



Planning &
Environment

Vineyard Precinct

Landowner Workshops – Feedback Outcomes
June 10 & 12 2014

Summary

Landowner Workshops were held for the Vineyard Precinct on **10 and 12 June, 2014**.

Findings from Technical Studies carried out during the Precinct Planning Process were presented to the landowners and exercises were used to gain local information and insight from the existing community on future land uses and locations.

All feedback from these workshops is captured in this document. Where no text was noted, only the map is shown.



Activity #1: Guiding Principles

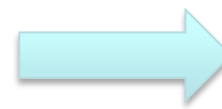
This exercise looked at some key planning themes as a starting point for understanding planning principles as well as the views of landowners within the planning process.

The themes were: Planning Together, Liveable Community, Economic Prosperity and Value the Environment.

Using four templates, each expanding on one of these themes, each landowner was asked to vote which principle was most important to them using two **blue** dots.

They also had the opportunity to reflect on the desires of an alter ego that would be moving into the area in 10 – 15 years by using one **yellow** dot.

Following are the results from this task.



Planning
Together



Liveable
Community



Economic
Prosperity



Value the
Environment

Principle 1: Planning Together

Planning together	Blue	Yellow
Provide open and transparent community consultation	11	-
Consider the economic feasibility	9	6
Ensure timely delivery of infrastructure	34	4
A collaborative and evidence based approach	5	1
Balance new development with the benefits of upgrades to services & facilities for the new community	19	17

Key suggestions from participants:

- Important to have infrastructure ready prior to housing development
- Ensure infrastructure (transport) is accessible
- Continue transparent consultation with landowners

Principle 2: Liveable Community

Liveable Community	Blue	Yellow
Design flexible and desirable places	-	-
Respond to landscape, ridgelines and visually sensitive areas	1	-
Deliver housing that responds to constraints such as bushfire, flooding and landslip	8	1
Provide new housing that's sympathetic to the Vineyard environment	4	1
Include neighbourhood centres with sustainable retail and services for people to get together	15	2
Provide public spaces such as parks, sportsfields and community gardens etc	2	1
Develop different housing types that meet the needs of different households	13	-
Provide a wide range of housing that people can afford	5	5
Provide a housing mix that promotes good amenity	3	6
Provide a safe and secure community that's easy to get around	10	5
Manage the increase in traffic along Windsor Road	12	9
Create a connected and accessible street network	2	-
Reduce the need for car use through good planning and services	1	-
Improve access to public transport	3	15

Key suggestions from participants:

- Keep the character of the existing community
- Manage traffic impact on road network and improve public transport with ample parking at stations
- Housing needs to be and fit within the area

Principle 3: Economic Prosperity

	Economic Prosperity	Blue	Yellow
	Create employment and learning opportunities	26	7
	Assess and plan for increased capacity of education services, healthcare and childcare etc.	4	11
	Locate shops and businesses near housing and public transport	32	4
	Encourage efficiency to reduce long term running costs	2	5
	Include water sensitive urban design	-	-
	Improve access to public transport	27	4
	Provide a comprehensive waste water management system	3	3
	Encourage home-based business	5	3

Key suggestions from participants:

- Locate shops/ business close to housing and transport
- Concerns of land use conflict between existing rural businesses and new development
- Create local jobs to avoid commuting and reduce traffic

Principle 4: Value the Environment

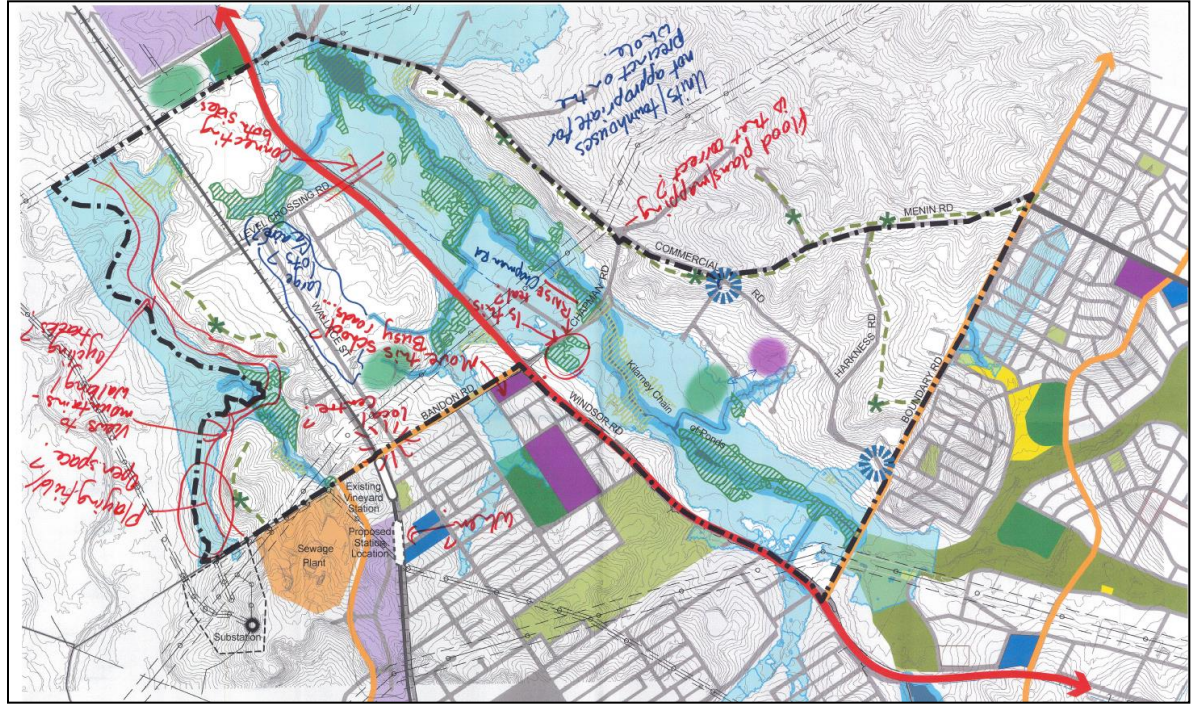
Value the environment	Blue	Yellow
Create development that is sustainable and ecologically sensitive	14	2
Encourage development that minimises impact on the environment	12	6
Consider flood impacts	20	5
Appropriately manage waste water and reduce water use	2	5
Buffer traffic noise and pollution from Windsor Road	9	5
Protect threatened animals, birds and plant species	3	2
Maintain and enhance riparian and wildlife corridors	6	3
Consider environments downstream of the catchment	2	-
Consider protection and management of environmentally sensitive land	2	2
Protect the environment and reduce the ecological footprint	2	1

