

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.



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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

Planning Context

Why are we rezoning land at Vineyard?

WEST

Blue Mountains
Hawkesbury
Penrith

Area: 4,608 km ² 2011 Population density: 71 people/km ² 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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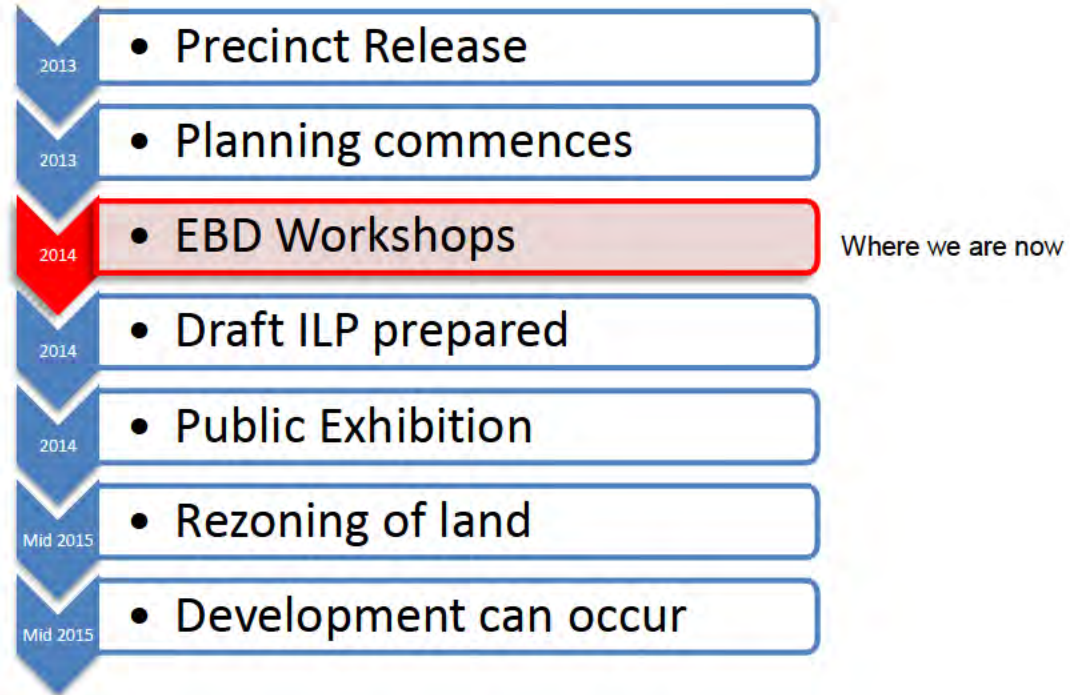
Partnerships

- 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.

Process



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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

