

# Marsden Park Industrial Precinct Land Owner Information Session



NSW GOVERNMENT  
Department of Planning

Sydney's Growth Centres  
[www.gcc.nsw.gov.au](http://www.gcc.nsw.gov.au)

**Bruce Colman**  
**Precinct Project Manager**  
**15 June 2009**

# Disclaimer

*The information contained in this presentation is, to the best of the Government's knowledge, correct. However, no warranty or guarantee is provided by the Government and no liability accepted for any loss or damage resulting from any person relying upon or using information contained in this presentation, including maps.*



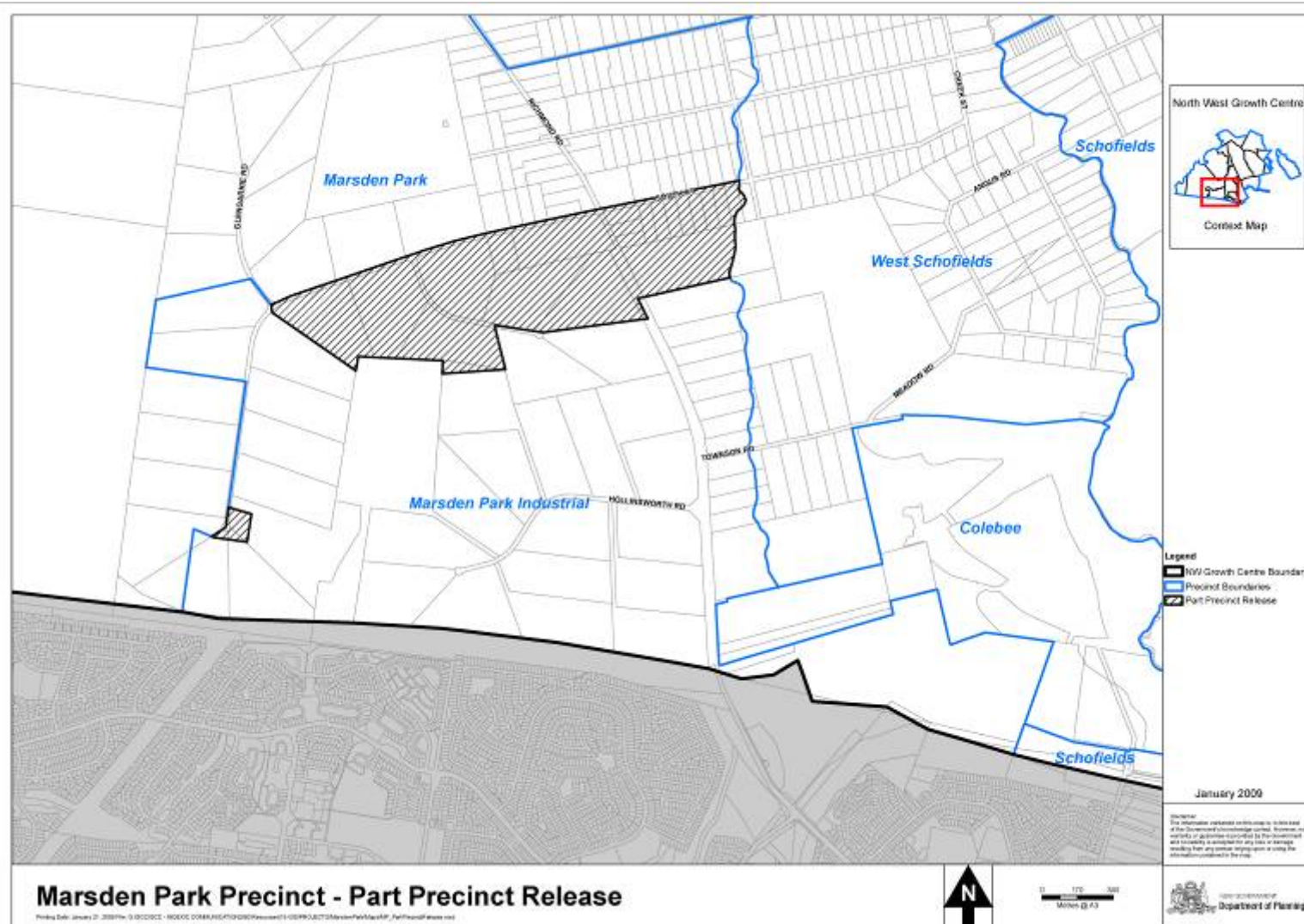
NSW GOVERNMENT  
**Department of Planning**

# Welcome

## Marsden Park Industrial Precinct

- **Items for discussion and timing of the evening:**
  - **Outcome of technical studies & master planning**
  - **Questions & answers**
- **Housekeeping**
- **Boundary Review Process - north to South Street, east to Bells Creek**

# New Boundary



# Mission Statement

## Marsden Park Industrial Precinct

- **Significant employment area**
- **Delivering a wide range of job opportunities to Sydney's north-west growth corridor**
- **Carefully planned, sustainable framework of new streets, infrastructure and environmental conservation**