Key suggestions from participants:

- Balance land for development with green space
- Meet nominated timeline
- Land that is constrained or needs to be protected should be able to be used for benefit of the community

June 10: Table 2

- Different housing typologies
 - ½ to 1 acre lots
 - Variety of sizes so we don't feel squashed in
 - Units/townhouses not appropriate for the precinct
- Schools
 - Move existing Vineyard PS – it will end up being on 2 very busy roads
- Sports Fields
 - Appropriate within flood affected land
- Village Centre
 - Potential option west of the railway line on Bandon Rd
- Roads
 - Raise Chapman Rd to provide reliable emergency access to Windsor Rd
 - Extend Level Crossing Road east to connect both sides of precinct



June 10: Table 3

No notes recorded



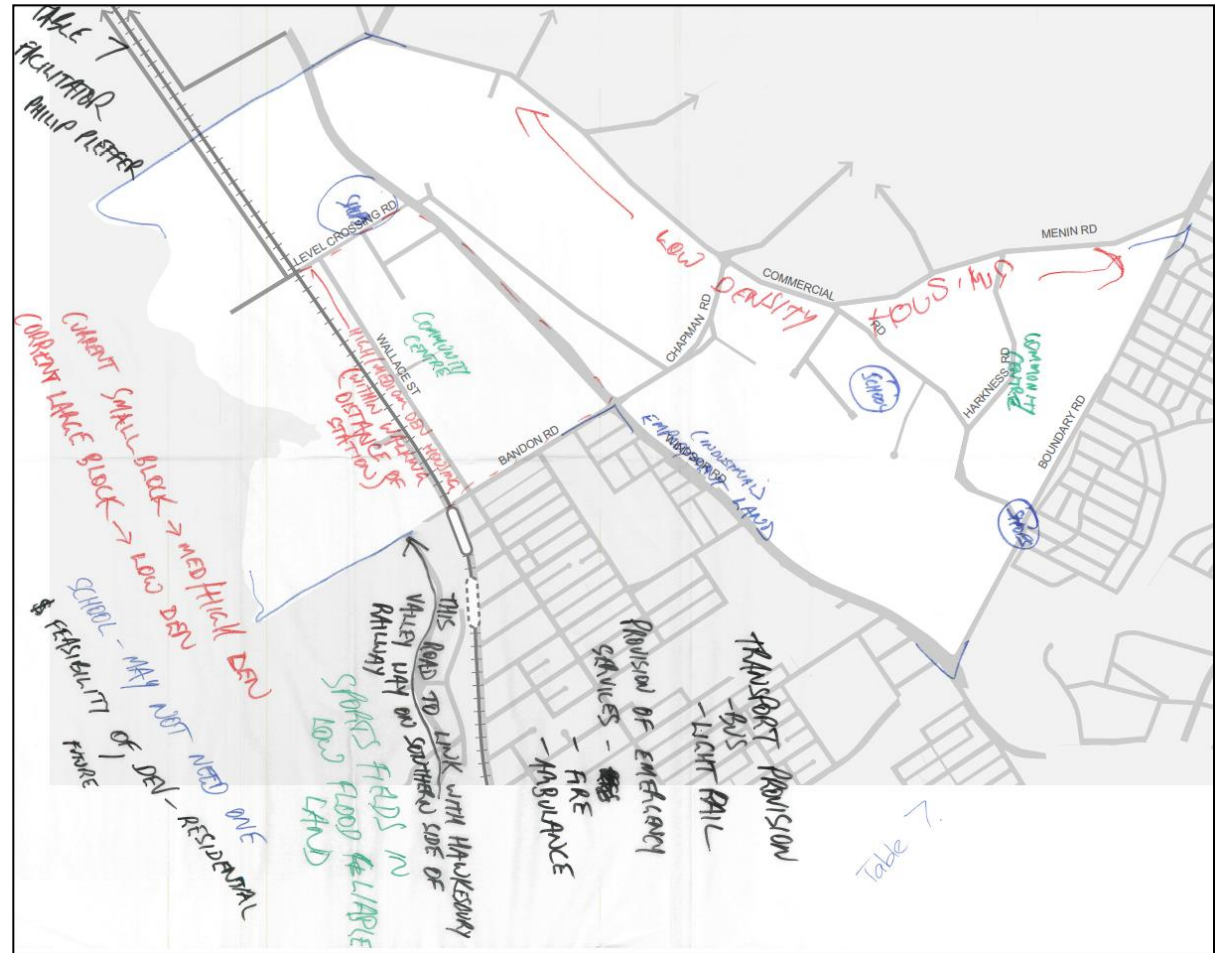
June 10: Table 5

No notes recorded



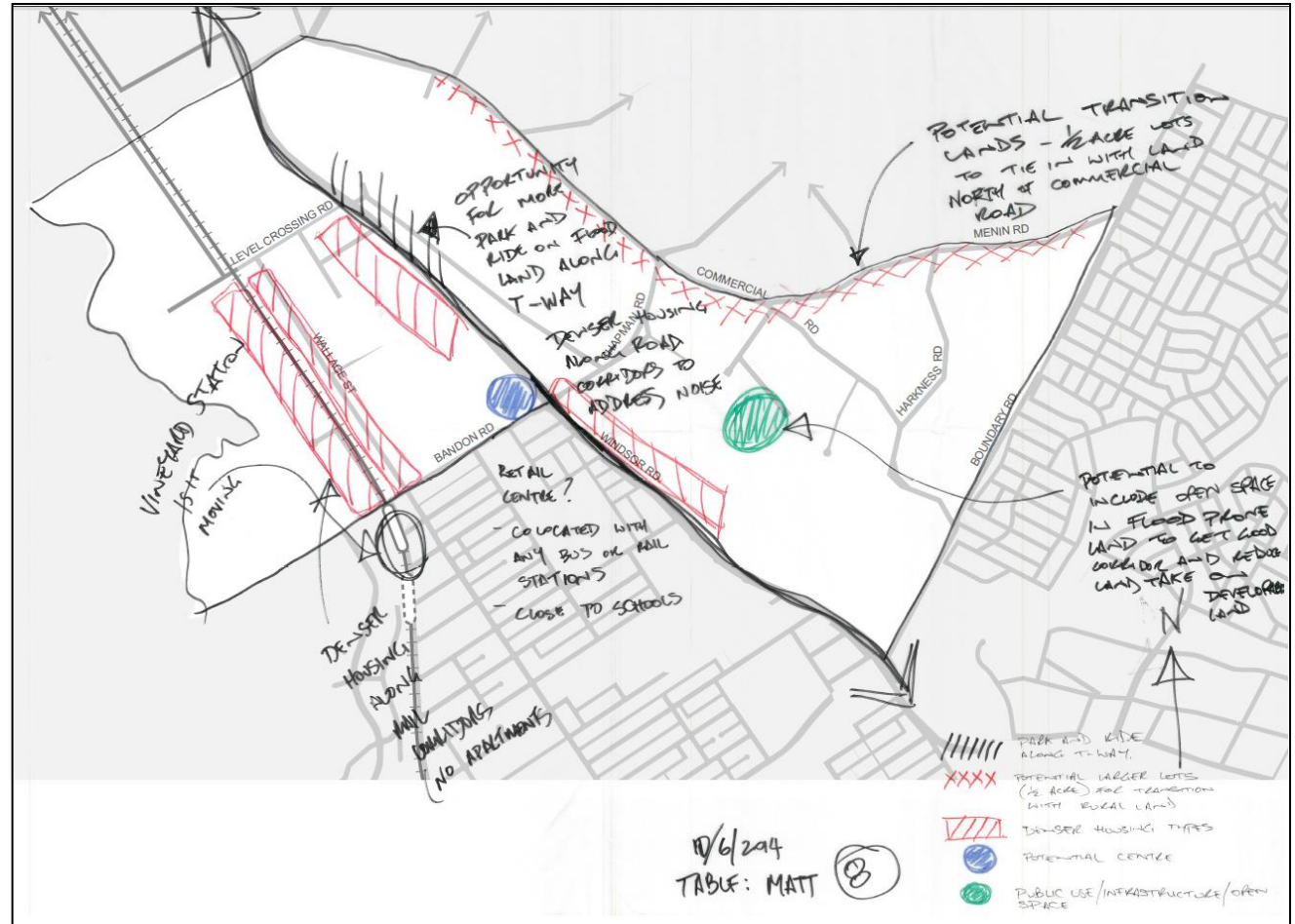
June 10: Table 7

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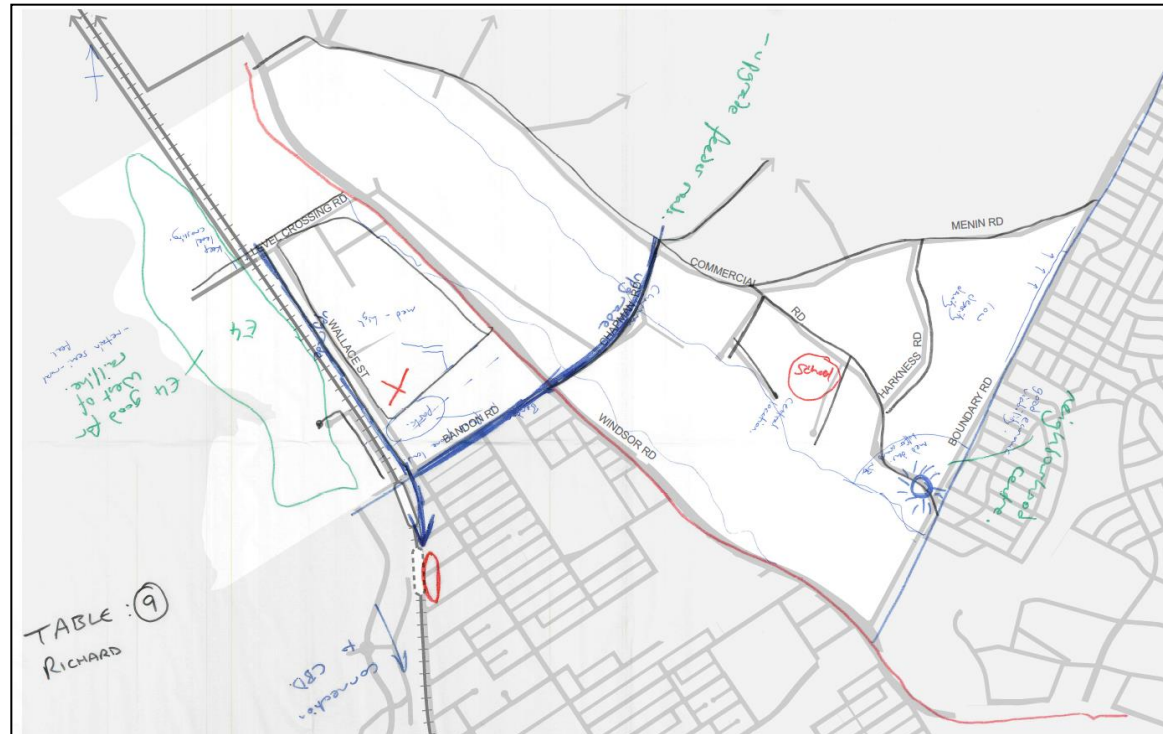
June 10: Table 8

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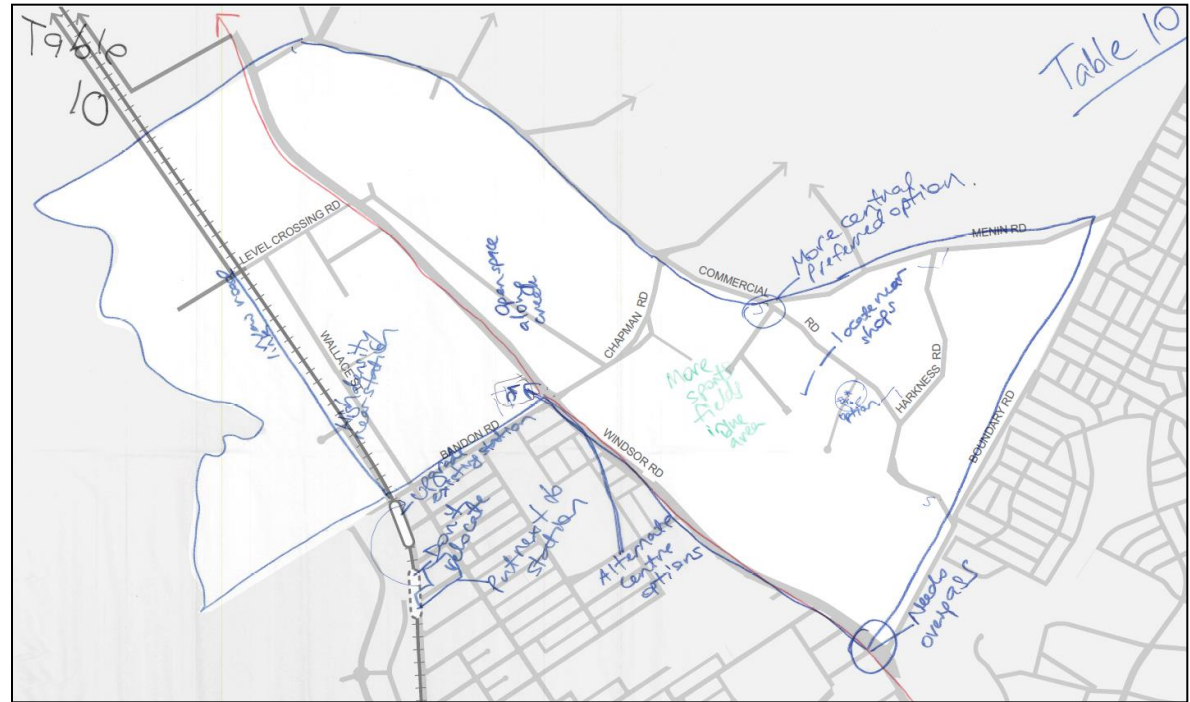
June 10: Table 9