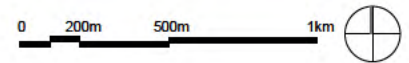


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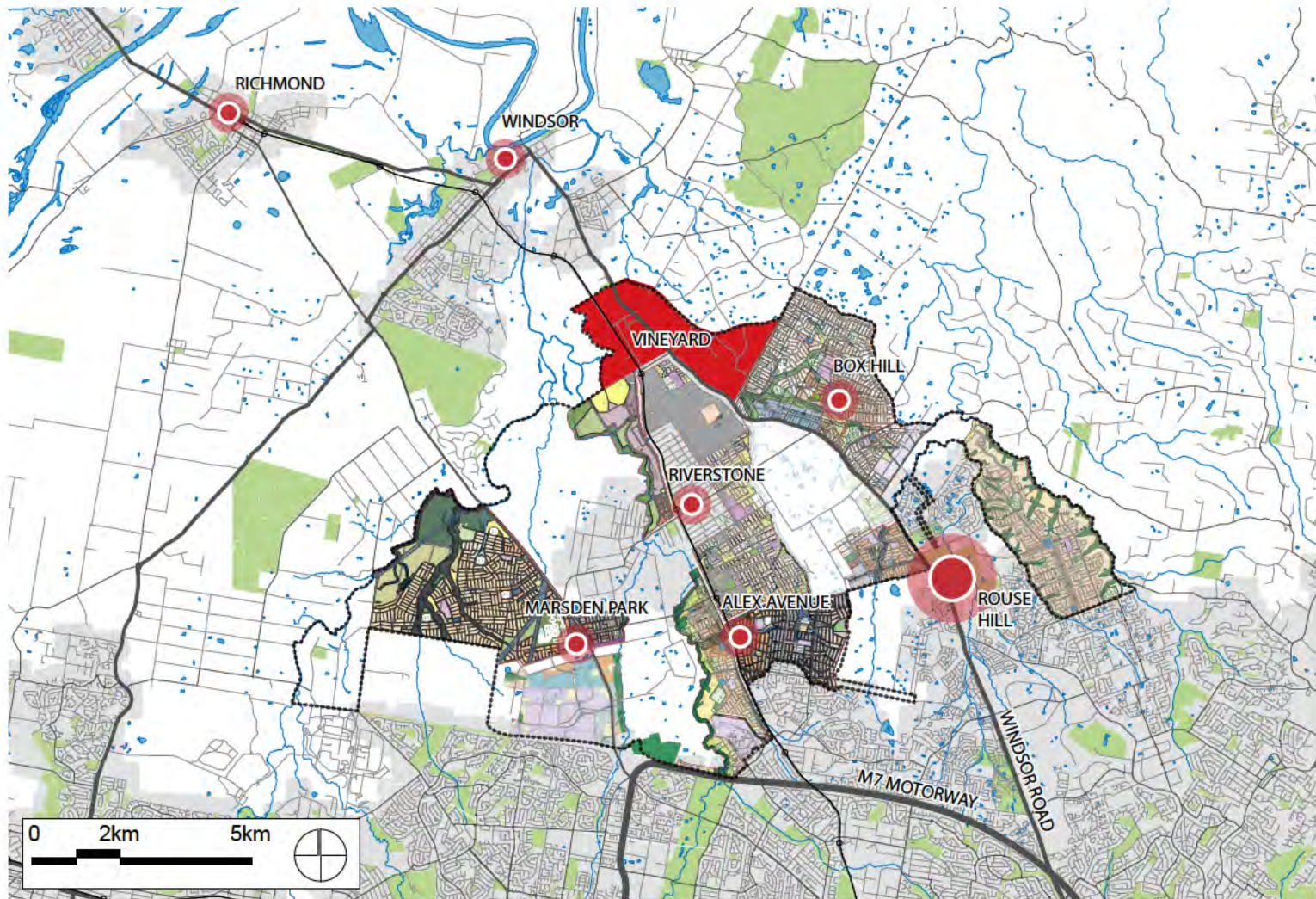
 Precinct Boundary

 Rail



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Regional Context



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Principles

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




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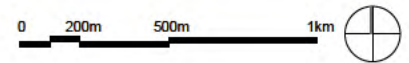


