Riverstone East Precinct

Landowner Workshops
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
Planning Context

Why are we rezoning land at Riverstone East?

### WEST CENTRAL AND NORTH WEST

<table>
<thead>
<tr>
<th></th>
<th>Current</th>
<th>Target to 2021 (2011-2021)</th>
<th>Target to 2031 (2011-2031)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>846,000</td>
<td>1,039,000 (192,000)</td>
<td>1,201,000 (355,000)</td>
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<tr>
<td>Housing</td>
<td>302,000</td>
<td>376,000 (74,000)</td>
<td>450,000 (148,000)</td>
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<tr>
<td>Employment</td>
<td>389,000</td>
<td>464,000 (75,000)</td>
<td>531,000 (142,000)</td>
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</tbody>
</table>

Area: 779 km²
2011 Population density: 1,086 people/km²
2010-11 % of GRP: 16.7% ($48.50 billion)

Auburn
Blacktown
Holroyd
Parramatta
The Hills
Partnerships

• Department of Planning and Environment is leading the project in partnership with Blacktown 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.
An important part of the precinct planning process is to engage with landowners to seek their input to the preliminary results of these studies and the constraints and opportunities understood to exist within the Precinct. Figure 1 identifies where the process is up to.

1.3. Context of the Vineyard Precinct

The Vineyard precinct is located in the Hawkesbury local government area in the North West Growth Centre. The Precinct is bound by Commercial Road to the north, Boundary Road to the east, Windsor Road to the south, and portions of lots to the west (as shown in Figure 2). The Precinct itself is some 8 kilometres from Windsor and is the only Precinct identified for urban development in the North West Growth Centre (refer to Figure 3).

Precinct Planning for the site will need to take into account the character of the precinct due to its interface with rural land surrounding the area, and its close proximity to rezoned areas such as Box Hill & Box Hill Industrial Precincts and Riverstone Precinct. The precinct is around 590 hectares in size and there are currently approximately 272 land owners.

Land uses and specific requirements for the Precinct will be established through the precinct planning process however the North West Growth Centre Structure Plan identifies the majority of the Precinct for urban residential development, including the potential for 2,500 new dwellings for 7,000 new residents.

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**Process**

- **2013**
  - Precinct Release

- **2013**
  - Planning commences

- **2014**
  - EBD Workshops

- **2014**
  - Draft ILP prepared

- **2014**
  - Public Exhibition

- **Mid 2015**
  - Rezoning of land

- **Mid 2015**
  - Development can occur

**Where we are now**
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
Regional Context
Principles

• Liveable Community
• Economic Prosperity
• Value the Environment
Housing Types - Large Lot
Housing Types - Small Lot
Housing Types - Units + Townhouses
Village Centres
Public Domain
COMBINED CONSTRAINTS

Legend
- Precinct Boundary
- Rail
- Proposed Primary Road Connection
- Riparian Corridor
- 1 in 100 Year Flood
- Field Validated ENV & AHCVV
- Non Certified Lands
- High Point
- Surrounding Retail Centres
- Surrounding Schools
- Surrounding Employment Zones
- Surrounding Sports Fields
- Surrounding Open Space
- Village Centre Site Options
- Employment Site Option
- School Site Option
- Sports Fields Site Option

Surrounding
- NSW Government
- Planning & Environment
- Blacktown City Council
Next steps