# What we have been working on

## Marsden Park Industrial Precinct

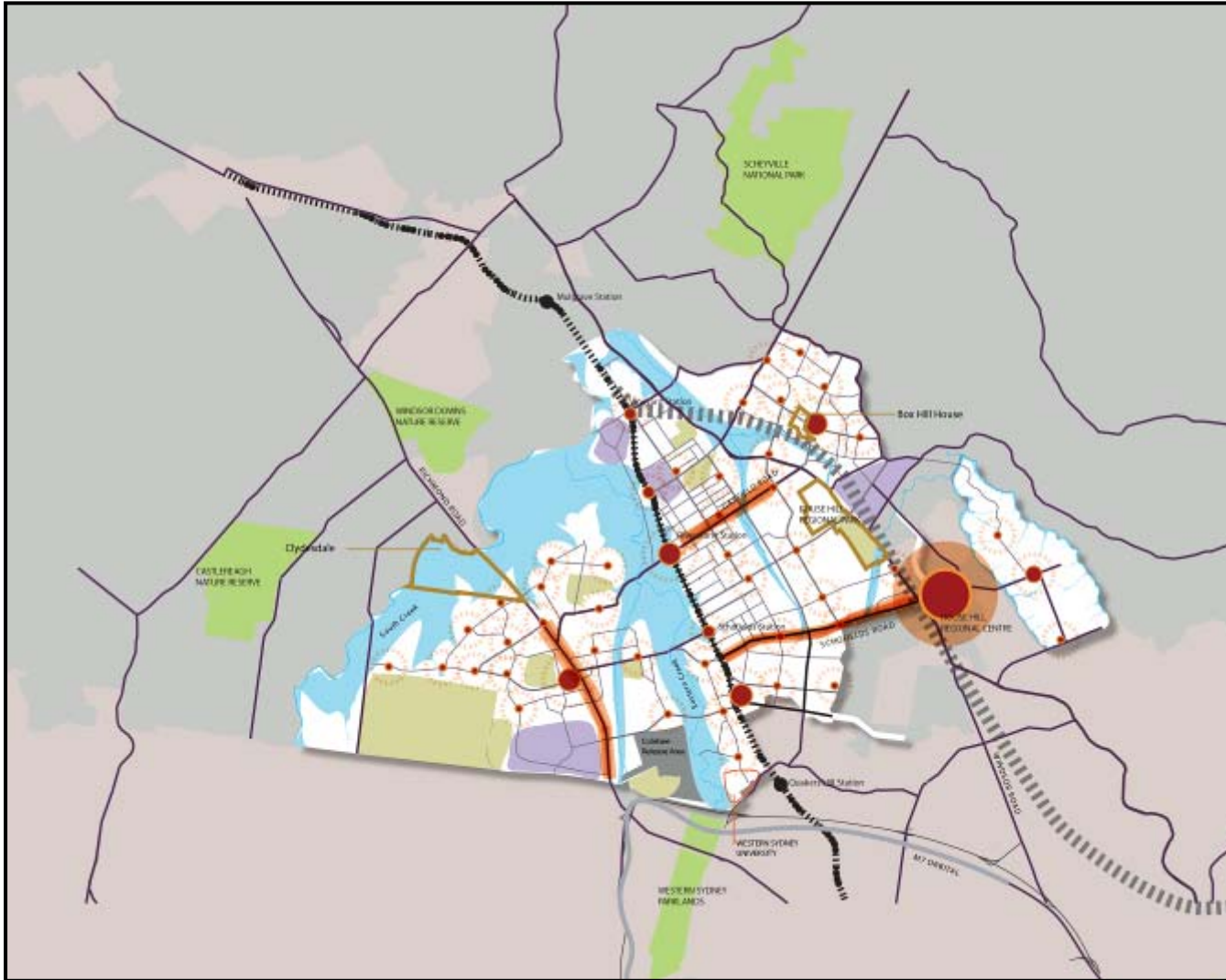
- **Technical Studies**
- **Master planning**
- **Statutory planning (DCP & SEPP)**
- **Section 94 Plan / Voluntary Planning Agreement**
- **Richmond Road Design & Upgrade**

# Where are we up to in the process

## Marsden Park Industrial Precinct

- **Finalising designs**
- **Formal consultation with all of the Agencies**
- **Informally meeting with land owners**
- **Preparing for the public exhibition**
- **Preparing Planning Agreement**

# North West Structure Plan



# North West Structure Plan



# Precinct Planning

## Marsden Park Industrial Precinct

- **Context Plan**
- **Subject Site – Aerial Photograph**
- **Landform / Topography**
- **Flooding**
- **Riparian Corridors & Biodiversity Certification**
- **Vegetation Communities**

# Precinct Planning

## Marsden Park Industrial Precinct

- **Ecological Constraints Ranking**
- **Indigenous Heritage**
- **Site Analysis**
- **Constraints & Opportunities**
- **Urban Structure**

