

Vineyard Precinct (Stage 1)

Frequently Asked Questions

December 2017

How does the rezoning affect us?

- Stage 1 of the Vineyard Precinct in the North West Growth Area has now been rezoned. These new planning controls will enable a range of uses for the land, such as new homes, jobs and local parks
- Landowners can continue to choose to sell their property at any time and use the land for its existing purpose, provided the use has lawfully commenced.
- The staged approach to rezoning will ensure land is rezoned in line with the delivery of infrastructure, giving landowners greater capacity to plan to develop their land.
- Slabs will be laid for new homes from around 12 months after rezoning.

What will the plan for Vineyard (Stage 1) deliver?

- A mix of different types of housing to suit the needs of a diverse community of approximately 2,300 homes.
- A proposed primary school surrounded by low and medium residential development (2 to 3 storeys)
- A village centre of approximately 1.4 hectares which will include shops, services and community facilities.
- Open space of approximately 27 hectares which is the equivalent of 27 football fields, will include parks and sports ovals along the Killarney Chain of Ponds.
- More bus routes, walking and cycling paths to better connect community areas to open spaces.
- The coordinated delivery of infrastructure to support housing development. This includes water, sewerage, electricity and roads.

How did the Department respond to submissions?

- The precinct plan for Vineyard Stage 1 was exhibited from 12 December 2016 to 28 February 2017. The Department received a total of 51 submissions, including 40 from the public and 11 from government agencies.
- The issues raised in submissions were carefully considered and have resulted in a number of changes to the exhibited Precinct Plan.
- The Department has prepared a Finalisation Report that details the issues raised by the community during exhibition.

What are the main changes to the plans since exhibition?

- We have increased the open space areas by approximately 4 hectares to accommodate more existing native vegetation.
- Two pocket parks have been relocated and the playing fields moved slightly north to equally distribute them and minimise impacts to individual landholdings.
- Existing native vegetation on private land has been zoned 'E2 Environmental Conservation' instead of 'E4 Environmental Living' to better protect biodiversity on private land.
- The design of the new intersection at Otago Street and Windsor Road was refined. This intersection will give access to the properties fronting Windsor Road.

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- A proposed road was moved to protect biodiversity and allow for more open space.

What infrastructure will be planned?

- A village centre including shops, services and community facilities will meet the local shopping needs of future residents.
- The Department of Education is finalising its proposals for a primary school, but the rezoning plan has identified a location that would be suitable should an early decision to secure the land be made. The proposed primary school will be within walking distance of the village centre and surrounded by low and medium density residential development.
- Funding for local infrastructure such as local roads, sporting fields and pocket parks, and drainage will be collected under Hawkesbury City Council's Section 94 Contributions Plan that will be on exhibition in early 2018. For more information on the Section 94 Contributions Plan, please call Hawkesbury City Council on (02) 4560 4444.
- We are working with the infrastructure providers such as Sydney Water and Endeavour Energy to coordinate the planning and delivery of essential infrastructure to meet demand for new housing in the precinct.
- Sewer and water capacity is available now with electricity capacity for up to 500 lots, with sewer lead-in mains to be delivered. Full capacity for electricity will be delivered in approximately five years.

What is the Housing Density Cap?

- We are setting a maximum limit to the number of homes that can be built in a precinct. This housing density cap, 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 7,000 people. Infrastructure such as the new road network, land for drainage, the proposed primary school and the provision of water, sewer and electricity services has been planned to meet the needs of future residents.
- The cap will be applied to other areas of the North West Growth Area to ensure that communities have access to the right infrastructure and services.

What is planned for transport?

- The street and road network has been designed to enable bus services, as well as walking and cycling paths to access open spaces and nearby facilities. In addition, the road network has been planned to allow for bus connections to stations on the Richmond Rail Line and the Sydney Metro Northwest in the future.

What is happening with flood liable land?

- Properties that are partially affected by the 1 in 100-year flood level will be able to locate dwellings on the portion of the site that is above the 1 in 100-year flood level. These sites are zoned for very low residential density as E4 Environmental Living. In some cases, flood affected land is zoned for water cycle management and open space, in which case it will be acquired by Hawkesbury City Council to enable urban development to occur. Should an extreme flood event occur, the area would be evacuated.

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- Land below the Probable Maximum Flood (PMF) extent in Stage 1 will support only low residential densities. The numbers of houses that are permitted to be built in this area has been tested and balanced with the broader flood evacuation capacity of the regional road network.

Why is land being rezoned in stages?

- Rezoning will be staged to match the delivery of new and upgraded infrastructure with demand.
- We are working with infrastructure providers to ensure the delivery of essential infrastructure will match housing demand. Land will be rezoned when infrastructure is available or a commitment to deliver the required infrastructure is in place.

When will the balance of the Precinct (Stage 2) be rezoned?

- no timeframe for the delivery of services to the balance of the Vineyard Precinct, currently known as Stage 2. As such, precinct planning and rezoning of land in Stage 2 is deferred at this stage.
- Stage 2 is also affected by the study area for the Outer Sydney Orbital. See transport.nsw.gov.au/projects/oso-corridor for more information.
- When a timeframe for the delivery of services to Stage 2 is known along with the location of the Outer Sydney Orbital, potential land uses for this area will be considered and publicly exhibited.

Where can I get more information?

- The finalisation report, brochure, FAQ and video can be viewed online at planning.nsw.gov.au/vineyard
- The new zoning and other land use controls are explained in State Environmental Planning Policy (Growth Centres) 2006. The amended SEPP and maps relating to zoning are available on our planning portal at planningportal.nsw.gov.au
- For information about zoning and planning controls, please contact Hawkesbury City Council on (02) 4560 4444.

What happens next?

- The Hawkesbury City Council Growth Centre Precincts Development Control Plan will soon be available from Hawkesbury City Council or online at planning.nsw.gov.au/vineyard.
- The DCP provides more detailed design controls for development in the precinct. The standards and requirements for development will come into effect in coming weeks when advertisements are published in local newspapers.