



Planning &
Infrastructure

Vineyard Precinct

Landowner Information Session
October 2013



Purpose of today

- To provide an overview of the planning process and key milestones
- The opportunity to meet the team and ask questions





White Paper - New Planning Reforms

The White Paper

A NEW PLANNING SYSTEM FOR NSW

- Currently transitioning into new planning system
- Flexibility to align with the new system
- Consultation and implementation to align with some key principles in the White Paper:
 - Community engagement
 - Development feasibility





The planning context

Draft Metropolitan Strategy for Sydney

By 2031, Sydney will have around 1.3 million additional people. Sydney is planning for 506,000 more affordable houses, 2,798,000 new jobs closer to home and easier ways to get around.

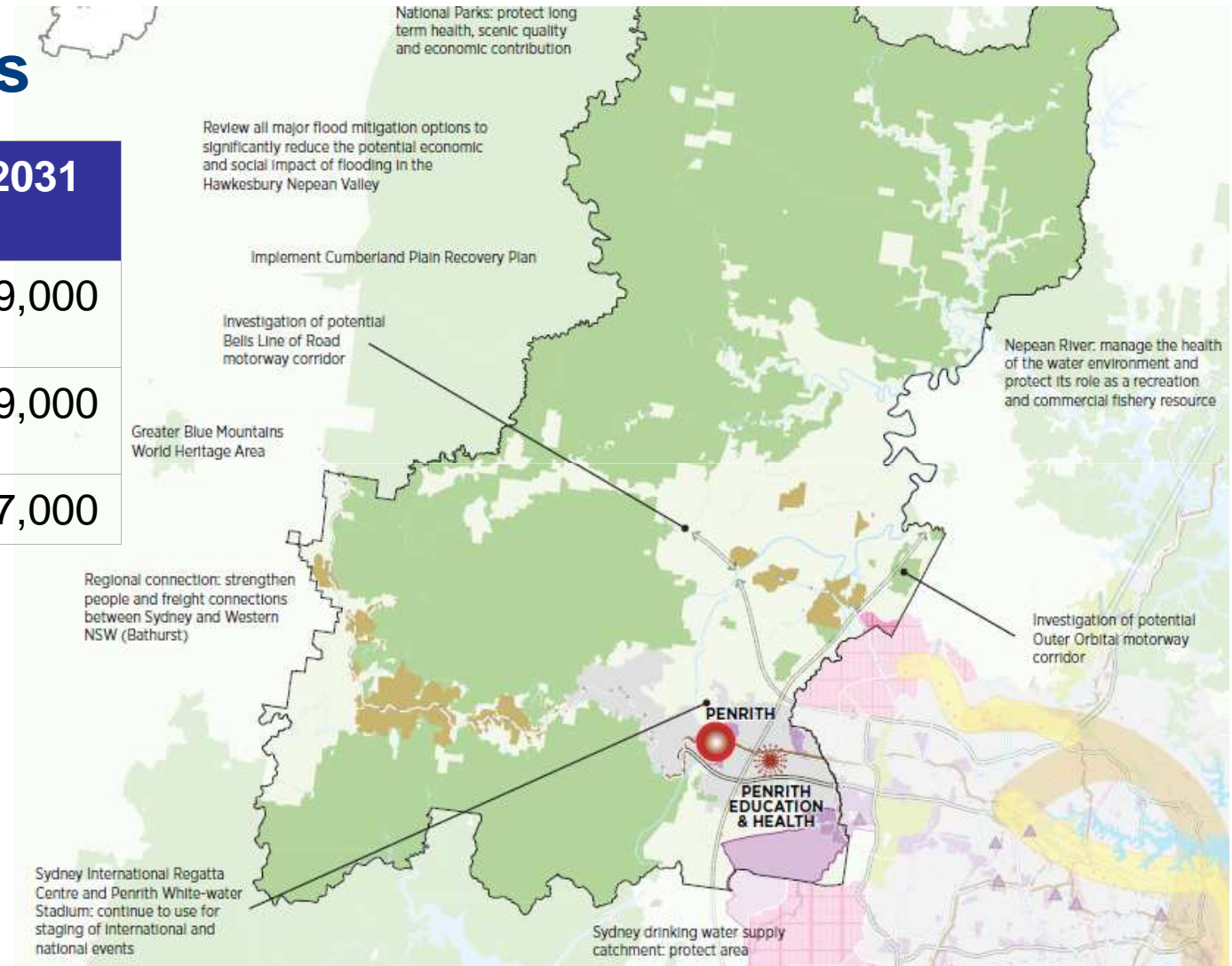




West Subregion

Growth Targets

West Subregion	2021	2031
Population	45,000	89,000
Housing	16,000	39,000
Jobs	19,000	37,000