# Precinct Planning

## Marsden Park Industrial Precinct

- **The following maps represent a ‘work in progress’ – and remain draft plans.**
- **As such they have no formal status. Only draft plans placed on exhibition will be the plans which require feedback.**
- **Only plans that are finalised after exhibition are those which represent the final rezoning.**



# Subject Site – Aerial Photograph



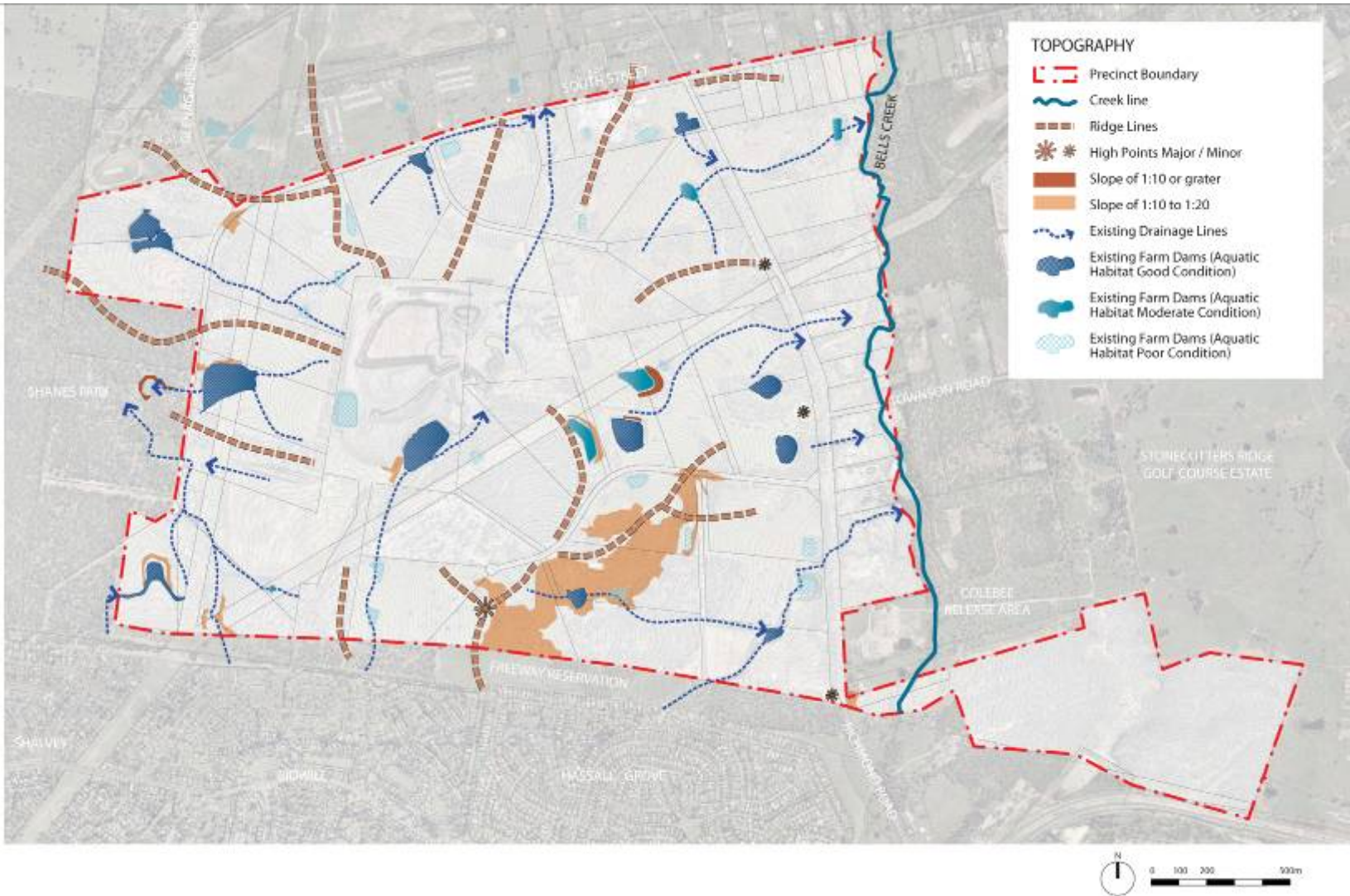
# Subject Site – Aerial Photograph



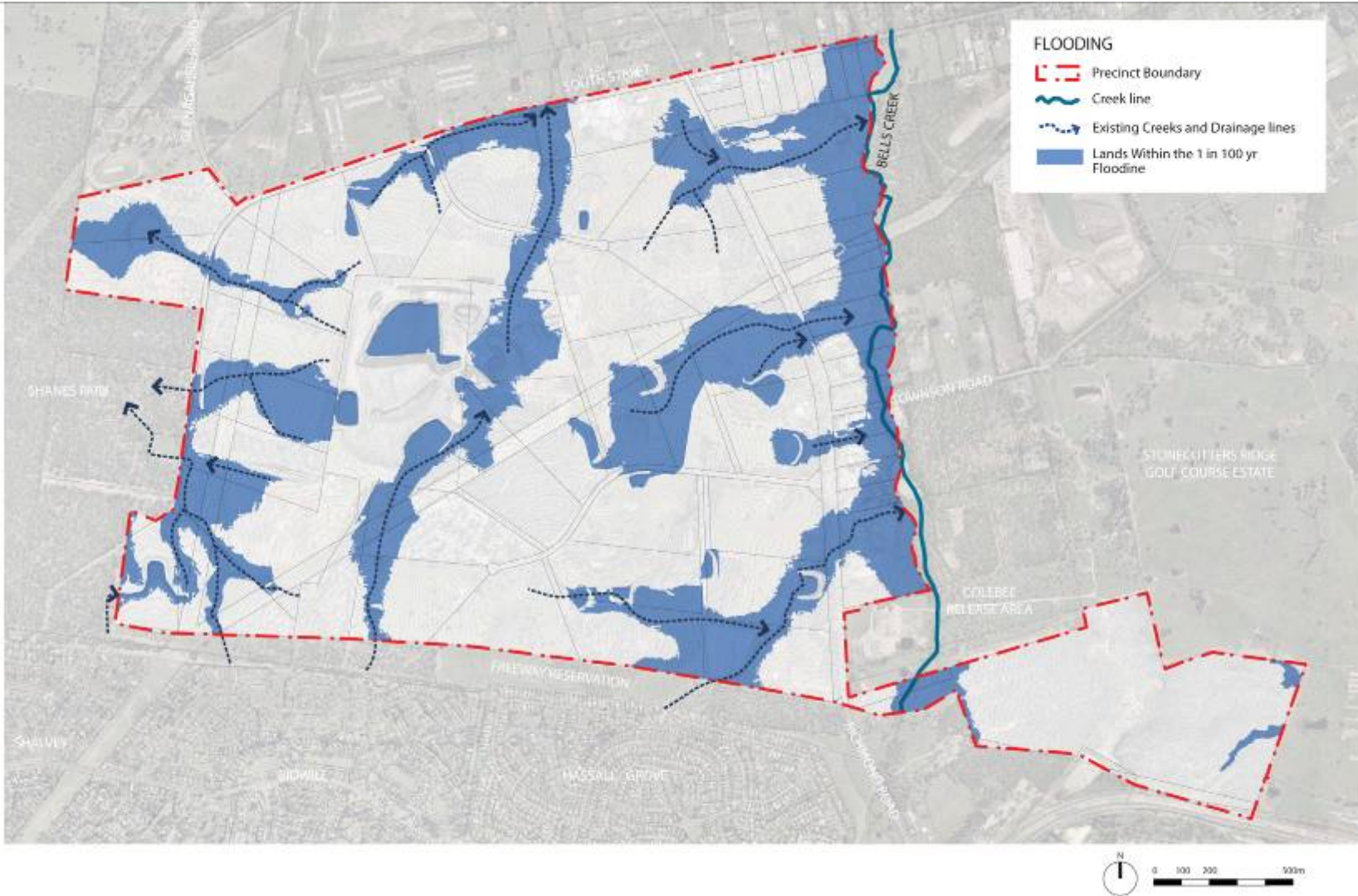