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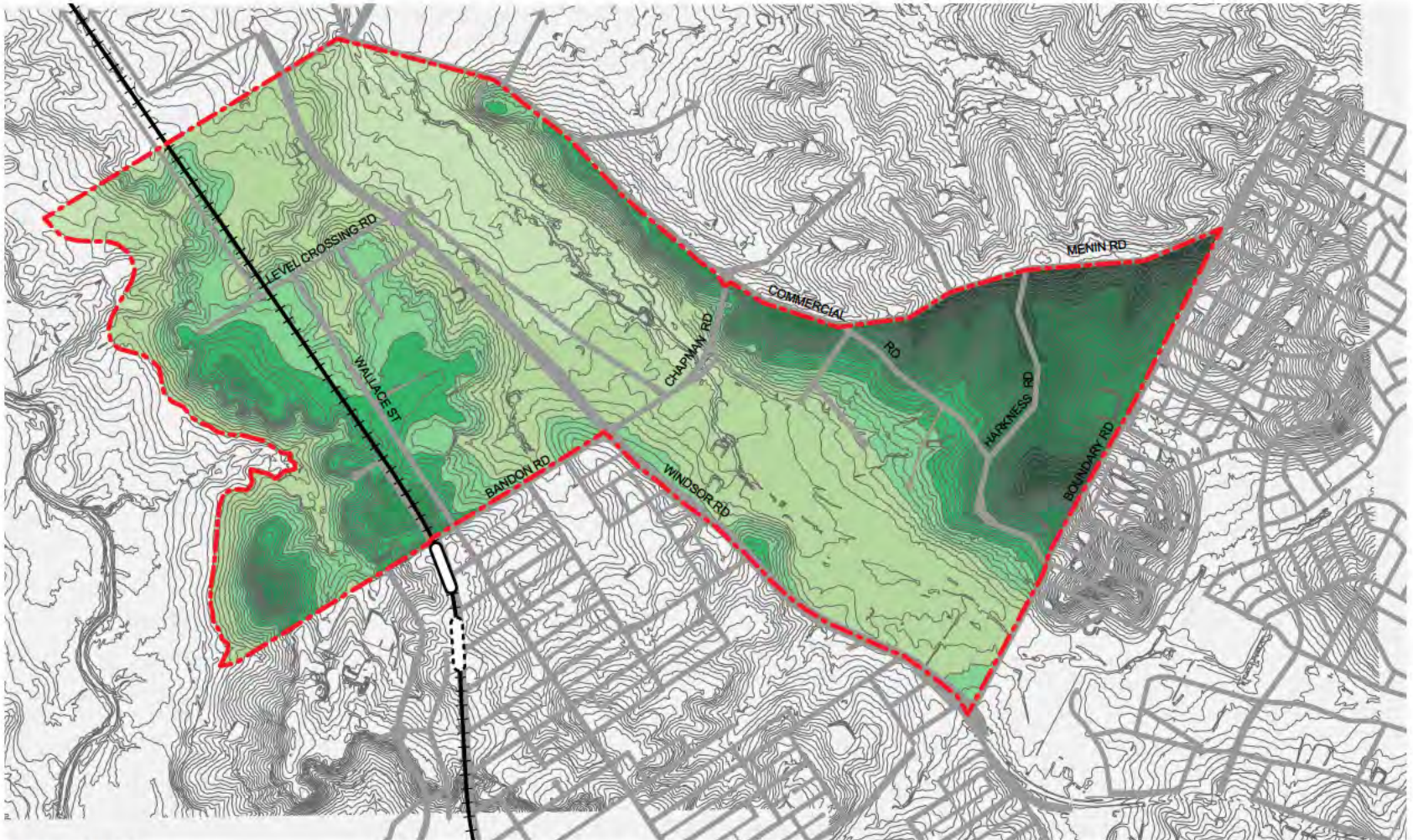
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 Precinct Boundary

 Rail





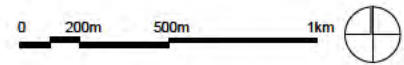
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TOPOGRAPHY