The planning context

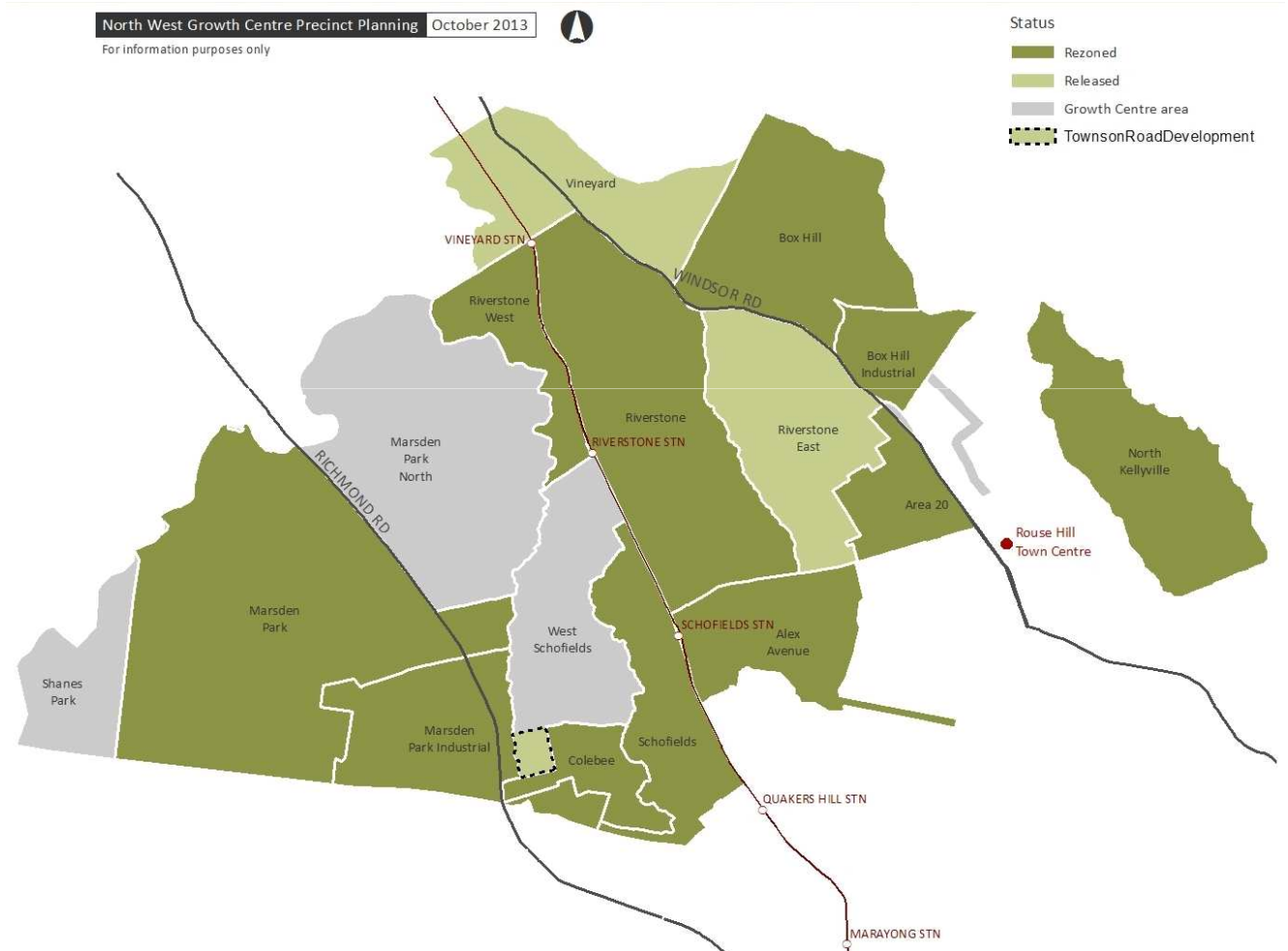
North West Growth Centre

Overall:

