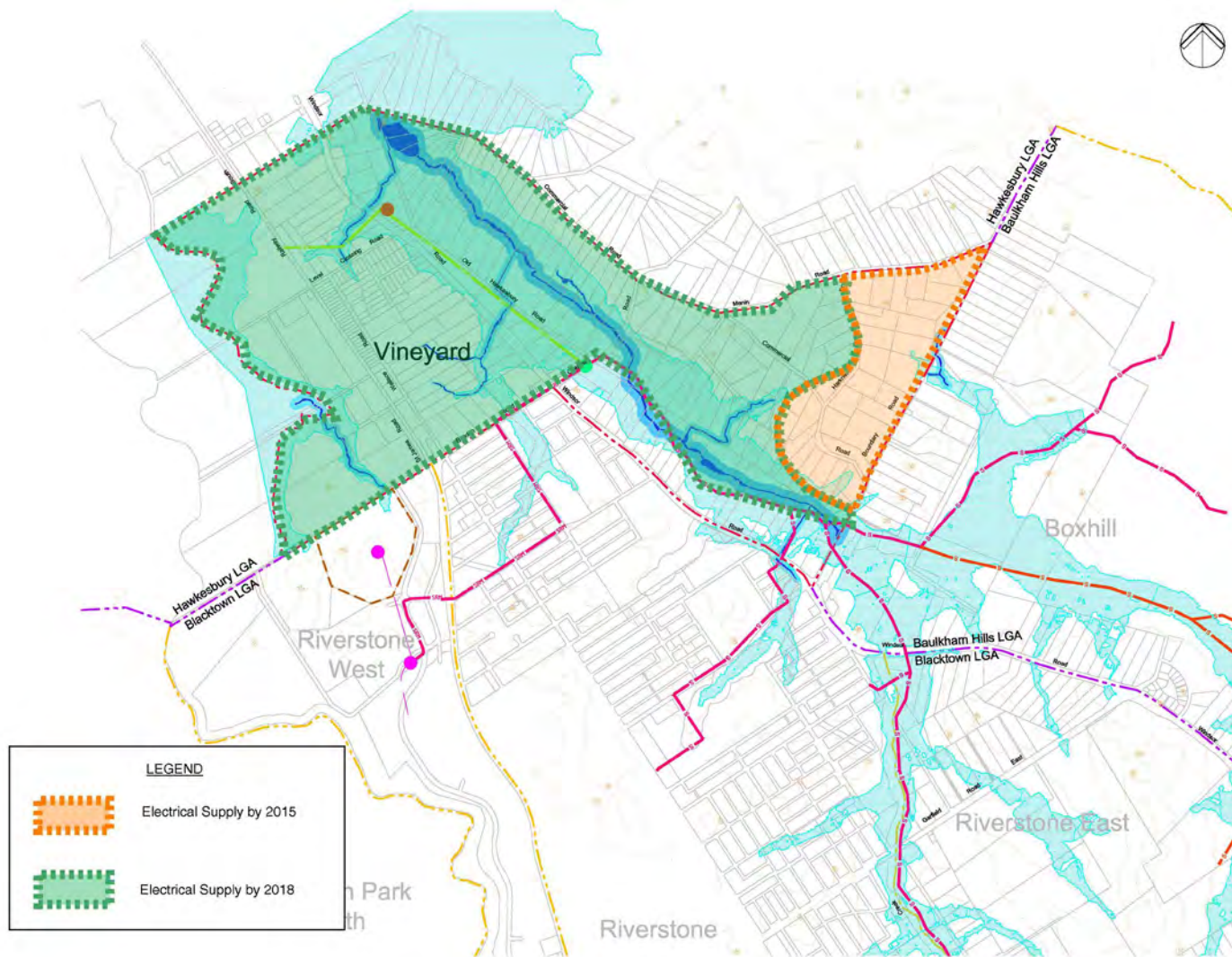
Legend

Precinct Boundary	Riparian Corridor	Environmental Conservation	Field Validated ENV	Surrounding Schools
Rail	1 in 100 Year Flood	Drainage	Field Validated AHCVV	School Site Option
Transmission Easement	Ridgeline	Open Space	Principal Arterial	Surrounding Sports Fields
2m Contour	High Point	Employment Zones	Sub-Arterial	Sports Fields Site Options
				Surrounding Retail Centres
				Village Centre Site Options



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Housing Types - Large Lot



Housing Types - Small Lot



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Housing Types - Units + Townhouses