# Subject Site – Aerial Photograph



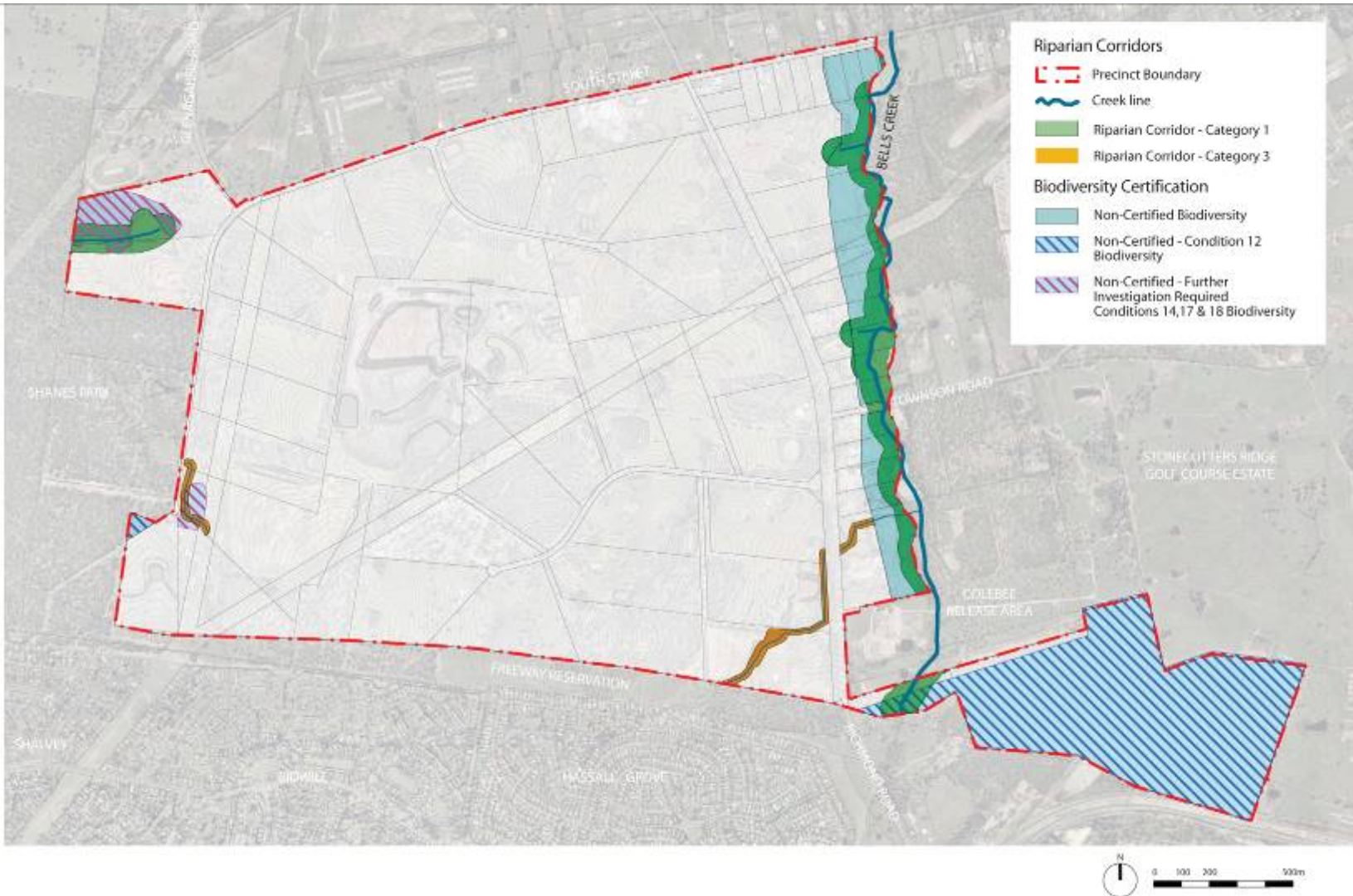
# Landform / Topography



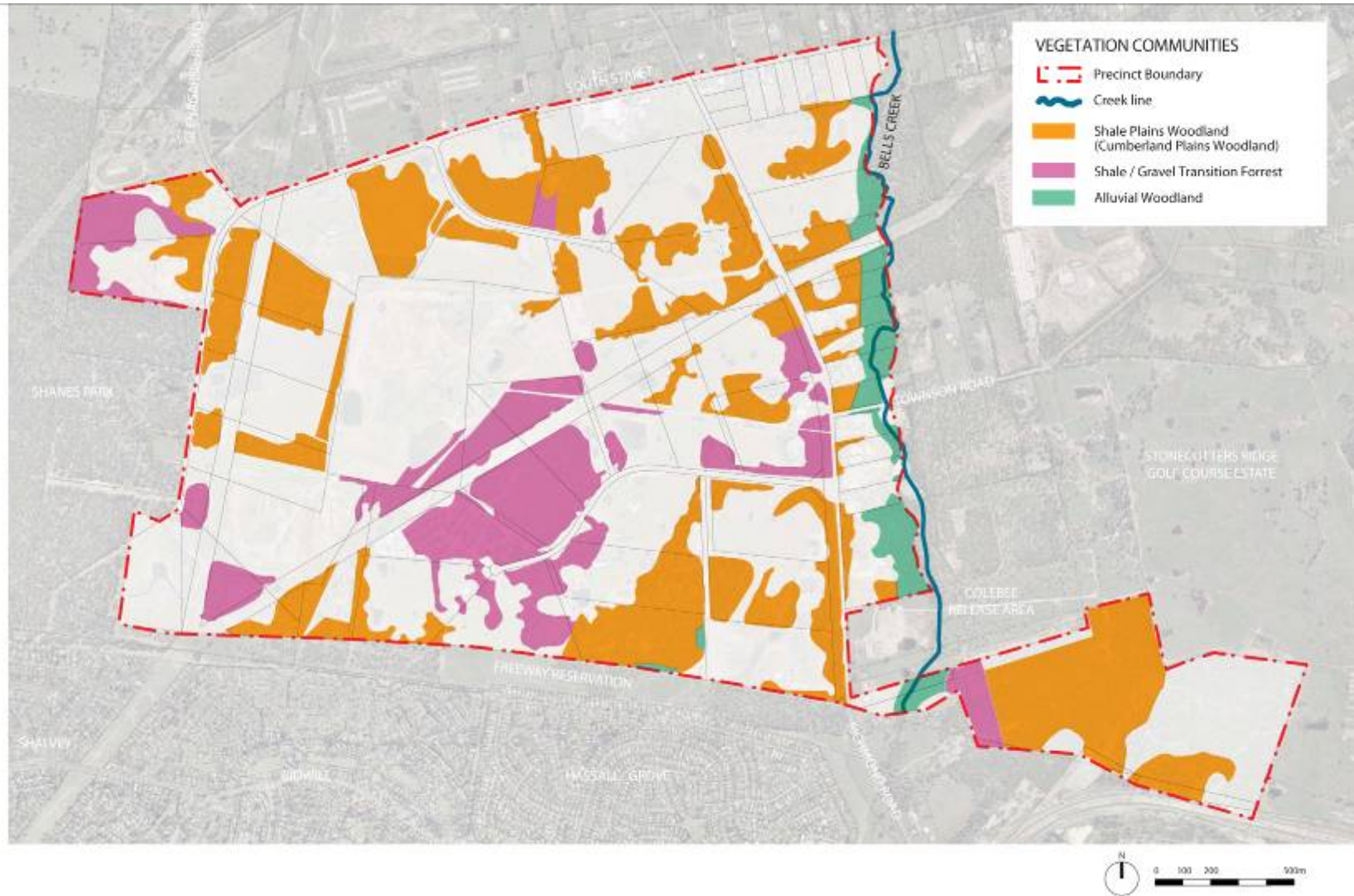
# Flooding



# Riparian Corridors & Biodiversity Certification



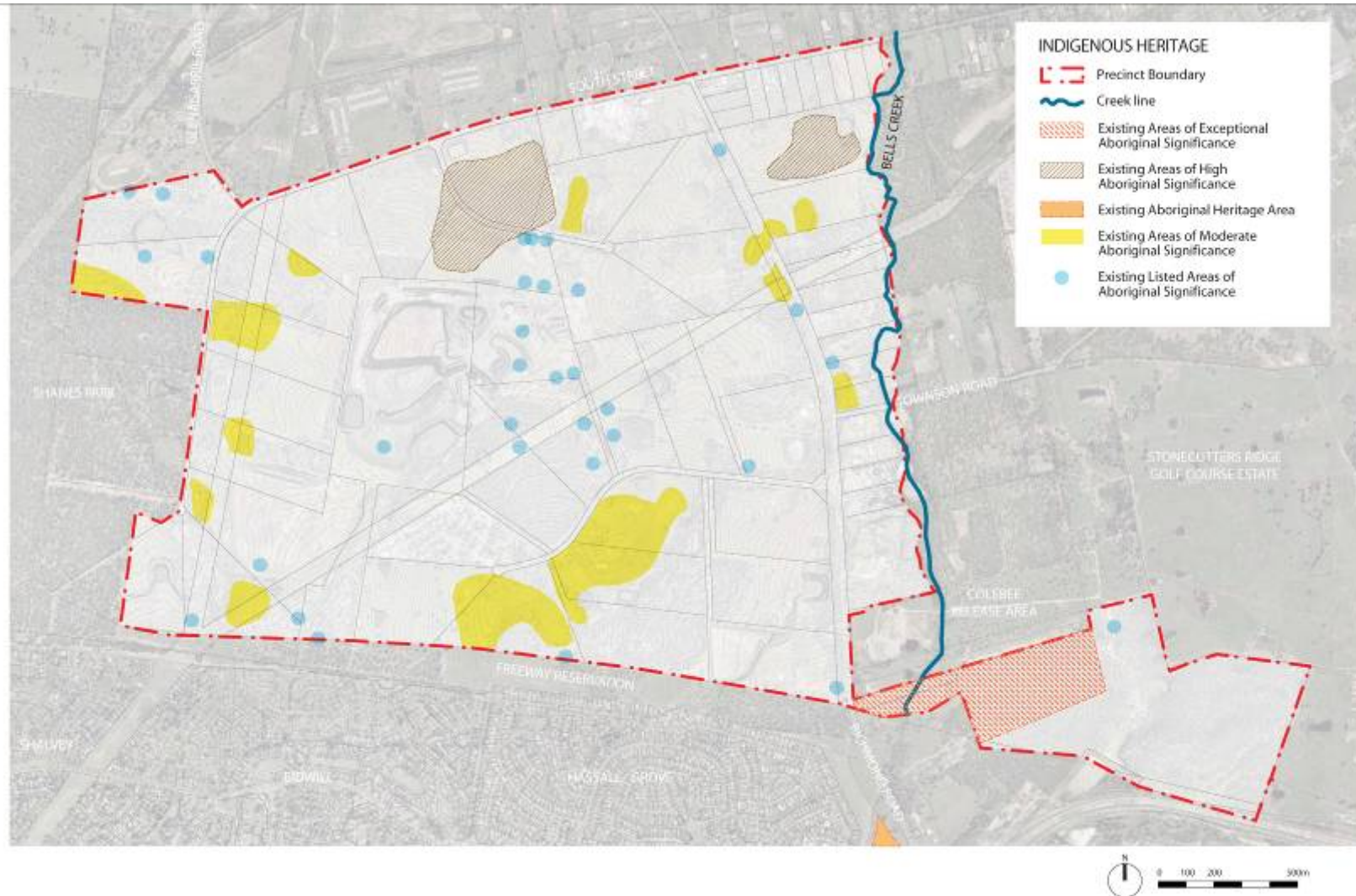