- 10,000 hectares
- 70,000 Houses
- 200,000 People

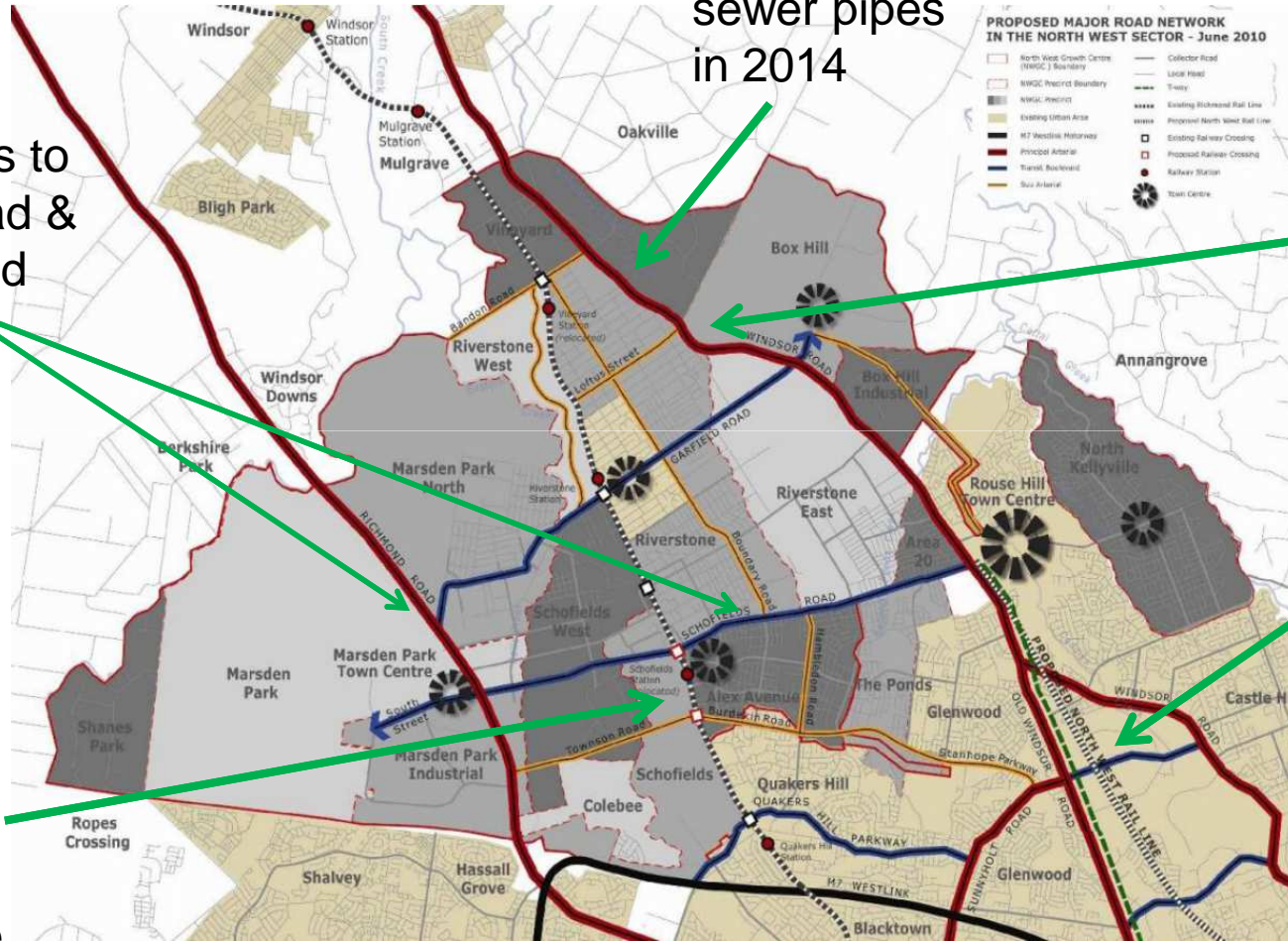
To date:

- Land rezoned for 47,000 new homes
- 23,000 lots have access to trunk level infrastructure





