



Planning &
Environment

Vineyard Precinct Plan

○ Stage 1





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About Vineyard

The vision for the Vineyard Precinct is to achieve sustainable development that meets the needs of a well-connected and diverse community, supported by local facilities and infrastructure.

The Vineyard Precinct sits within the North West Priority Growth Area, a vast area identified by the NSW Government for new development that will, in the long-term, be vital as Sydney grows and changes.

Sitting 50 kilometres north west of the Sydney CBD in the Hawkesbury Local Government Area (LGA), the Vineyard Precinct is around eight kilometres from Windsor and bounded by Commercial Road and Menin Road to the north, Boundary Road to the east, Windsor Road and Bandon Road to the south and Eastern creek to the west.

Stage 1 of the Precinct has the potential to offer 2,400 new homes for around 7,400 people, with a village centre, a new school, a bus network, an extended road network and easy walking and cycling connections along creeklines and to new open space areas, including four new sporting fields.

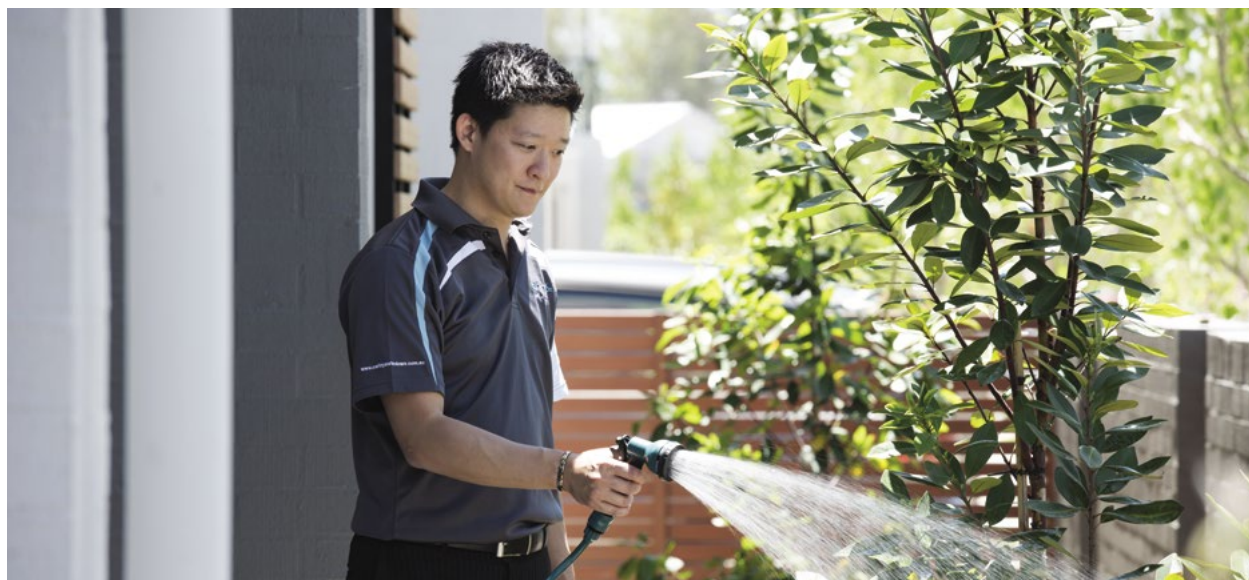
The planning for Vineyard's new community is directed by *A Plan for Growing Sydney*, which provides a strategy to accommodate Sydney's future population growth for the next 20 years, and the draft West District Plan. These documents help the NSW Government and local government to plan for Sydney's new jobs, services and facilities, liveable communities and the natural environment.

Vineyard Precinct is currently zoned for rural purposes under *Hawkesbury Local Environmental Plan 2012* (Hawkesbury LEP 2012), and is now proposed for urban development. This document now describes what Vineyard could be like in the future and how people can get involved and provide feedback on the proposed plans.

