

# Planning for Vineyard (Stage 1)

We asked for your feedback about the Vineyard (Stage 1) draft planning package at the community drop-in sessions held in February 2017. This newsletter provides an update on our work and addresses some of the questions raised at the community drop-in sessions and in submissions.

## Overview

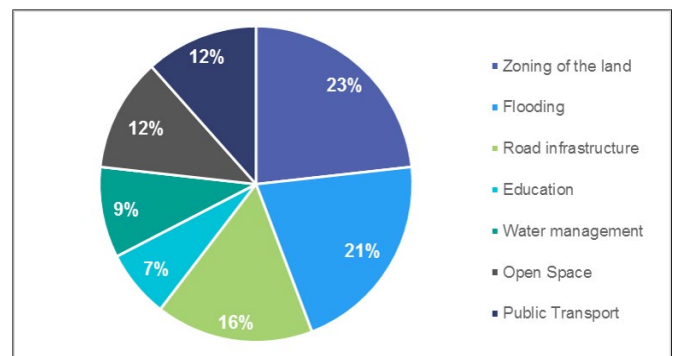
Thank you to all who attended the drop-in sessions, provided feedback, and put in a submission. 165 people attended and we have received a total of 51 submissions.

Public submissions are available to view on our website [planning.nsw.gov.au/vineyard](http://planning.nsw.gov.au/vineyard)

## What you told us

Many of the topics raised in submissions related to:

- ▶ the proposed placement of drainage infrastructure, open space, and the Environmental Living (E4) zone (see graph)
- ▶ proposed development controls that would allow for a higher residential density than exhibited.



### How did we consult with you?

- ▶ **165 people at drop-in sessions**
- ▶ **51 community members and agencies through formal submissions**
- ▶ **6,802 visits on the webpage from December to February**

## Your questions answered

### What is the rezoning timeframe?

- ▶ Rezoning of a precinct can take up to one year after exhibition.
- ▶ We are awaiting the results of the flood evacuation study to determine a timeframe for the rezoning of Stage 1.

### What is happening with E4 Environmental Living zones and minimum lot sizes?

- ▶ E4 Environmental Living is a zone for land with special environmental or scenic values where residential development can be accommodated. Development in this zone is to give priority to preservation of the environmental qualities of the land.
- ▶ Many were concerned about development potential in E4 zones. To address your concerns, we will publish a subdivision study that shows the development potential of all land proposed to be zoned E4 Environmental Living. The proposed E4 zone will allow for at least one single house to be built on land that is not flood affected. This will be detailed in the finalisation report, to be released when the precinct is rezoned.
- ▶ Minimum lot sizes proposed for the E4 Environmental Living zone will help control development on flood affected land while adding to the planned low-density character of the area. Retaining more natural features will also help create a desirable green urban streetscape.

### How is open space planned?

Open space placement was a big concern for affected landowners. Open space within any precinct is planned for the benefit of future residents. Reasons for placement include:

- ▶ Safe and easy access to all users.
- ▶ To ensure open space has the capacity to service future residents
- ▶ To accommodate environmental constraints, for example some types of open space such as playing fields cannot be located on sloping land, while in other areas, is located where homes cannot be, such as flood liable land and creek corridors.
- ▶ To take advantage of active transport links such as pedestrian routes and cyclist facilities between areas such as the village centre, schools, and adjoining precincts.

### How were the flood levels determined?

- ▶ Many commented on the flood lines which represent the Probable Maximum Flood (PMF) level and the 1 in 100 year flood event level. Feedback included suggestions to change the flood lines to allow for additional housing. The absence of apparent flooding impacts seen by locals was also brought up.
- ▶ The flood lines were informed by the flood modelling undertaken by our consultants and are a result of modelling 'pre' and 'post' development flood events. These scenarios were based on regional and local flood lines and overland flood events.
- ▶ We are currently working with Hawkesbury City Council to review the proposed planning controls for the subdivision and development of flood liable land.

### How was the location and size of drainage infrastructure determined?

- ▶ Land required for drainage has been informed by the Water Cycle Management Report and is a function of existing landform, the likely volume of runoff as a result of urban development, and land area required to accommodate the infrastructure.
- ▶ The main purpose of drainage is to capture, treat, and temporarily detain stormwater. This is to ensure that downstream properties are not negatively impacted by extra 'run off' and the quality of the water entering the creek system meets acceptable standards.
- ▶ Land required for drainage is proposed to be acquired by Hawkesbury City Council. Please see below for questions on the acquisition process.
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## Your questions answered

### What is the North West flood evacuation study?

- ▶ Since exhibition, we commissioned a flood evacuation study for the North West Priority Growth Area, which includes the Vineyard precinct. The flood evacuation study is assessing the capacity of the ultimate road network in the North West Priority Growth Area to evacuate residents in the situation of a PMF event.
- ▶ The outcomes of this study will inform the regional flood work currently undertaken by the Hawkesbury-Nepean Valley Flood Management taskforce and Infrastructure NSW.
- ▶ The results of this study are expected in coming months and will determine the number of people that can live on land below the Probable Maximum Flood Level (PMF) and inform future land uses in that location.