Legend

-  Precinct Boundary
-  Rail



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RIPARIAN CORRIDOR

Legend

-  Precinct Boundary
-  Riparian Corridor
-  Rail
-  Stream







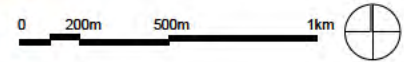
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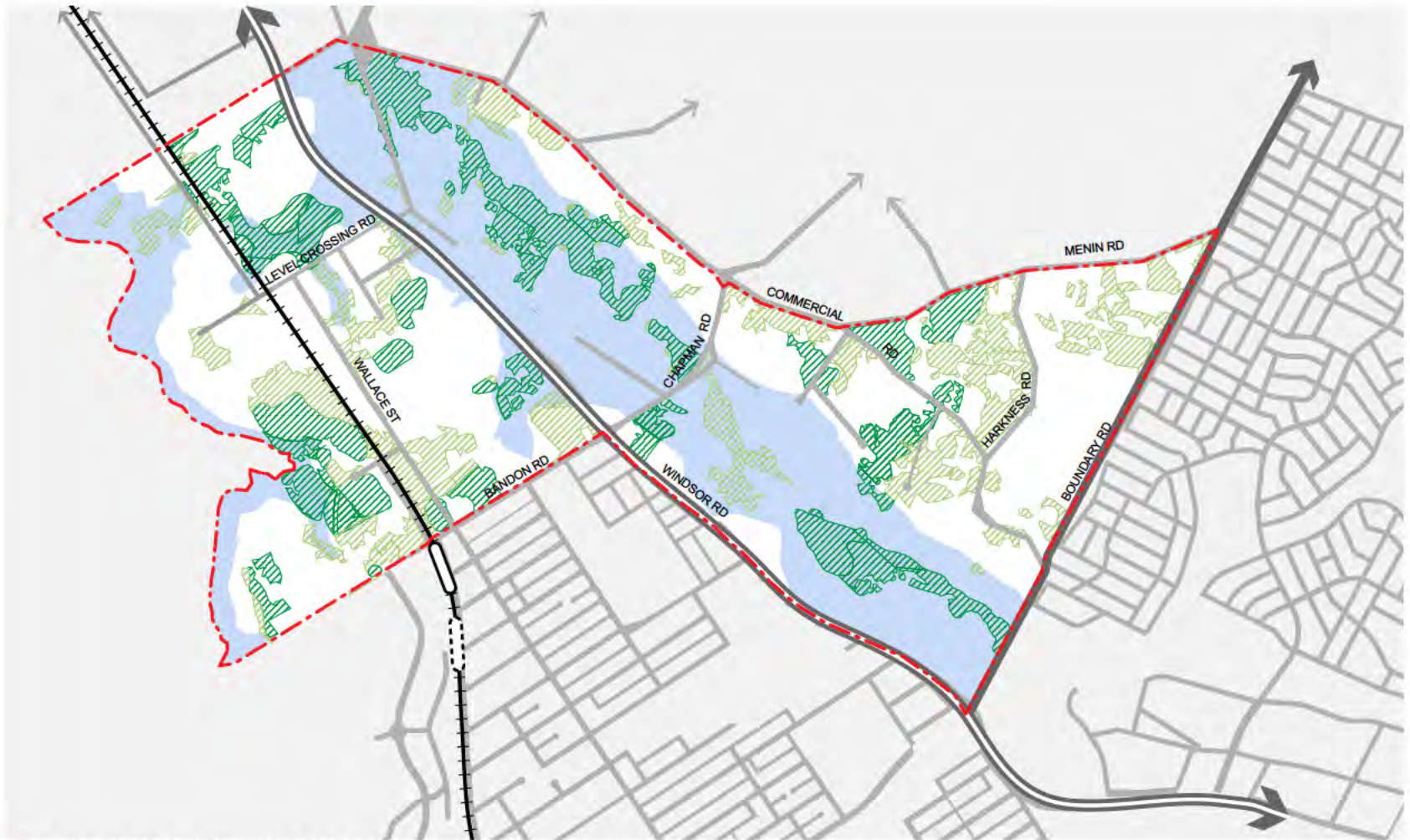
FLOODING

Legend

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








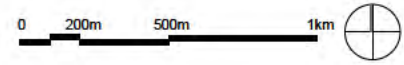
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VEGETATION AND NON-CERTIFIED LANDS

