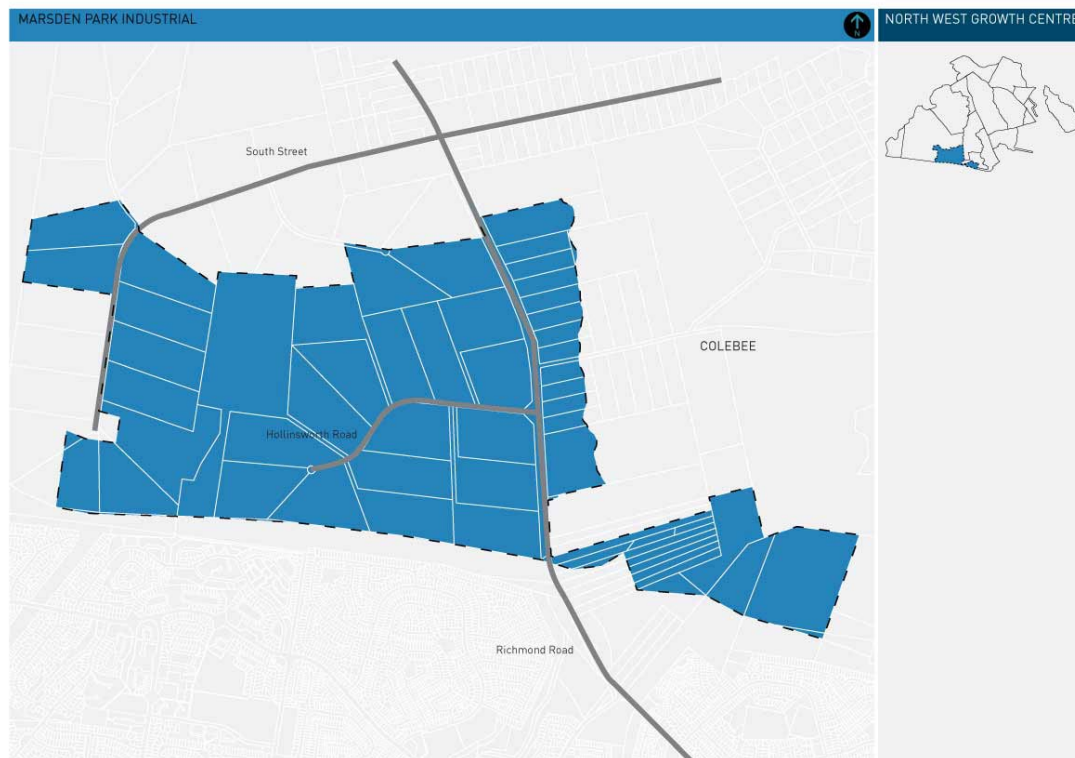


# Marsden Park Industrial

Marsden Park Industrial Landowner Information Session  
15 June 2009



**Marsden Park Industrial Precinct**

## Who is doing the planning for Marsden Park Industrial?

Precinct Planning in Marsden Park Industrial is being managed by the Department of Planning in partnership with Blacktown City Council. The Precinct Planning process remains unchanged since the merger of the former Growth Centres Commission into the Department of Planning.

The release of the Marsden Park Industrial Precinct was accelerated last year after a successful application from the major landowner. It is the first to be released under a NSW Government protocol in which the major landowner pays for infrastructure and planning associated with the Precinct. The Department of Planning and Blacktown City Council oversee the process to ensure the integrity and transparency of the planning work. This process has been guided by input from probity advisors to the Department.



# Marsden Park Industrial

## How can I have input into the Marsden Park Industrial Precinct Planning process?

Draft plans for Marsden Park Industrial Precinct will be placed on exhibition for four weeks, and this will provide the best opportunity for you to have your say on the future of the area.

The plans will be accompanied by a Guide to Exhibition which should assist you in reading through the significant background analysis which accompanies the exhibition material. In addition, the Growth Centres Info Line can be contacted by phone on 1300 730 550 or you can email the Community Box at [community@planning.nsw.gov.au](mailto:community@planning.nsw.gov.au).