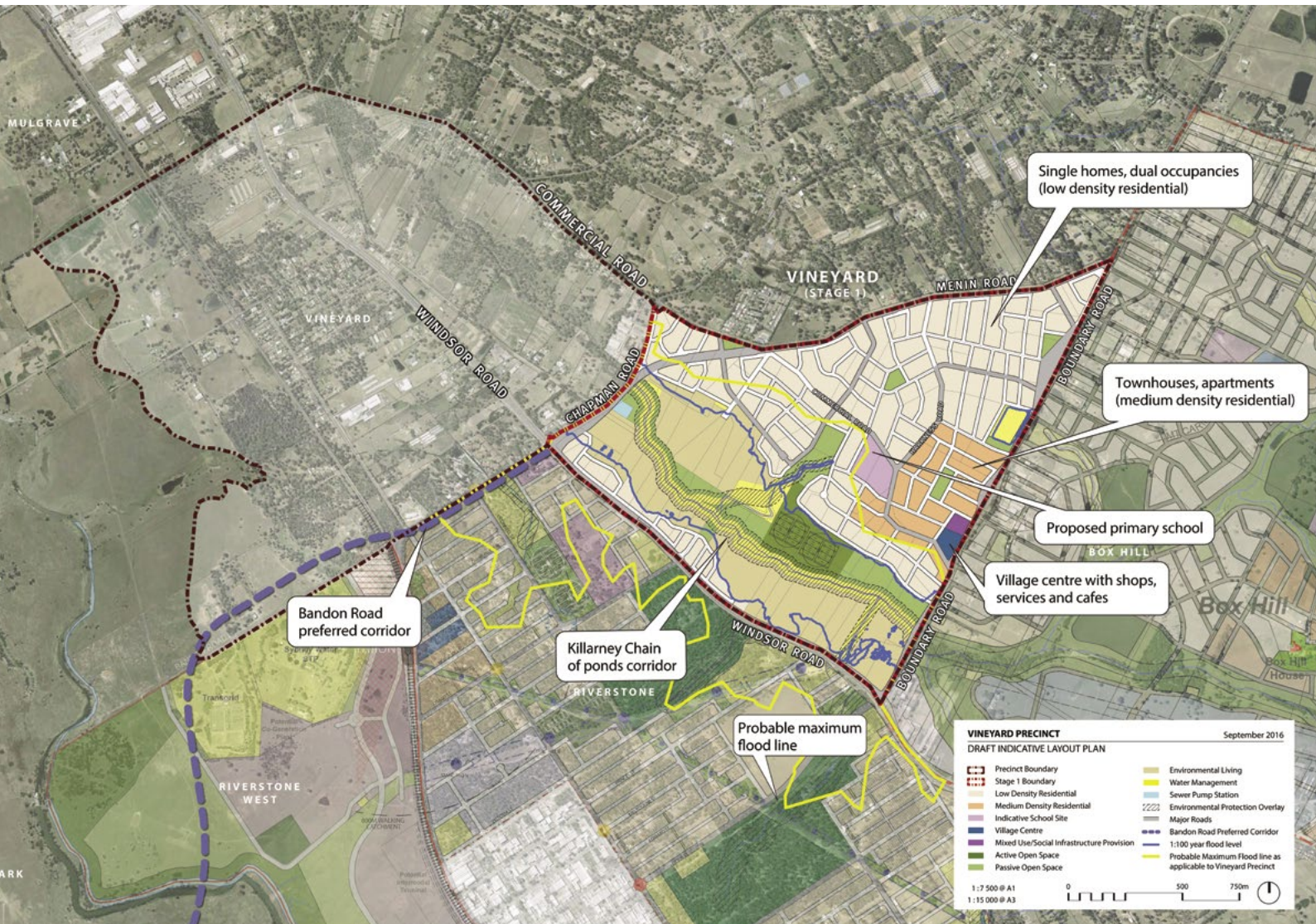
Precinct planning will be staged to align with the delivery of new infrastructure. Existing electricity, gas and water/sewer infrastructure can only service a portion of new housing in the short term, and significant investment is required for the Precinct to be fully developed. Investigations into the Outer Sydney Orbital are also ongoing. For these reasons, the precinct planning for Vineyard is being staged, and this document relates to Stage 1.