### What are the details of the Chapman, Commercial, and Menin Road work?

- ▶ Chapman Road, Commercial Road and Menin Road will undergo widening and some realignment as a sub-arterial. The aim is to improve connections across the area and link in with the Bandon Road upgrade, which will link Windsor Road to Richmond Road. This road will provide a key connection into Stage 1 of the precinct via several new intersections.
- ▶ The road will be widened from the current 20 metre road reserve, to a 35 metre road reserve, and have two lanes of traffic in either direction.
- ▶ The widening will occur wholly within the Vineyard precinct.
- ▶ Land will be acquired by the Roads and Maritime Services (RMS). Details concerning the acquisition process are outlined below.

### What is happening regarding the Bandon Road preferred corridor between Windsor Road and Richmond Road?

- ▶ RMS is responsible for this project and exhibited the preferred corridor alignment in 2016. It is planned to be a regional link between Windsor Road and Boundary Road.
- ▶ Please visit [rms.nsw.gov.au/projects/sydney-west/north-west-growth-centre-strategy/medium-term.html](https://rms.nsw.gov.au/projects/sydney-west/north-west-growth-centre-strategy/medium-term.html) for more information on the Bandon Road preferred corridor.

### How long before the precinct is serviced with water, sewer and electricity?

- ▶ Drinking water is available for the precinct through the drinking water main that runs along Commercial Road. Developers will need to deliver the lead-ins to enable connection.
- ▶ Wastewater (sewer) servicing is available through a wastewater main which exists along Killarney Chain of Ponds. Four lead-ins are proposed by Sydney Water to be delivered by the end of 2019.
- ▶ Electricity provision is limited within the precinct, with current capacity for around 400-500 lots. To achieve this, Endeavour Energy will be bringing supply across from its Riverstone zone substation as an interim arrangement. Current forecasts suggest the remainder of the precinct will have electricity in 3-5 years' time when Endeavour Energy delivers a new zone substation for the area.

### How does the land acquisition process work?

- ▶ Land acquisition will depend on the rate of development, which creates the need for infrastructure.
- ▶ As acquisition authority, Hawkesbury City Council will acquire land for drainage purposes, local roads and open space when sufficient development contributions (known as Section 94 Contributions) funds have been collected. Section 94 contributions are paid by developers via the development application process.
- ▶ Land required for major road infrastructure will be funded by RMS and acquired in a timeframe based on the need for the road upgrade. The upgrade will be influenced by the increasing traffic capacity in the area. Any roads not identified on the Land Reservation Acquisition Map will be funded by the developer/landowner.
- ▶ As there is no set timeframe for land acquisition, a claim can be made under the Land Acquisition (Just Terms Compensation) Act 1991, if hardship is experienced due to delays.

## Your questions answered

### What is the timeline for the planning and rezoning of Vineyard (Stage 2) and for the Outer Sydney Orbital?

- ▶ There is no timeframe for the delivery of water, sewer and electricity services to the balance of the Vineyard precinct, currently known as Stage 2. We are also awaiting confirmation of the preferred corridor of the Outer Sydney Orbital (OSO) by the NSW Government.
- ▶ Precinct planning and rezoning of land in Stage 2 will be deferred until the preferred OSO corridor and delivery of services are finalised.
- ▶ Please visit [transport.nsw.gov.au/projects/oso-corridor](http://transport.nsw.gov.au/projects/oso-corridor) for more information on the OSO.

### Next Steps

- ▶ We are finalising the review of all submissions. Feedback from submissions and government agencies will help refine the Indicative Layout Plan. This process will involve consultation with Hawkesbury City Council, State Government agencies, and our technical consultants.
- ▶ The outcomes of this process will be published in the precinct finalisation report at the time of rezoning.

### How to get in touch

Community input is an important part of the planning process. We will be asking for feedback from landowners and the community at various stages of the process.

To receive email updates about the project, please email [community@planning.nsw.gov.au](mailto:community@planning.nsw.gov.au) with 'Vineyard email list' in the subject line.

### Further information



**Phone:** 1300 305 695



**Email:** [community@planning.nsw.gov.au](mailto:community@planning.nsw.gov.au)

If you are deaf or have a hearing or speech impairment, please call us through the National Relay Service on 1300 555 727 or [www.relayservice.com.au](http://www.relayservice.com.au)



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