Legend

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



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ROAD HIERARCHY

Legend

-  Precinct Boundary
-  Rail
-  Principal Arterial
-  Sub-Arterial
-  Collector








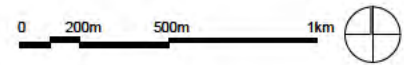
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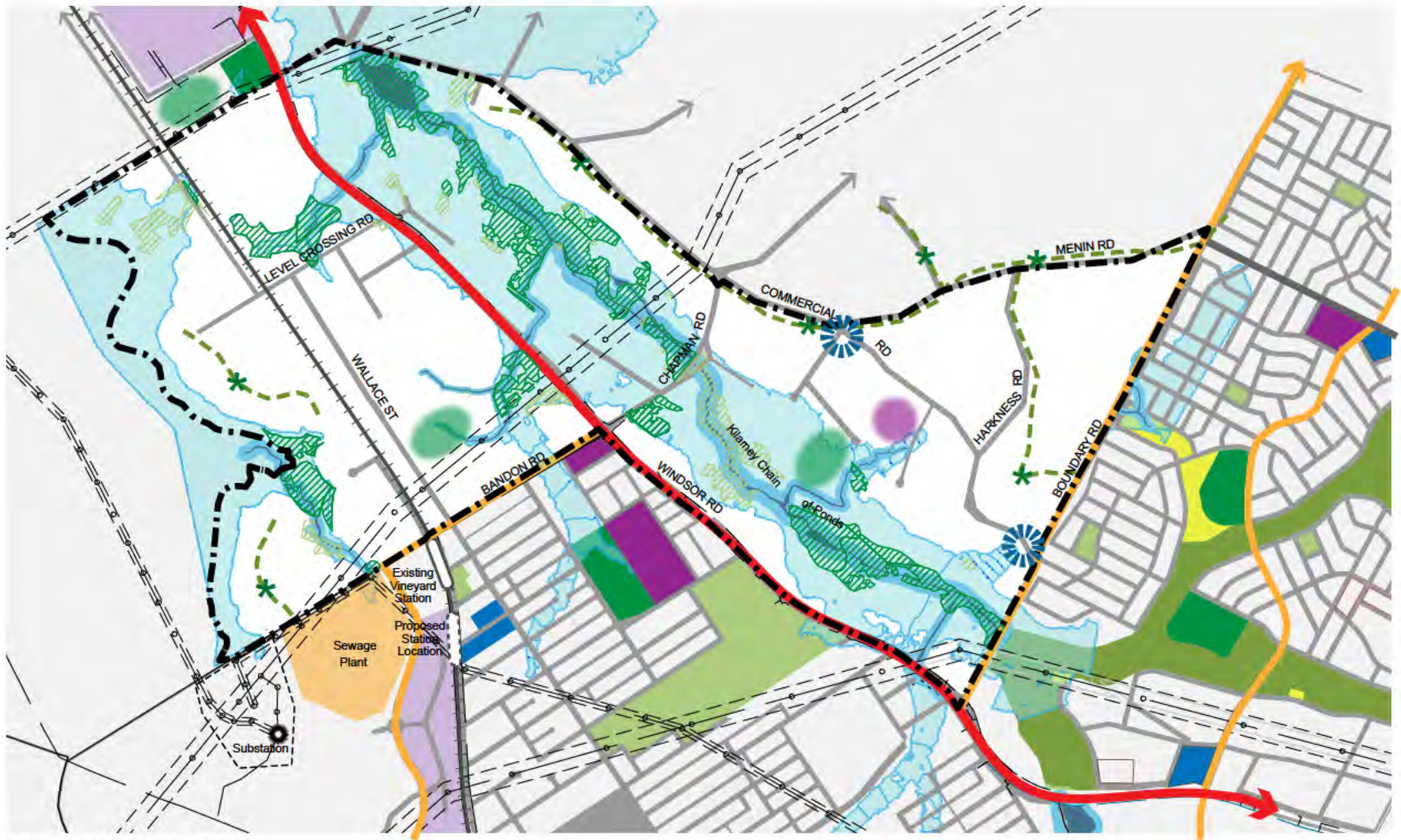
EASEMENTS