Infrastructure Context



Water and sewer pipes in 2014

Major upgrades to Schofields Road & Richmond Road underway

Windsor Road upgrade completed in 2006

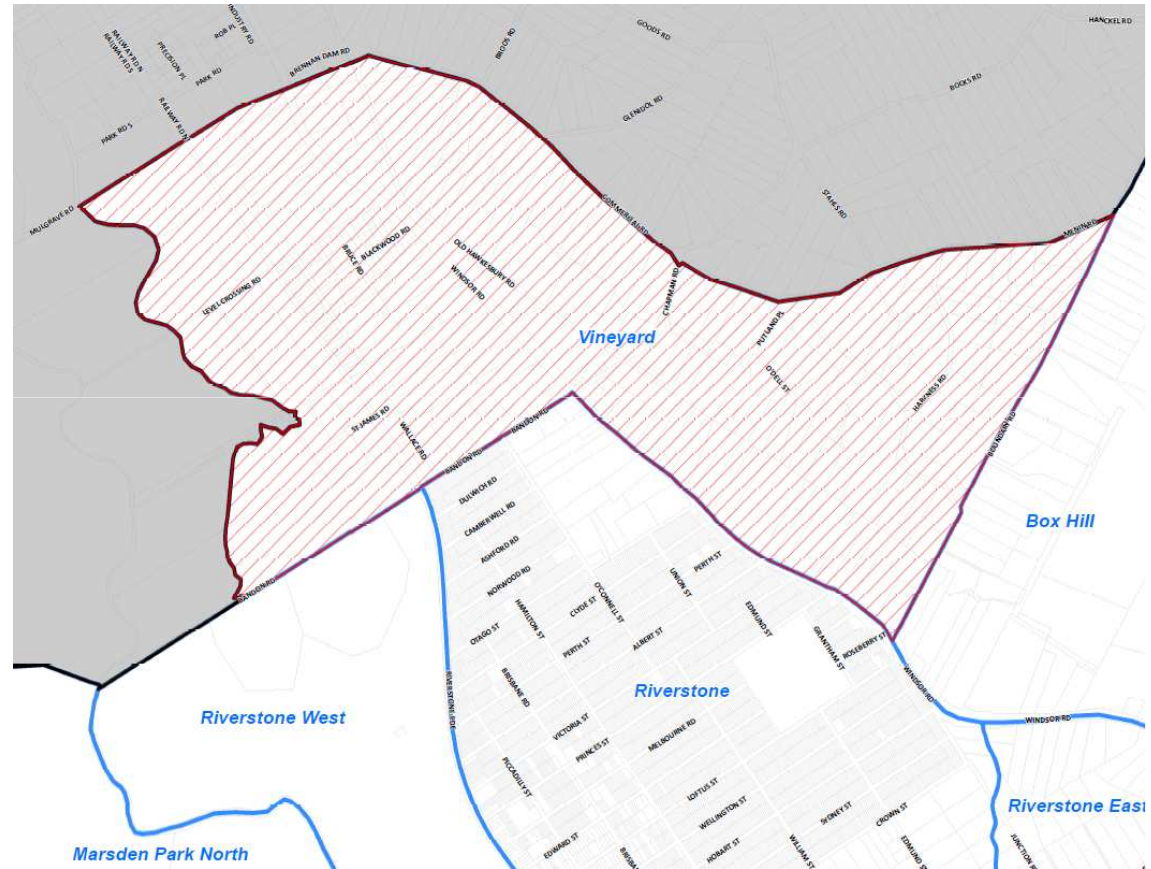
Quakers Hill to Schofields duplication completed in 2011 on the Richmond Line

North West Rail Link in detailed design



Structure Plan Targets

- 2,500 new homes
- 7,000 new residents
- Neighbourhood level retail
- Well serviced by public and road transport
- Schools, community facilities and open space





Planning &
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The Precinct Planning Process

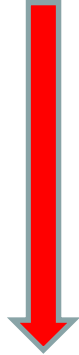
DPI Partnering with Hawkesbury City Council





What is Precinct Planning?

We are here





Analysis stage

Technical issues:

- Water Management and Flooding
- Commercial and Retail
- Environment and Biodiversity
- Heritage
- Traffic and Transport
- Infrastructure Services and Staging

Community involvement:

- Land owner information sessions: next 2 weeks
- Authority to enter properties for field work
- Inquiry by design workshops: March-April 2014
- Newsletters, web site updates

