



Planning &
Environment

Vineyard Stage 1

Precinct Rezoning

December 2017

An aerial rendering of a modern urban precinct at sunset. The scene shows a mix of multi-story commercial buildings with glass facades and lower-rise residential or mixed-use structures. The sky is filled with soft, orange and yellow clouds, and the sun is low on the horizon. A road with cars and a pedestrian walkway are visible in the foreground. A white circle with the year '2017' is overlaid on the bottom center of the image.

2017

A thriving new community in Vineyard

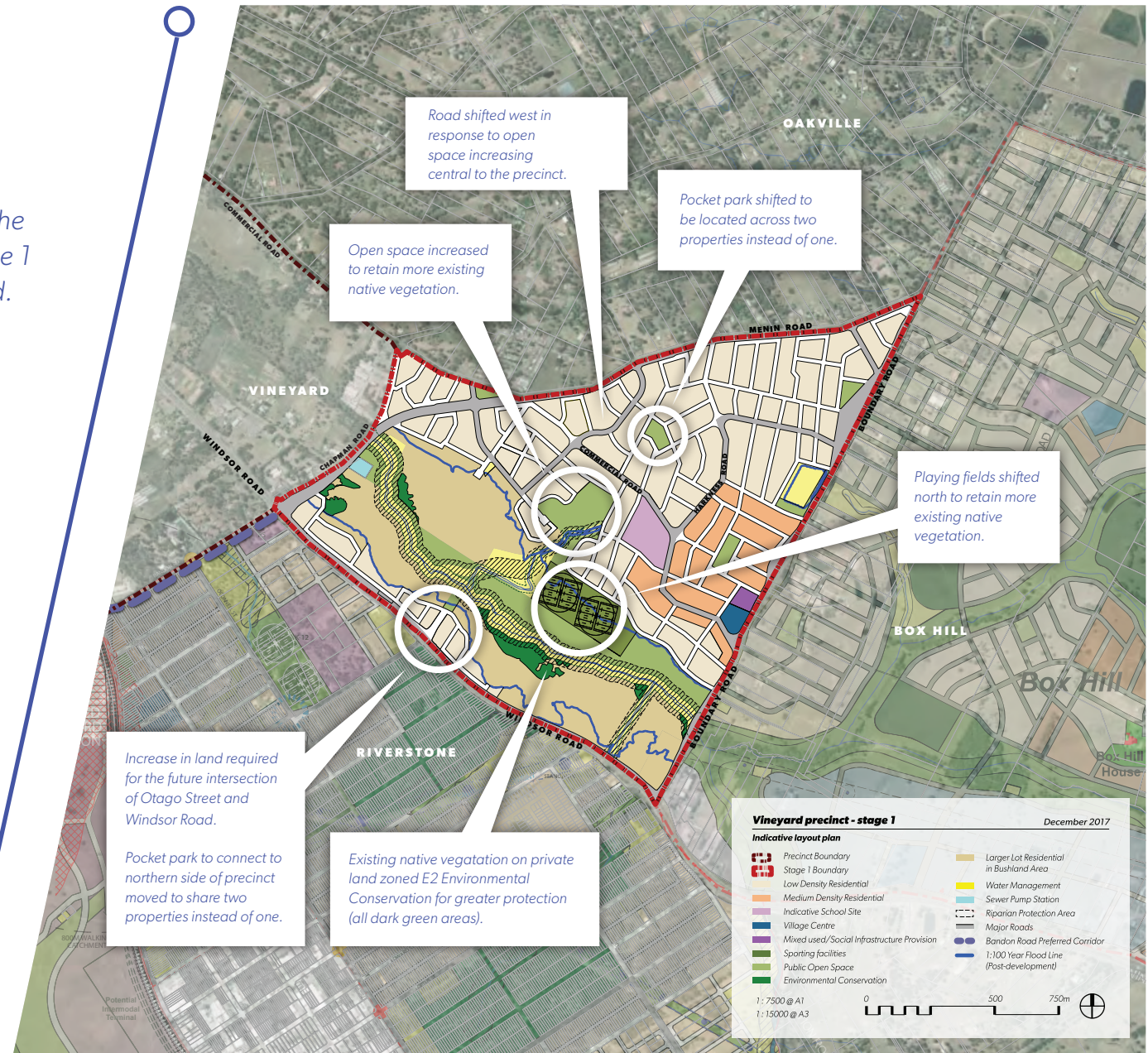
Following extensive consultation with the community and key stakeholders, Stage 1 of the Vineyard precinct is now rezoned.

This community will enjoy access to around 27 hectares of open space, a proposed primary school, a new and improved road network, a range of housing options, parks and sport fields. More bus routes, walking and cycling paths will be planned for better connection to community areas and open spaces while respecting the natural environmental heritage of the area.

The Vineyard community will benefit from a central green spine along the Killarney Chain of Ponds providing recreational uses and extensive views to the Blue Mountains. Vineyard also offers great connection to nearby rural land.

Slabs will be laid for new homes from around 12 months after rezoning.

For more information please visit:
planning.nsw.gov.au/vineyard



A Staged approach

The staged rezoning approach means land will be rezoned with a commitment for essential new and upgraded infrastructure in place.

We have worked with 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.

Full capacity for electricity will be delivered in approximately five years.

How did we consult?

The draft precinct planning package for Stage 1 was exhibited between 12 December 2016 and 28 February 2017 and 165 people attended our drop-in sessions. We received a total of 51 submissions, including 40 from the public and 11 from government agencies which are available at planning.nsw.gov.au/vineyard.

The main issues brought up in the public submissions included the location of drainage land, open space, the proposed school and the playing fields. Also mentioned was the proposed residential zoning of land and development in relation to the 1:100 flood line. Infrastructure delivery and land acquisition also featured in submissions.

Community benefits

New community facilities

A proposed primary school will be surrounded by low and medium density residential. A village centre of approximately 1.4 hectares will include shops, services and community facilities.

Infrastructure provision

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.

Greater choice of homes

A range of housing options is planned for Vineyard Stage 1, providing more choice when it comes to owning a home. Future homes will be located close to shops, schools and transport with access to essential infrastructure and parks.

More parks and sports fields

The rezoning will deliver 27 hectares of open space that will include parks and ovals along the Killarney Chain of Ponds. Other local parks will be located throughout the precinct.

What changes were made to the draft plans?

Following a review of the feedback we received, a number of changes were made to the draft plans as summarised below:

Key change	Explanation
 Open Space	Open space areas increased to accommodate more existing native vegetation Two pocket parks relocated and the playing fields moved slightly north
 Environment conservation	Existing native vegetation on private land zoned E2 Environmental conservation' instead of E4 Environmental Living' to better protect biodiversity on private land
 Traffic and Transport	The design of the widened intersection at Otago Street and Windsor Road was refined. This intersection will give access to the properties fronting Windsor Road A proposed road was moved to protect biodiversity and allow for greater open space
 Flooding	Refinement of flood mapping

Next steps

Precinct planning and rezoning of land in stage two is deferred at this stage, as the time frame for the delivery of services to the remainder of the Vineyard Precinct is still being finalised.

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 outcome of the location of the OSO, potential land uses for this area will be considered and publicly exhibited.

More information

 Visit planning.nsw.gov.au/vineyard

 Connect with us on [Twitter@nswplanning](https://twitter.com/nswplanning)

 Find us on [Facebook/nswplanning](https://facebook.com/nswplanning)

 Phone 1300 305 695



Planning &
Environment