# Vegetation Communities



# Ecological Constraints Ranking



# Indigenous Heritage



# Site Analysis



# Key Development Principles

## Marsden Park Industrial Precinct

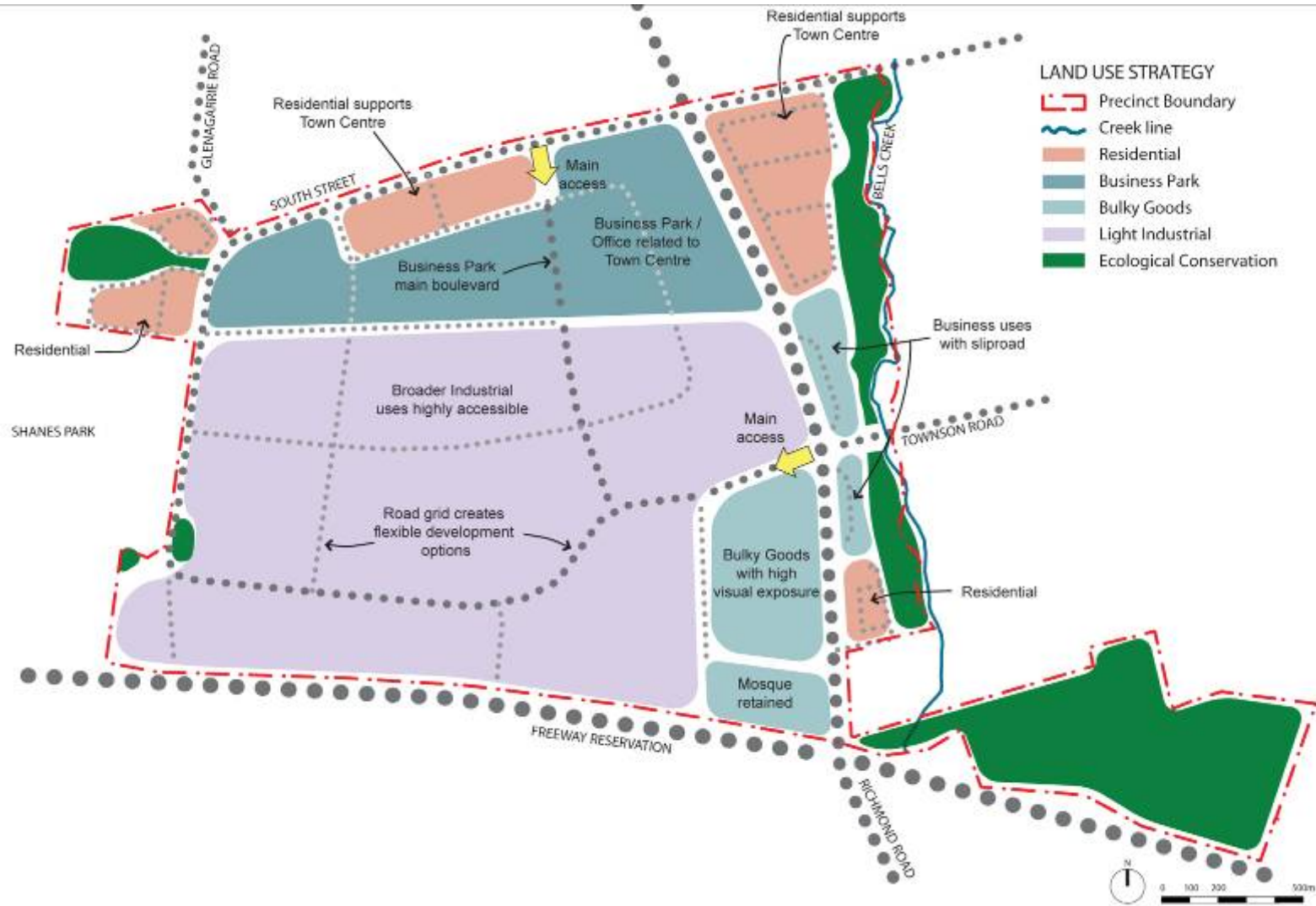
- **Primary road access loop**
- **Minor road grid for lot flexibility**
- **Business areas as a buffer between industrial and residential**
- **Connections to Marsden Park town centre**
- **Increased use of Infrastructure (transmission easement)**
- **Conservation of Bells Creek Corridor**



