

Your Ref:  
Our Ref:

3 July 2017

Infrastructure, Housing & Employment  
Department of Planning & Environment  
GPO Box 39,  
SYDNEY NSW 2001

Dear Sir/Madam

### **North West Priority Growth Area Land Use and Infrastructure Implementation Plan**

Reference is made to the North West Priority Growth Area Land Use and Infrastructure Implementation Plan (Implementation Plan), which is currently on exhibition, and open for comments until 4 July 2017. The following comments are provided for your consideration in finalising the Implementation Plan.

#### **Land Use**

The Implementation Plan provides a plan titled Figure 14 *North West Priority Growth Area Land Use Plan* which indicates a change to the zoning of Vineyard Stage 2 to 'Urban Employment'. All previous plans show the zoning for Vineyard Stage 2 as being predominantly Residential (R2 and R3).

With the change of Stage 2 to an Urban Employment use, concern is raised in respect of the type of land uses that will be proposed for this area. Questions arise as to which form this will take and whether it will be industrial, commercial or a mixture of these and will any part of the land be dedicated to residential use? Has there been a study or research into whether or not there is a need for increased employment land in the locality, given the existing business and industrial areas, proposed business and industrial areas in other Growth Precincts, and the needs generated by an increase in population in the area?

Whilst dated and requiring a review the Hawkesbury Employment Lands Strategy 2008 recognised that there is no immediate shortage of industrial or business zoned land. It proposed strategies that included facilitated servicing of existing industrial land, renewal of existing centres, and, in the long term investigation for additional business and industrial land supply in strategic areas. The Strategy has not identified the Vineyard Precinct locality for additional business or industrial use. Council currently has plans to review this Strategy.

Land to the north of Windsor Road within Stage 2 is proposed as Non Urban Land, Environmental Conservation and Urban Employment. The area designated as Urban Employment within this area is a narrow band along the northern boundary of the Precinct. This strip is isolated and has little continuity with the rest of the Precinct. The use of this land for either intensification of residential development or for employment land could be inefficient and pose a number of interface issues with existing properties adjoining the Precinct boundary.

An intensification of residential use or employment land use of this area would not be compatible with the use and character of surrounding areas, including the existing surrounding rural areas and the adjoining proposed Non Urban and Environmental Conservation Land within Stage 2 of the Vineyard Precinct.





It is suggested that this area is more suited to a residential use of a density currently provided for by the existing rural zone.

### **Zoning Change and s94 Contributions**

As discussed above, the plans within the Implementation Plan show that Stage 2 of the Vineyard Precinct is proposed as 'Urban Employment', a change from the previously expected residential use. It is also understood that this part of the Precinct could also be affected by the proposed Outer Sydney Orbital. As a result, it is expected that within this Stage less residential development will occur than that previously allowed for.

A reduction in the number of residential lots within the Stage 2 Precinct raises concerns for Council's ability to collect adequate s94 contributions to fund the required infrastructure and acquisition for the whole of the Vineyard Precinct.

Vineyard Stage 1 has been split into Stages 1A & 1B, with the intention that Stage 1A be rezoned in the immediate future. The rezoning of Stage 1B is reliant on the outcome of an evacuation study, yet to be completed, and the outcome of which is unknown. Should the evacuation study recommend a reduction in the number of new residences allowed within Stage 1B, this will have further implications on the funding of infrastructure within the Precinct.

It is requested that investigations be undertaken to ensure that the residential development potential of the whole of the Vineyard Precinct will provide adequate funding for the provision of the nominated infrastructure and amenities.

Consideration could also be given to expanding the Vineyard Precinct to include additional areas for residential development to compensate for any loss in residential development potential, and to utilise the proposed Orbital more efficiently. In this regard, areas to the north of Stage 1 of the Vineyard Precinct are considered appropriate in terms of site constraints, continuity with the Box Hill Precinct and location and use of the proposed Orbital.

### **Housing Density Cap**

Information provided on the Planning website <http://www.planning.nsw.gov.au/vineyard> in relation to Vineyard Precinct Stage 1 has identified that a "Housing Density Cap" will apply to the Vineyard Precinct:

#### ***Create a mix of housing***

*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 that 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 Indicative Layout Plan exhibited for the Vineyard (Stage1) Precinct has nominated an area for mixed use/social infrastructure provision. This area is proposed to be zoned B4 Mixed Use and is subject to acquisition provisions. This area was designated at the request of Hawkesbury City Council to enable the provision of affordable rental housing on part of the land. It is unclear as to whether additional dwellings for affordable rental housing on this site have been taken into consideration in determining the overall residential capacity of the Precinct and the density cap.

The acquisition of this land is dependent on the collection of s94 contributions from the whole of the Vineyard Precinct. If the residential capacity of the Precinct has not taken into consideration the development of the B4 Mixed Use land for residential purposes, development of this land for



affordable rental housing is unlikely to occur as the housing cap is likely to be reached prior to Council being able to collect the funds to acquire the land.

As mentioned previously, the residential potential of Stages 1b and 2 of the Precinct are also unknown at this time, and it is uncertain as to whether development of the whole Precinct will have the ability to generate sufficient funds to provide for the planned infrastructure within the Precinct.

It is therefore requested that a review be undertaken to ensure that the nominated density cap can accommodate the potential residential development of the Precinct, including the provision of affordable rental housing of the B4 land.

Thank you for the opportunity to provide comments.

Should you have any questions, please contact me on (02) 4560 4564.

Yours faithfully

**Colleen Haron** | Senior Town Planner | Hawkesbury City Council  
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