Legend

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



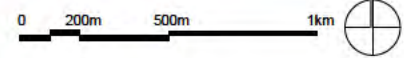
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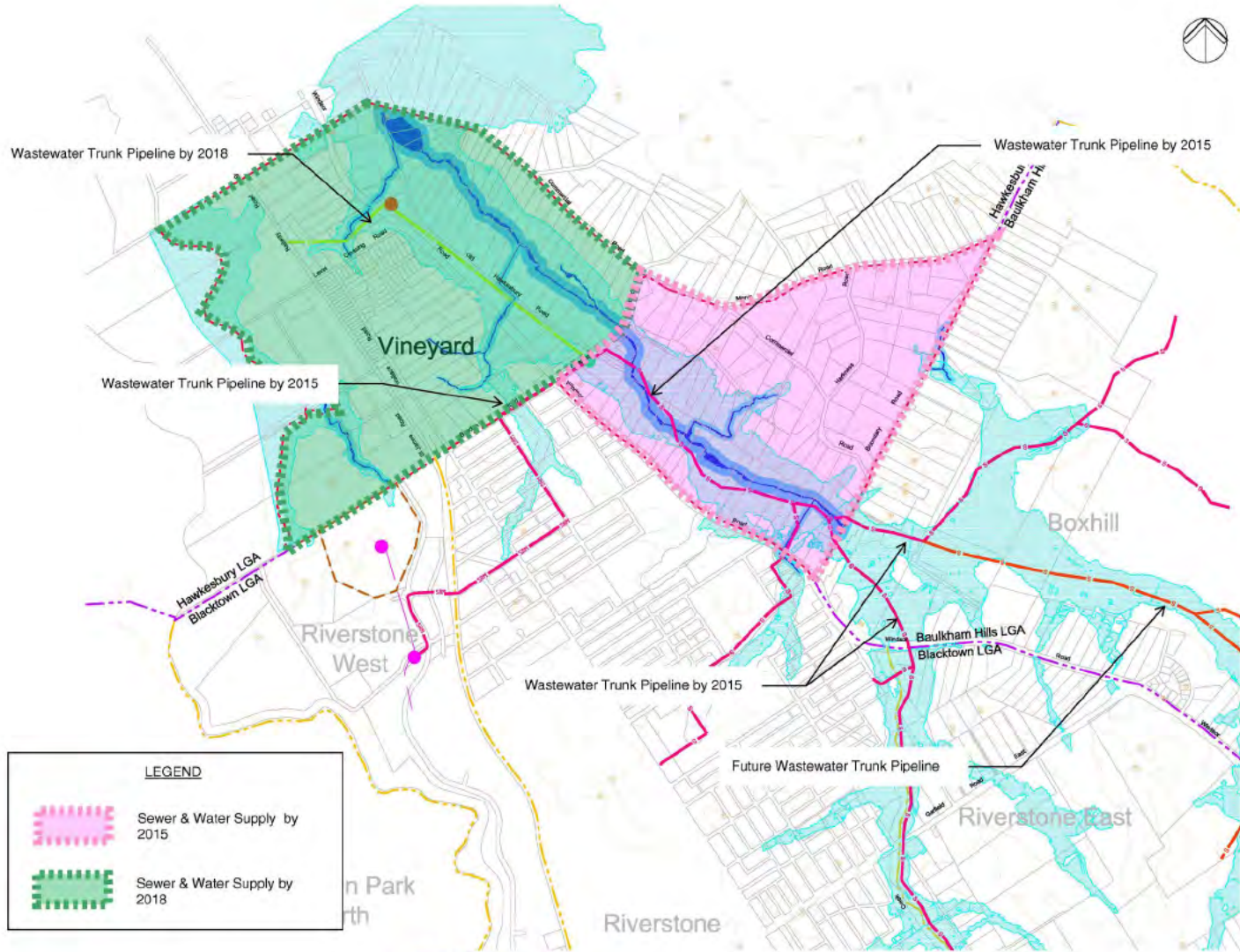