- Different housing typologies
 - Medium-high density around Neighbourhood Centre
 - E4 on western side of railway
- Schools
 - Generally good location chosen
- Sports Fields
 - Not happy with sports field near Wallace Rd
- Village Centre
 - Boundary Rd is understood as a good option
 - Include a medical centre
- Roads
 - Upgrades to existing roads to facilitate access to train station
 - Retain level crossing at Level Crossing Rd to reflect semi-rural land retained as E4



June 10: Table 10

- Different housing typologies
 - Townhouses/villas near railway
 - Minimum block size should be 440m²
- Schools
 - Location shown is good – could consider site across road to southeast
 - Away from main road
- Sports Fields
 - Locate more on Chain of Ponds; walking trails
- Village Centre
 - Commercial Rd option is better option - more central, near caravan park
 - Boundary Rd option – concerns re safety
 - New option next to retirement village

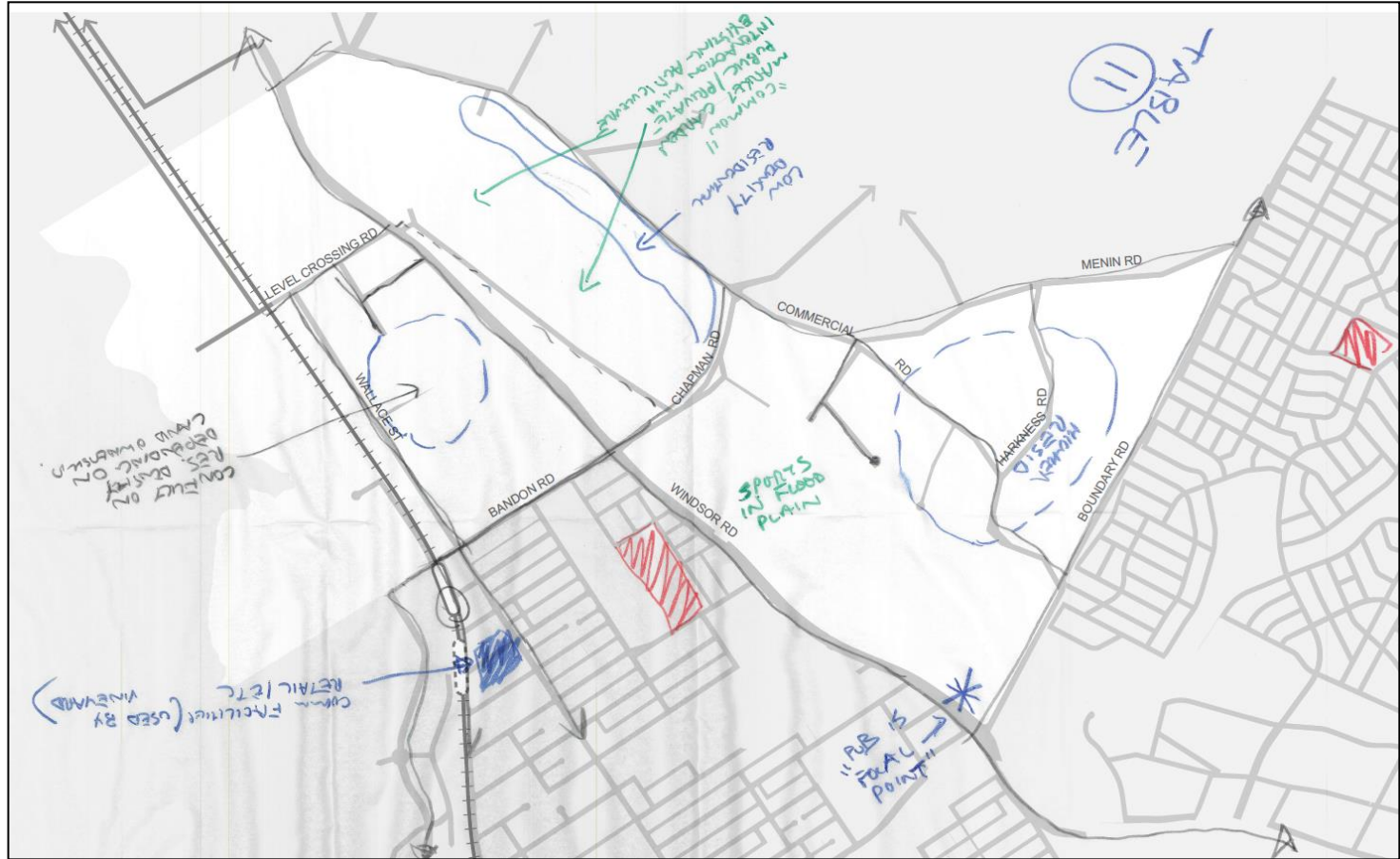


Roads

- Boundary and Chapman Roads need to be raised above flood level; bridge on Chapman Rd
- Existing Windsor/Boundary Rd intersection won't cope with future traffic – on/off ramps could improve the situation
- Windsor Rd – retain semi-rural feel to the north