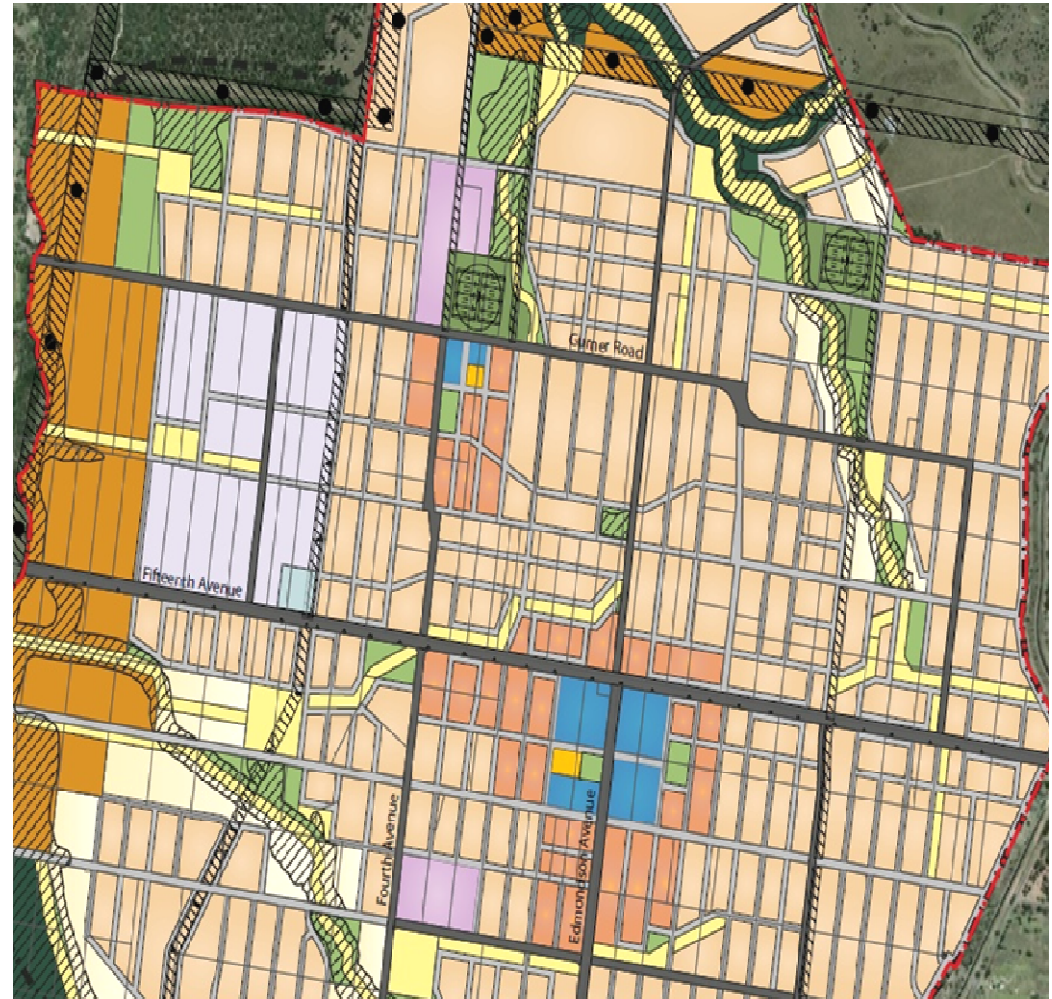




Indicative Layout Plan

A Precinct-wide masterplan:

- Land uses
- Residential densities
- Road layout
- Stormwater management
- Key constraints
- Conservation areas
- Community infrastructure



Analysis



Indicative
Layout Plan

The draft Exhibition Package:

- Draft SEPP Amendment
- Draft Development Control Plan
- Technical Studies
- Planning Reports
- Local and State Infrastructure Delivery Plans

Exhibition activities:

- Letters to land owners
- Community drop-in sessions
- Meetings
- Written submissions







Post Exhibition:

- All submissions reviewed and issues addressed
- Submissions published online
- Submissions report prepared
- Further consultation with stakeholders as needed
- Post-exhibition land owner consultation
- Revisions to draft where required
- Ministerial approval





Anticipated Timing

-  **Planning Commenced August 2013**
-  **Inquiry by design workshops early 2014**
-  **Exhibition mid to late 2014**
-  **Rezoning early 2015**



Governance Arrangements

- Project Working Group - ***DPI and Council Planning Staff – meeting fortnightly***
- Project Control Group - ***Senior DPI and Council Planning Staff – meeting bi-monthly***



How will you be involved?

- Direct partnership with Council through the PCG and PWG
- Public information updates throughout the planning process
- Inquiry by design workshops
- Exhibition of draft Precinct Plan for community comment
- Post-exhibition land owner and stakeholder consultation
- Post-gazettal development facilitation



Preparation of:

- Technical studies
- Community workshops
- Draft Indicative Layout Plan
- Draft Precinct Planning Package for Exhibition, including DCP and draft SEPP Amendment





Community Relations Team

- Phone: 1300 730 550
- Email: community@planning.nsw.gov.au
- Website: www.gcc.nsw.gov.au

Please fill out the Evaluation Form



Questions