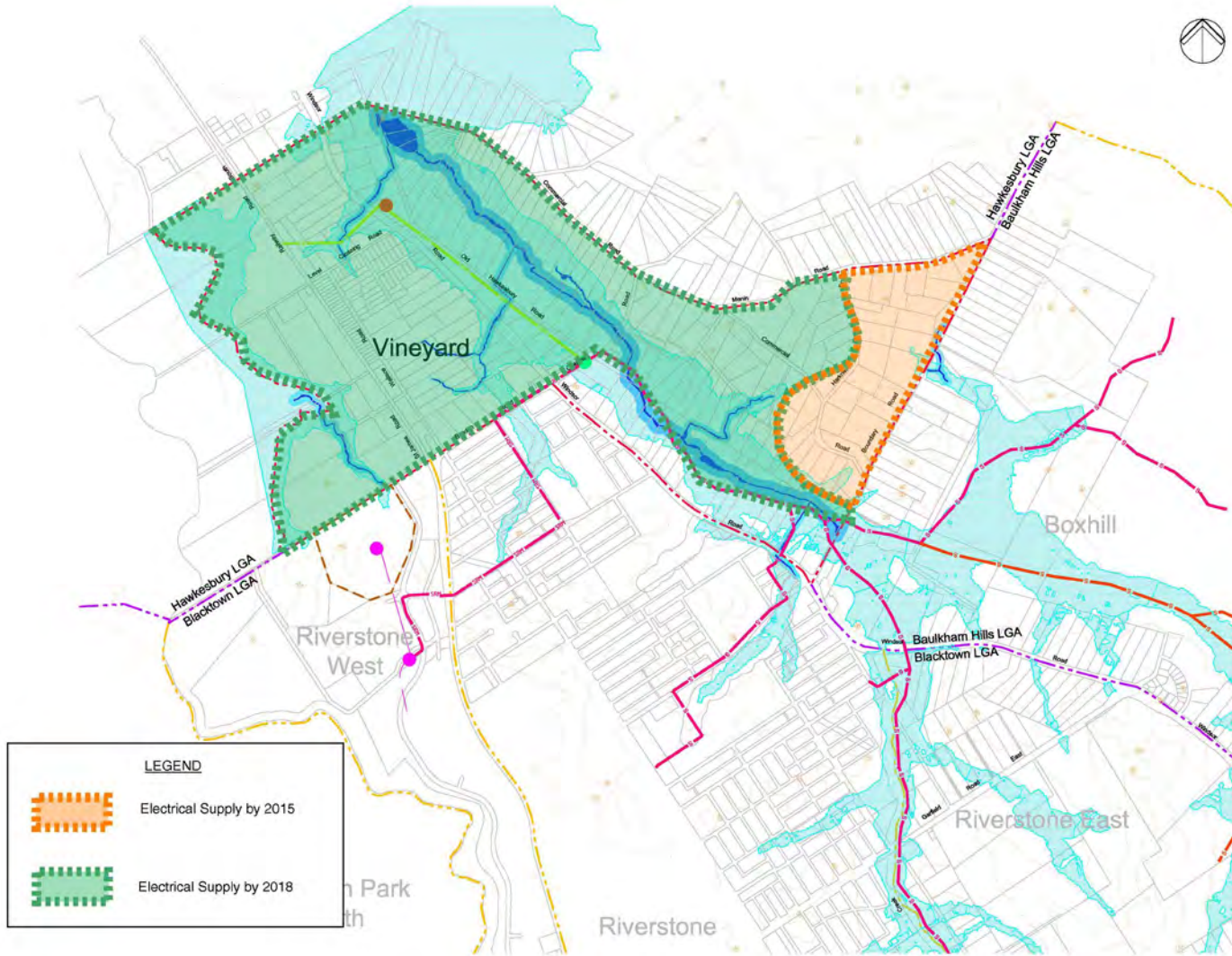
COMBINED CONSTRAINTS

Legend

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







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Housing Types - Large Lot



Housing Types - Small Lot



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Housing Types - Units + Townhouses