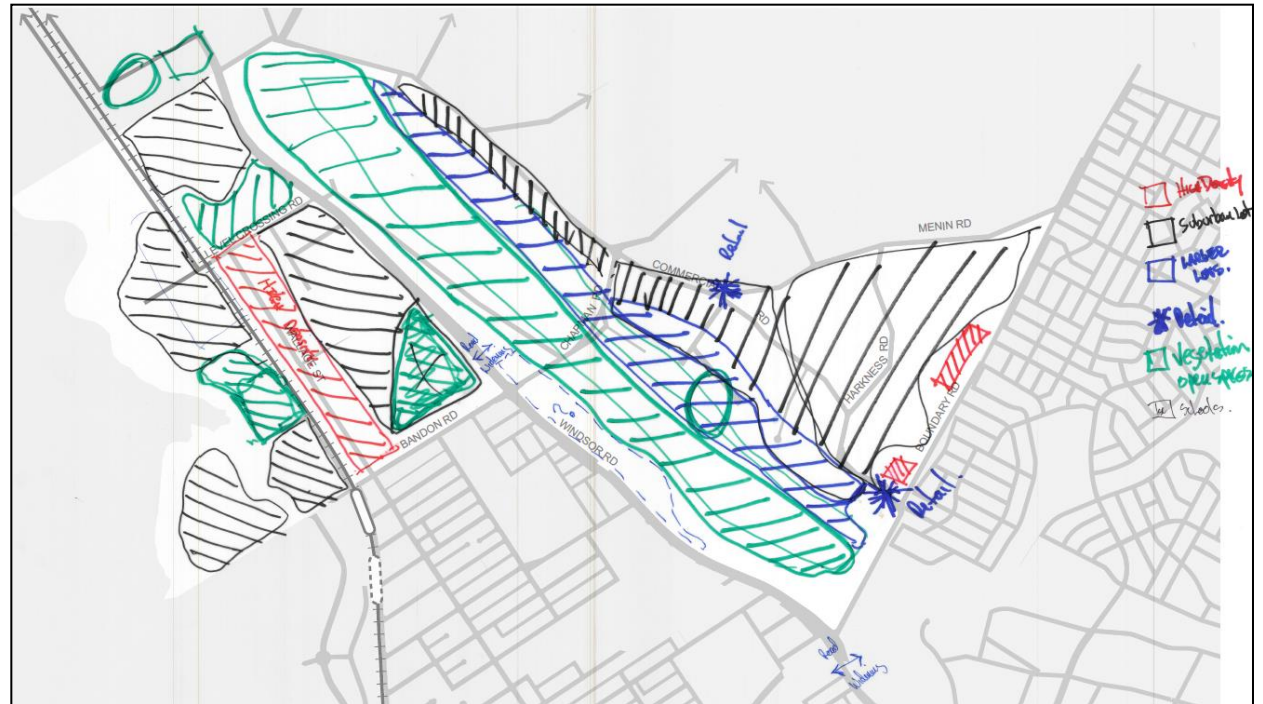
June 10: Table 11

No notes
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June 12: Table 1

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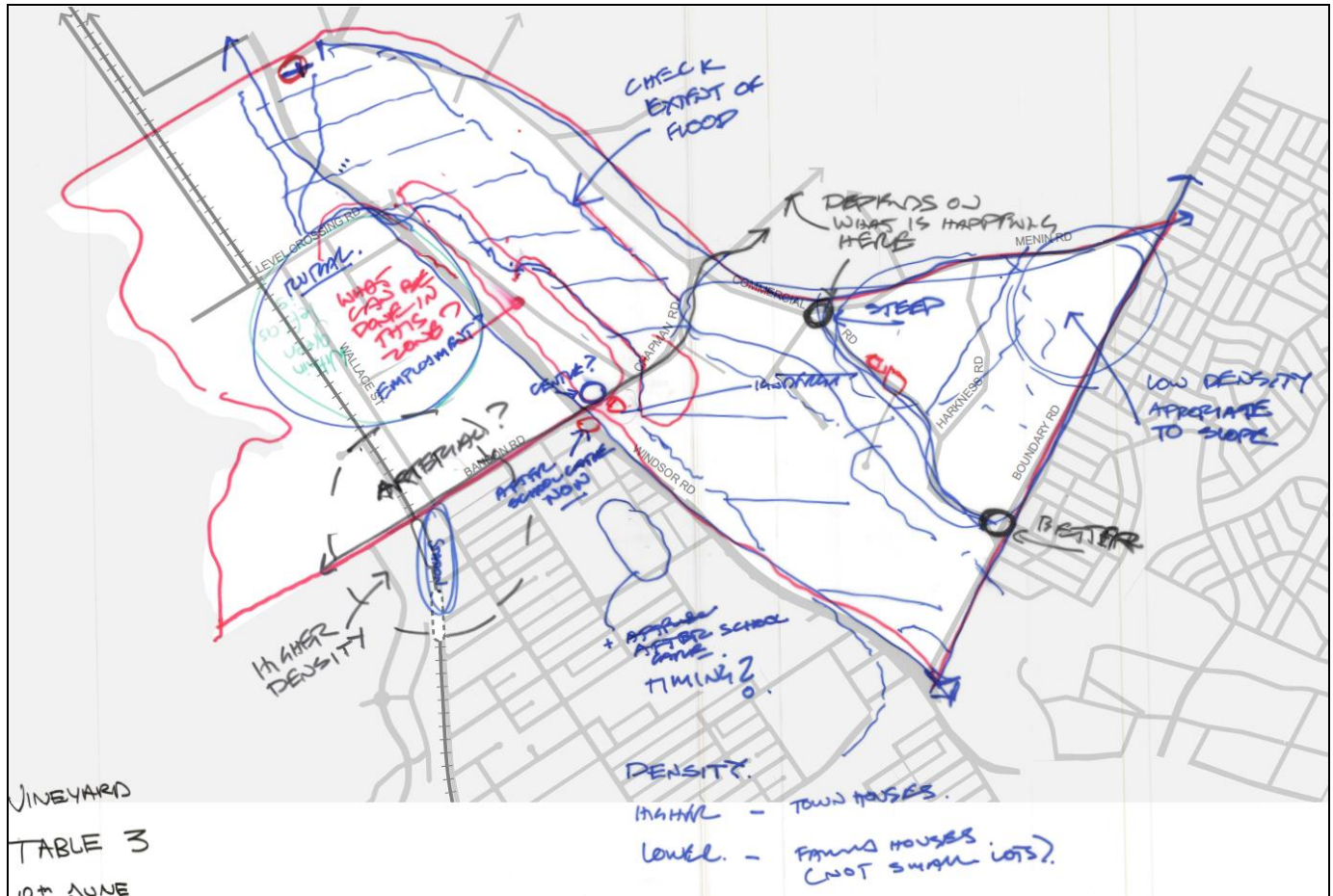
June 12: Table 2

- Different housing typologies
 - Higher densities closer to railway station
- Roads
 - Roads crossing the flood plain will need to be upgraded for emergency access
 - Brennans Dam Rd
 - Chapman Rd
 - Old Hawkesbury Road bridge needs repair
 - Adequate parking around railway stations is required

No map
available

June 12: Table 3

No notes recorded



June 12: Table 4

- Different housing typologies
 - Medium-high density near centre and near station
- Schools
 - Good location chosen, add open space around
- Sports Fields
 - West of Windsor Rd location will have too much traffic
 - Add sports field south of northern boundary
 - Encourage open space along Chain of Ponds
- Village Centre
 - Commercial Rd location is preferred with recreational access to creek