The draft indicative layout plan (ILP), shown overleaf, outlines the proposed land uses for Stage 1 of the Vineyard Precinct.

The draft planning package is now on public exhibition and we welcome your feedback. To view the documents and make a submission visit planning.nsw.gov.au/vineyard.



Indicative Layout Plan



Development parameters	Stage 1
Stage 1 Land Area	230 ha
Environmental living zone	93 homes (47 ha)
Low density residential areas	1,764 homes (98 ha)
Medium density residential areas	570 homes (19 ha)
Village Centre and social infrastructure	1.4 ha

Development parameters	Stage 1
Sports fields	8 ha
Parks and recreation areas	16.1 ha
Drainage and water management	16.3 ha
Primary school	2.8 ha
Total maximum homes	2,427 homes
Estimated population	7,412 people



The vision for Vineyard

The draft ILP relates to Stage 1 of the Vineyard Precinct. This 230-hectare area is bounded by Commercial Road and Menin Road to the north, Boundary Road to the east, Windsor Road to the south and Chapman Road to the west.

The draft ILP is the outcome of precinct planning, supported by proposed planning controls included in the exhibition package for public comment – these are listed on page 11. It is designed to meet clear objectives:

- Integrate planning controls and enable environmentally, economic and socially sustainable development.
- Create a diverse housing mix that caters to a range of household types.
- Ensure that open space, the road network, and land required for drainage can support the level of development being planned for, as supported by a maximum density cap.
- Improve connections to services, facilities and open space.
- Create an urban identity that respects and capitalises on the natural features of the Precinct.

Page 11 details how you can have your say on the proposed first stage of rezoning.





Overall context

The planning for the Vineyard Precinct and the North West Priority Growth Area is directed by *A Plan for Growing Sydney*. The Plan sets directions to deliver timely and well planned new release precincts and housing and aims to improve housing choice to suit different needs and lifestyles.

A Plan for Growing Sydney expresses a number of key NSW Government priorities:

- Maintain a steady supply of rezoned land for development including in the North West and South West Priority Growth Areas.
- Coordinate and deliver enabling infrastructure to assist the conversion of zoned land into homes.
- Allow for a range of housing types to be delivered to meet the needs of various household structures.
- Support the provision of new infrastructure, such as the Sydney Metro Northwest and the upgrade of Richmond Road.

The urban development of the Vineyard Precinct – supported by an appropriate mix of new housing, a village centre, plenty of open space, a new school, protected creeklines and public transport access – is consistent with the priorities of *A Plan for Growing Sydney*.

The planning for the Precinct must also conform with other strategic-level planning and policies. Key elements of this are:

- the work being undertaken by the Hawkesbury-Nepean Valley Flood Management Taskforce,
- planning for the Outer Sydney Orbital, and
- the new Bandon Road corridor.

More detail on these elements is included throughout this document.

Precinct Planning

Precinct planning is a collaborative approach that brings together local government and various State agencies with landowners and members of the community. It begins with an examination of the Precinct, assessing any constraints and, from this, understanding development opportunities and infrastructure requirements.

Precinct planning follows legislative requirements and best practice guidelines. Community consultation is a vital step in the process and will help shape the future of Vineyard.

Specialist investigations undertaken as part of the planning process and documented in the planning report include:

- Social infrastructure and recreation
- Retail and employment
- Land capability and soil contamination
- Noise and vibration
- Odour
- Housing analysis
- Indigenous heritage
- Non-Indigenous heritage
- Biodiversity and riparian corridors
- Bushfire risk
- Water cycle management and flooding
- Infrastructure services
- Transport and traffic.