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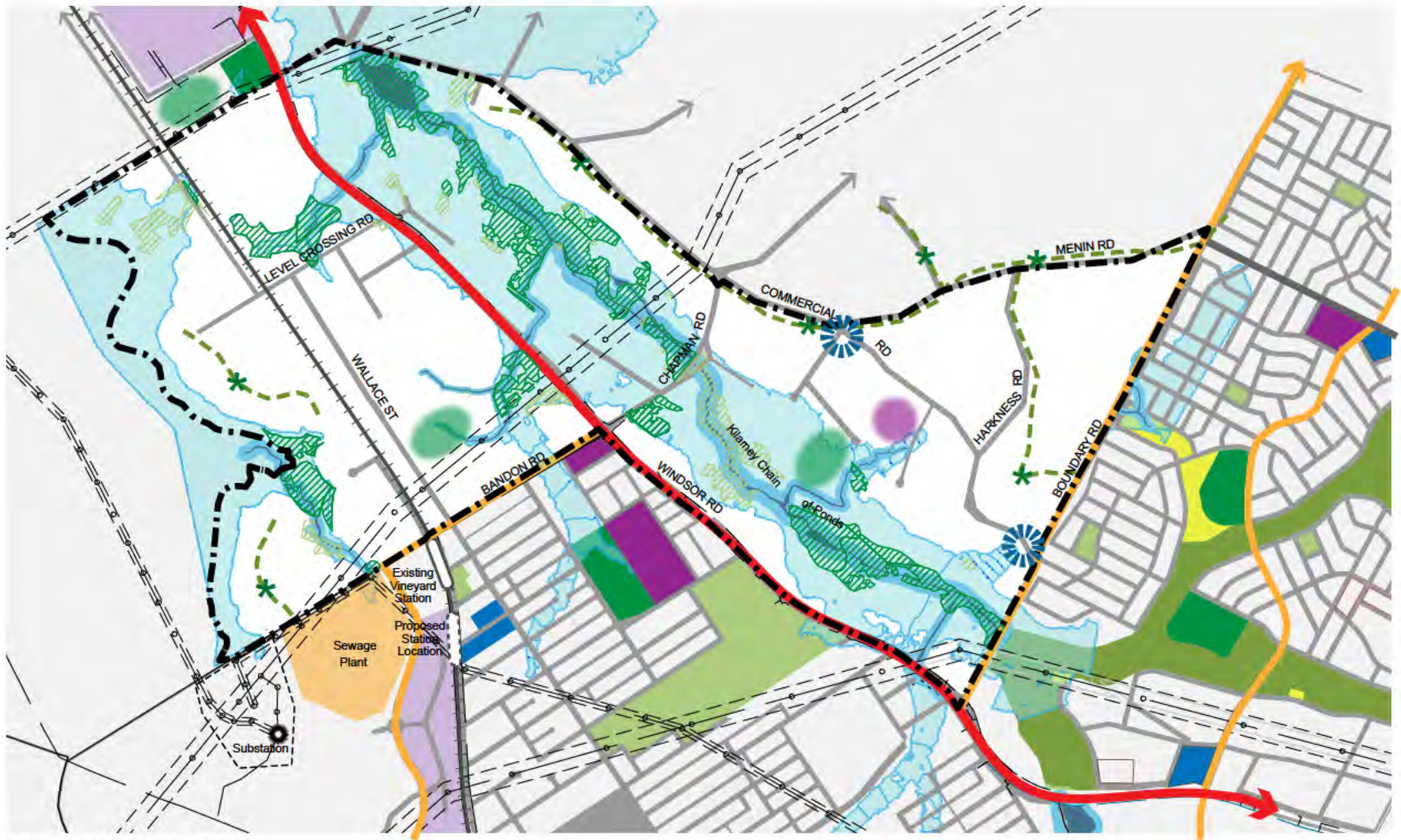
Village Centres



Public Domain



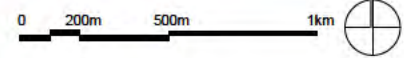
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Information for Landowners affected by flood impacts

- 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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