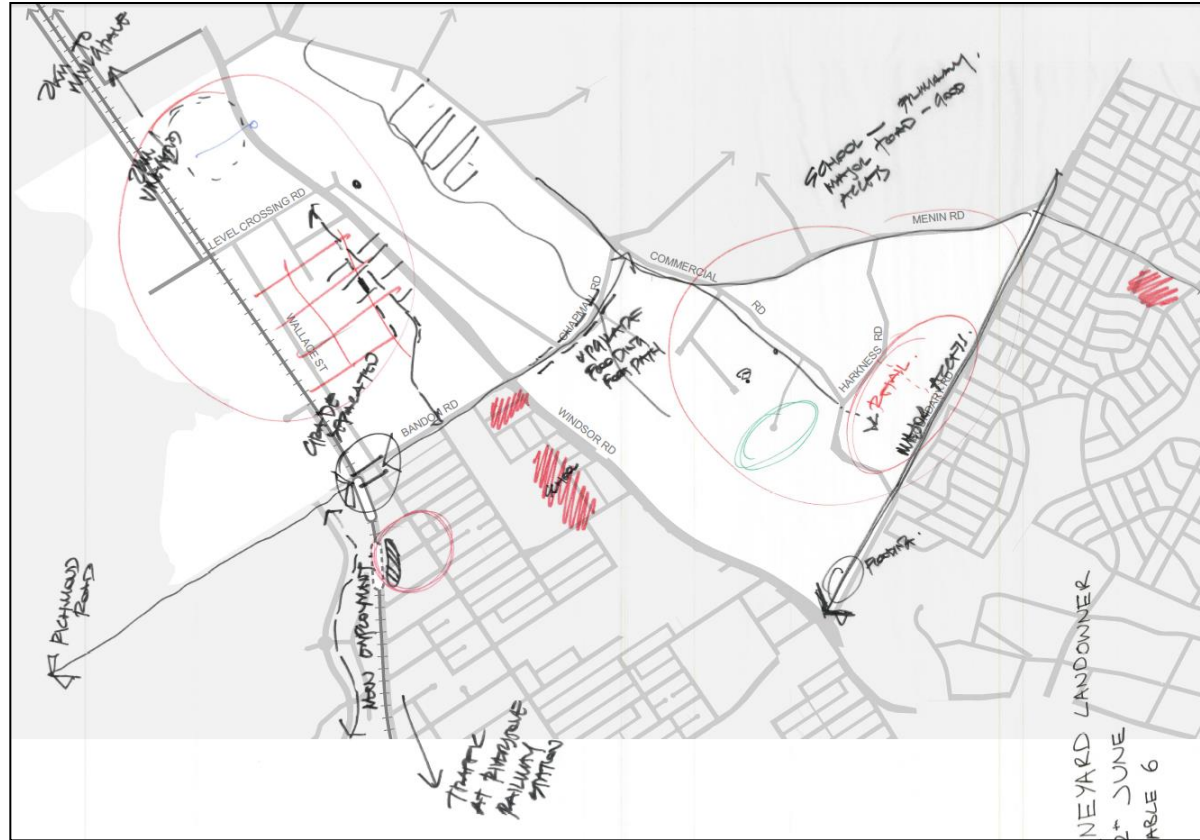
June 12: Table 5

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recorded



June 12: Table 6

- Different housing typologies
 - Needs variety
- Schools
 - Walk to primary school
 - High school??
- Sports Fields
 - Flood zone – McGraths Hill
 - More needed
 - Near school
- Roads
 - Bandon Rd is important
 - Concern over water quality of runoff from new roads



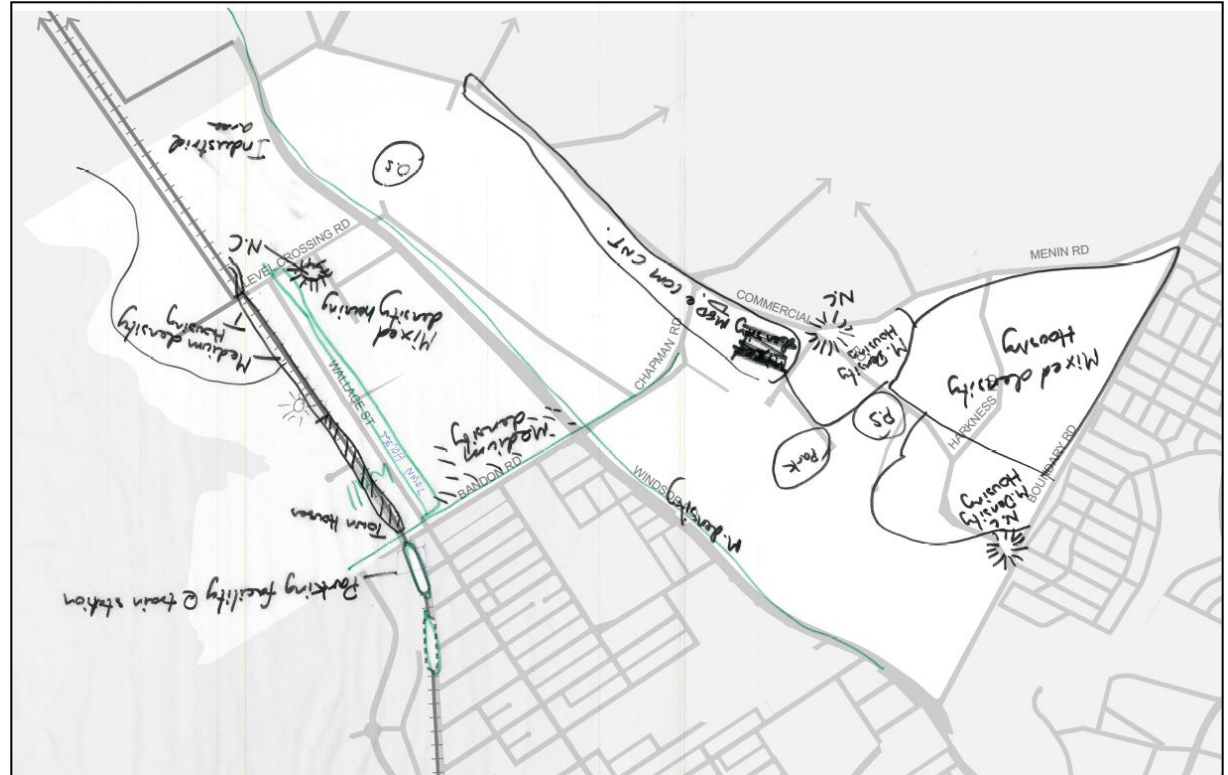
June 12: Table 8

No notes recorded



June 12: Table 10

No notes
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June 12: Table 11

No notes recorded