Consultation to date

Extensive local consultation has taken place through:

- the Department's and Council's websites,
- community information sessions,
- landowner Enquiry-by-Design workshops,
- community newsletters and information line, and
- individual meetings as requested.

What we've heard from the community so far is that there is generally support for an open space corridor along the Killarney Chain of Ponds, larger lot sizes in the vicinity of the creek and low density housing as a transition to the rural areas north of the Precinct.

We have also been working closely with State agencies and local government including Hawkesbury City Council and Roads and Maritime Services on the Chapman Road/Bandon Road upgrade, interfaces with the nearby Box Hill Precinct with the Hills Shire Council and interaction with Sydney Water and Endeavour Energy on water, sewer and electricity services.





Vineyard in the future

Vineyard in the future will offer the many elements that people expect from the local areas where they live – a mix of housing types, a diverse community and neighbourhoods shaped by their environment.

Housing

There will be a range of different types of housing to respond to different household needs. This includes nearly 100 homes in very low density environmental living areas, just under 1,800 new homes in low density areas, and 570 medium density homes. Market analysis has demonstrated it is also the kind of housing people will wish to purchase in this area of Sydney.

Lower-density residential areas will provide some mix of smaller lot and semi-detached housing nearer to public transport and local shops, retaining a lower density feel. Larger lots are planned to sit alongside areas of heritage and environmental importance. Medium density housing is planned close to the village centre on Boundary Road.

Our planning also places emphasis on safety and access, given that the area is subject to flooding. Lower density areas have been widely proposed, enabling easier evacuation in the event of a flood.

The types of housing proposed also respond to the Precinct's landscape, creeks, views and infrastructure easements.

Housing Density Cap

For the first time in precinct planning, we are setting a maximum number of homes that can be built in a Precinct. Referred to as a housing density cap, this will ensure the needs of the future residents are well balanced with the infrastructure and services planned and provided.

Our planning for Vineyard is based on a future population of approximately 7,400 and infrastructure such as the new road network, land for drainage, the primary school and the provision of water, sewer and electricity services has been planned to meet the needs of future residents.

The cap will also be considered for other areas of the North West Priority Growth Area to ensure that communities have access to the right infrastructure and services.

Community areas

A village centre including a supermarket and some community facilities are planned to meet the local shopping needs of future residents. The village centre will be conveniently located, providing easy access to the new primary school. Nearby open spaces will comprise parks and paths around waterways, as well as places for organised sport, including four sports ovals. All up, over 24 hectares will be provided for open space for the new community.

These neighbourhood areas will be connected through a framework of streets and public spaces, linking areas along the Killarney Chain of Ponds and connecting Boundary Road to Chapman Road, with internal road connections to enable local traffic movements.



Environment, heritage and flooding

Our draft Plan considers and responds to the local landscape including views, creeks and vegetation. New homes will be located close to open space and enjoy views of local and neighbourhood parks. These parks will be acquired and managed by Hawkesbury City Council.

The Killarney Chain of Ponds will integrate with the drainage and open space network to create a spine with places for people to relax, workout and connect along new walking and cycling paths.

A Public Recreation or Special Use zone is proposed to protect areas of biodiversity value within the riparian corridor and flood prone land. The precinct planning process will also protect areas of Aboriginal cultural importance and non-Indigenous heritage including Pitt Town Common House.

Environmental planning will also consider the outcomes of the work of the Hawkesbury-Nepean Valley Flood Management Taskforce which is working to identify the risks should a major flood event occur in the valley.

Land affected by a possible maximum flood event will be reviewed once the outcomes of the Taskforce are known.

Transport

The planning for Vineyard identifies different types of roads for different expected uses, minimising conflicts between through and local traffic. This will help to provide safe, quiet streets for residents, cycling and walking paths, and direct access to the planned village centre.