## When will the first plans be available?

One of the main features of the exhibition material will be a draft 'Indicative Layout Plan'. This illustrates the possible placement of roads, different housing densities, employment areas, infrastructure, open space, community areas and services. This will be available for comment as part of the exhibition which is anticipated later in 2009.

## Do we see the final recommendations that are made for rezoning?

After exhibition, a submissions report is provided to the Minister for Planning along with final zoning recommendations based on the submissions received. These recommendations are not placed on exhibition again. The rezoning occurs when the Minister's decision is published in the NSW Government Gazette and this is when the submissions report will be available.

## How has the boundary review impacted planning for Marsden Park Industrial Precinct?

The Precinct Boundary Review for Marsden Park Industrial resulted in the formal release of 106 hectares of land from the Marsden Park Precinct which will be planned for alongside the 445 hectare Marsden Park Industrial Precinct. This land is being planned for employment and residential use.

The new boundary follows the defined edges of South Street and Bells Creek, allowing for better planning outcomes.

## What transport infrastructure is being considered for Marsden Park Industrial and when will it be in place?

Richmond Road is being upgraded to four lanes and then six lanes in the long term. A major upgrade of the Townson Road intersection is also approved. Bus services will travel to and from the future employment area and the future Marsden Park Town Centre.



# Marsden Park Industrial

## Will water and sewer be in place in time for the development?

Yes. Sydney Water is responsible for providing potable water, recycled water, wastewater and some stormwater services for the new release precincts in the North West Growth Centre. These services need to be installed and be operational before development in the precincts can occur. The major landowner is required to construct lead-in water and sewerage infrastructure, as part of the agreement to accelerate precinct planning in Marsden Park Industrial.

## What is the Special Infrastructure Contribution?

The Special Infrastructure Contribution (SIC) is a one-off charge when land is subdivided or developed within the North West and South West Growth Centres. It will be used to help pay for regional infrastructure, including major roads, schools and land for social infrastructure.

If you own land and currently have no plans to develop the property yourself then you will *not* have to pay the SIC. If you develop the land yourself, you will be required to pay the SIC. If you sell your land to a developer who intends to subdivide or amalgamate lots, the developer pays the SIC.

## What is the Section 94 contribution and how does it differ from the Special Infrastructure Contribution?

The Section 94 contribution helps Council provide local infrastructure such as parks, playing fields, community centres, local roads and water cycle management. Council works out what infrastructure and services are required for development to support the growing community. The New South Wales Government is responsible for the Special Infrastructure Contribution which will pay for regional infrastructure. Both these charges only apply to developers or landowners subdividing or otherwise developing their property.

## Should I plant next year's crops in my market garden?

The Precinct Planning Process does not affect the current use of your land. Refer to Blacktown City Council on current zones and uses of your land.

## Do I have to sell my property once the land is rezoned?

Once land has been rezoned, it does not have to be developed. Landowners can choose to develop, not develop, or develop only part of their property. Landowners can continue with current uses.

## What if my land is zoned for parks or open space?

Blacktown City Council will eventually acquire all land zoned for local open space or local parks. Timing of acquisition will be determined by the rate of development and is a matter for Blacktown City Council.



# Marsden Park Industrial

If I have trees on my land, can I remove the vegetation without permission if my land is 'Certified'?

No. You will be required to lodge a development application with Blacktown City Council who will assess it.

Will there be a new town centre for the area?

A new town centre is proposed for the neighbouring Marsden Park Precinct, near the northern boundary of Marsden Park Industrial. The centre will include a department store, specialty shops and community facilities.

When will development occur?

After exhibition of the draft planning package, all submissions will be considered. Any necessary modifications will be made and decisions will be made by the Minister that gives effect to the rezoning.

These steps may take between three and six months, depending on the number of submissions received and the nature of issues that arise.

Construction of the first lots could commence in **2010**. Infrastructure works, including road and landforming works, will be the first action on the ground. It could take up to 15 years before employment facilities, homes, community facilities and retail areas are constructed.