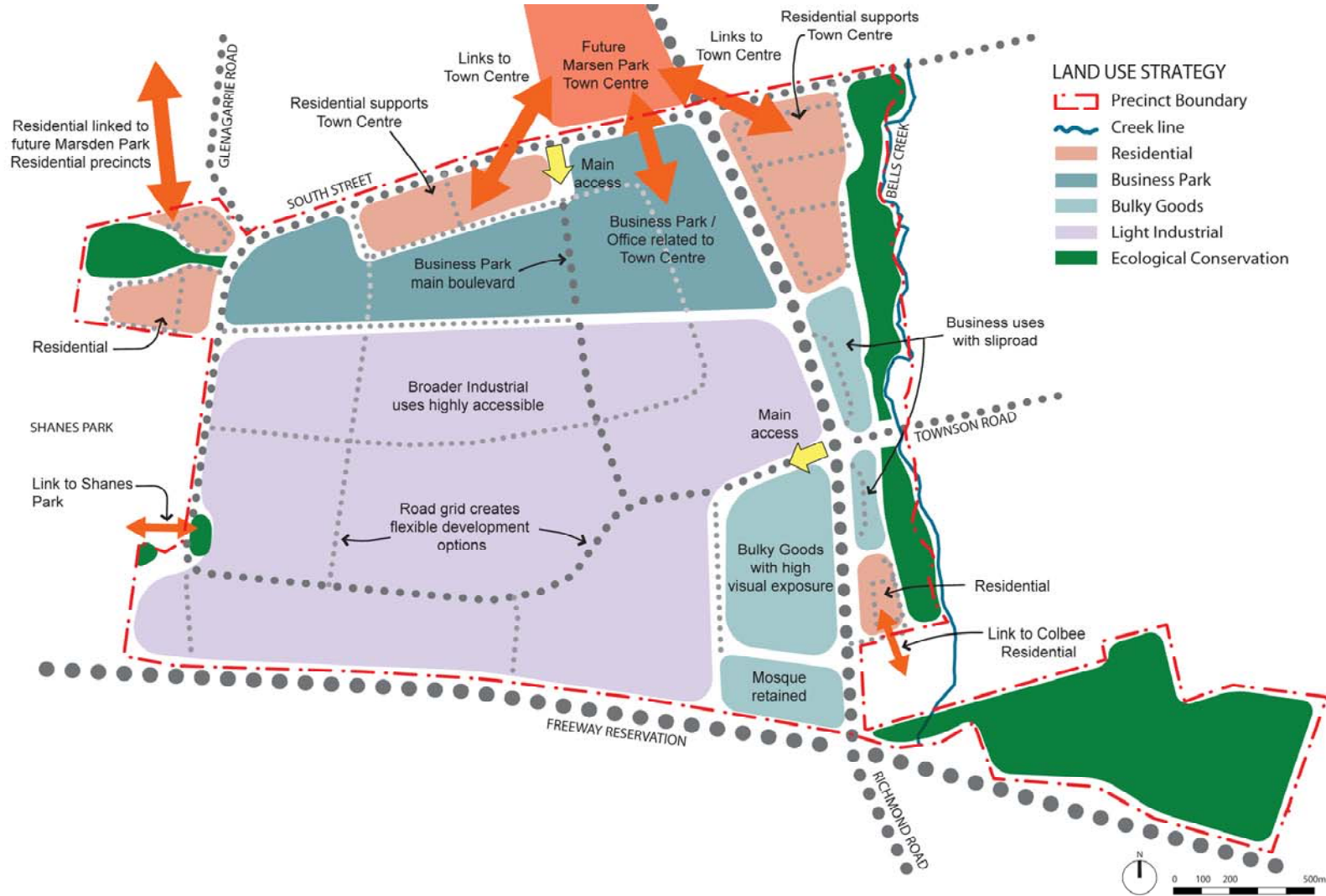
# Urban Structure – Land Uses



# Urban Structure – Road Network



# Urban Structure - Linkages



# Precinct Planning

## Marsden Park Industrial Precinct

Land Use	Approximate Area (ha)	Approximate % of total site
Low Density Residential	15	2.7 %
Medium Density Residential	30	5.4 %
Business Park	65	11.8 %
Business Development	35	6.4 %
Light Industrial	205	37.2 %
Public Open Space	93	16.9 %
Stormwater Drainage	52	9.4 %
Road Reserves	56	10.2 %
<b>Site Total</b>	<b>551</b>	<b>100%</b>

# Plans for 2009

## Marsden Park Industrial Precinct

- **DoP Project Manager available to meet / discuss with land owners**
- **Planning process has been independent of the major land owner – probity processes established at the beginning of the project**
- **DoP and BCC working group oversee planning process**

# Key Outcomes

## Marsden Park Industrial Precinct

- **Major employment hub – more than 10,000 jobs**
- **Linked into new town centre**
- **New residential land**
- **Provides local employment**
- **M7 / Richmond Road provides national link**

# Contact the Growth Centres Infoline

- Visit [www.gcc.nsw.gov.au](http://www.gcc.nsw.gov.au)
- Join up [subscribe@gcc.nsw.gov.au](mailto:subscribe@gcc.nsw.gov.au)
- Call 1300 730 550
- Email [community@planning.nsw.gov.au](mailto:community@planning.nsw.gov.au)
- Please fill in feedback form after session