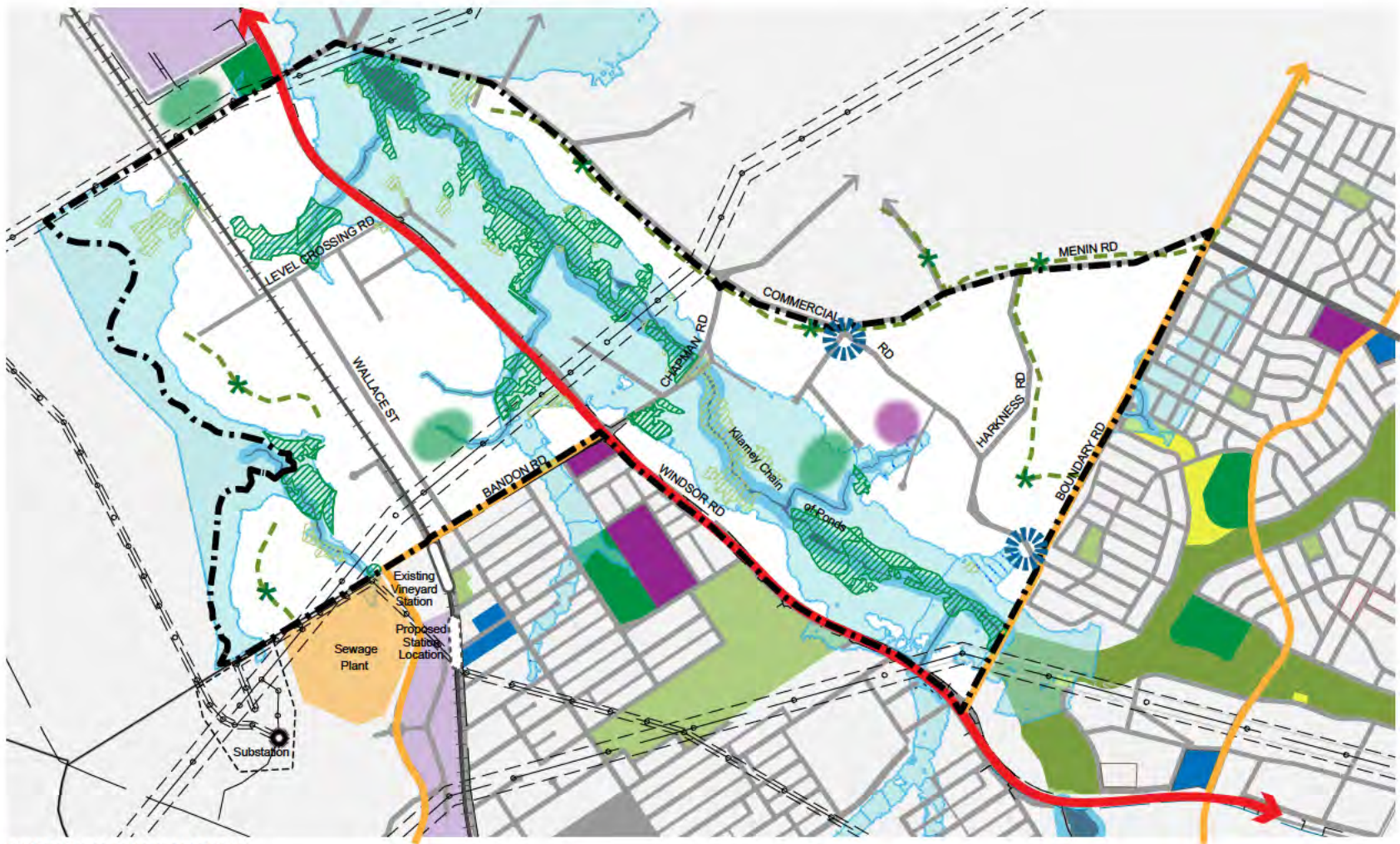


Village Centres



Public Domain

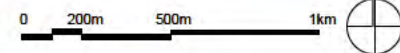




COMBINED CONSTRAINTS

Legend

Precinct Boundary	Riparian Corridor	Environmental Conservation	Field Validated ENV	Surrounding Schools
Rail	1 in 100 Year Flood	Drainage	Field Validated AHC/VV	School Site Option
Transmission Easement	Ridgeline	Open Space	Principal Arterial	Surrounding Sports Fields
2m Contour	High Point	Employment Zones	Sub-Arterial	Sports Fields Site Options
				Surrounding Retail Centres
				Village Centre Site Options



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Information for Landowners affected by flood impacts

- Existing zoning RU4 - Primary Production Small Lots, RU1 - Primary Production & SP2 - Infrastructure under Hawkesbury Local Environment Plan 2012.
- Existing land uses along Windsor Road occupy land that is highly visible but subject to traffic noise.
- Additional access points onto Windsor Road are unlikely to be supported by RMS and any intensification of zoning would rely on the existing Old Hawkesbury Road.
- Any intensification of land uses will depend on the ability to permit development on flood prone land and is unlikely to include habitable development; this means that rural or industrial uses are best suited. A change in zone would only be made if it supported an improvement in land uses; options include an environmental zone such as Environmental Living (E4) which may allow for a dwelling on a large lot.
- Our flood consultant will be assisting us to understand the issue further.



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Next steps



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