A proposed sub-arterial road will be an extension of the Bandon Road corridor, generally following the alignment of Chapman Road, Commercial Road and Menin Road, between Windsor Road and Boundary Road to support the regional road network. This was recently exhibited by the Roads and Maritime Services as a regional road connection from Windsor Road to Richmond Road and incorporates a grade-separated railway crossing beneath the Richmond Rail Line on Bandon Road.

The road network is designed to accommodate buses and most residents will live within walking distance of a bus stop, allowing connections to other public transport and the wider area. Bus services will transport people to nearby railway stations on the Richmond Line, and the Sydney Metro Northwest.

Walking and cycling connections will be designed to provide safe and more direct access to open space and activity areas such as the village centre. The street network is also designed so local streets alongside open spaces or waterways are safe and active areas.

Transport investigations and planning is continuing for the Outer Sydney Orbital.

Delivery and funding

The planning for Stage 1 of the Vineyard Precinct is designed to align with the provision of infrastructure services. New and upgraded infrastructure will be required to enable full development of Stage 1.

Currently there is water/sewer provision for around 900 lots, electrical provision for between 400 and 500 lots, and gas services for between 800 to 1,000 lots. Therefore initial development of up to 500 lots can occur.

Type of services	Number of new lots that can currently be serviced
Water/Sewer	900
Electrical	400-500
Gas	800-1,000

Precinct planning has identified that development can potentially commence in the south east of the Precinct. The remainder of Stage 1 will be serviced within five years.

Land within the remainder of the Vineyard Precinct (Stage 2) will undergo detailed planning in the future when servicing arrangements are confirmed, and decisions about the Outer Sydney Orbital corridor are announced by the NSW Government. We will consult on draft plans for Stage 2 when detailed planning has been finalised.

S94 Contributions Plan

Under current NSW Government policy, funding for local infrastructure can be collected by councils under section 94 of the *Environmental Planning & Assessment Act 1979*. These contributions, levied through the development process, are limited to \$30,000 per residential lot. Contributions per lot are usually higher and the State government is presently contributing the remainder of the cost.

Funds are collected through the development process to purchase land for local roads, open space and drainage, for example. Land proposed to be zoned for one of these public infrastructure uses will be acquired by Hawkesbury City Council when it is needed for the purpose and when sufficient funds have been collected.

Hawkesbury City Council is preparing a draft Section 94 Contributions Plan for land within Stage 1 that will list these public infrastructure items, and this is anticipated to be exhibited in early 2017.



Have your say

Come to a drop-in session

The full exhibition package includes:

- a plain English explanation of the planning controls for the Vineyard Precinct (Stage 1) proposed to be inserted into *State Environmental Planning Policy* (Sydney Region Growth Centres) 2006 (Growth Centres SEPP),
- a draft ILP (Figure 1) illustrating the plan for development of land within Stage 1,
- a draft Vineyard Development Control Plan (DCP),
- a Vineyard Precinct (Stage 1) Planning Report, and
- technical studies prepared to inform the exhibition package.

The draft planning report, brochure and video can be viewed:

- online at planning.nsw.gov.au/vineyard
- Department of Planning and Environment, Level 22, 320 Pitt Street Sydney
- Hawkesbury City Council, 366 George St, Windsor

You can make a submission

Online at planning.nsw.gov.au/vineyard or by post to:



Department of Planning and Environment
GPO Box 39, Sydney NSW 2001



Hawkesbury City Council
366 George St, Windsor 2756

Submissions will close at 5:00 pm on Tuesday 28 February 2017. Please note we publish all submissions online. If you do not want your name published, please state this clearly at the top of your submission.

Before making a submission, please read our privacy policy at www.planning.nsw.gov.au/privacy

Staff from the Department will be available at drop-in session to answer questions. We will write to all landowners and update our website planning.nsw.gov.au/vineyard with times and locations.

More information



Contact us on 1300 305 695



Email us at community@planning.nsw.gov.au



Visit www.planning.nsw.gov.au/vineyard

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