



**Planning &
Infrastructure**

Marsden Park Precinct Plan

State Environmental Planning Policy (Sydney Region Growth Centres)

Post-exhibition Planning Report

August 2013

Contents	Page
1 Introduction	4
1.1 Overview.....	4
1.2 Summary of the Precinct Plan.....	4
2 Exhibition Details	9
2.1 Exhibition and Submissions Period	9
2.2 Exhibited Materials	9
2.3 Exhibition Venues.....	9
2.4 Public Notice.....	9
2.5 Notification of Land Owners	9
2.6 Notification of Stakeholders.....	10
2.7 Information Sessions	10
3 Submissions Summary	11
3.1 Number of Submissions	11
3.2 Late Submissions	11
3.3 Issues Raised in Submissions.....	11
3.4 Response to Submissions	12
4 Consideration of Issues.....	15
4.1 Open Space.....	16
4.2 Community facilities.....	19
4.3 Water cycle management.....	21
4.4 Public Transport Corridor and Town Centre design.....	23
4.5 Biodiversity Certification Order and Strategic Assessment.....	25
4.6 European Heritage	26
4.7 Aboriginal Heritage Assessment	30
4.8 Traffic and Transport	31
4.9 Voluntary Planning Agreement and Infrastructure Delivery	35
4.10 Timing of Land Acquisition and Value of Land to be acquired	36
5 Post-Exhibition Amendments to Precinct Planning Package	36
5.1 Indicative Layout Plan	36
5.1.1 Post-Exhibition Landowner Consultation.....	38
5.2 Precinct Plan Amendments	39

5.2.1	Changes to Land Use Table.....	39
5.2.2	SEPP Amendment - Minimum Lot Size.....	39
5.2.3	SEPP Amendment – Zone Boundary Flexibility	39
5.3	SEPP Maps	40
5.3.1	Land Zoning Map.....	40
5.3.2	Lot Size Map.....	41
5.3.3	Native Vegetation Protection Map	41
5.3.4	Land Application Map	41
5.3.5	Residential Density Map.....	41
5.4	Development Control Plan.....	41
6.	Consistency with other Instruments, Acts and Policies.....	43
6.1	Growth Centres Structure Plan.....	43
6.2	Growth Centres Development Code.....	43
6.3	Section 117(2) Directions	46
6.4	Biodiversity Certification for the Sydney Growth Centres.....	46
6.5	Growth Centres Strategic Assessment Program.....	46
	Appendix A: Final Indicative Layout Plan	49
	Appendix B1: Summary of Submissions and Responses	50
	Appendix B2: Marsden Park Precinct Post Exhibition Landowner Briefings Summary	51
	Appendix C: Key stakeholders notified by mail of the public exhibition	57
	Appendix D: Consistency with the Growth Centres Biodiversity Certification.....	61
	Appendix E: Consistency with the Growth Centres Strategic Assessment Program...	62

Tables

Table 1	Summary of planning outcomes for the Marsden Park Precinct.....	6
Table 2	Summary of Submissions.....	11
Table 3	Frequency of issues as raised by stakeholder groups	14
Table 4	Comparison of the exhibited ILP and final ILP	16
Table 5	Open space provision for the Marsden Park Precinct.....	17
Table 6	Community Centre within Northern Village – Delivery Options.....	20
Table 7	Comparison of water management strategy from exhibited to final ILP	22
Table 8	Description of changes made to the ILP since exhibition.....	36
Table 9	Consistency with the Growth Centres Development Code	44

Figures

Figure 1	Final Indicative Layout Plan	7
Figure 2	Exhibited Indicative Layout Plan	8
Figure 3	Summary of issues by category	13

Figure 4 Reconfigured Community Resource and Recreation Hub/Aquatic Facility (dark purple) 19

Figure 5 Community Centre within Northern Village Centre (left) as exhibited (dark purple) 20

Figure 6 Community Centre within Northern Village Centre (left) in final ILP (dark purple) 20

Figure 7 Proposed Floodplain Reclamation 23

Figure 8 Proposed Public Transport Corridor..... 24

Figure 9 Curtilage of *Clydesdale – House, Barn, Cottage and Farm Landscape* (Source: State Heritage Register) 27

Figure 10 St Andrew’s Presbyterian Church surrounding area building height control plan..... 28

Figure 11 Solar impact assessment - 9am Winter Solstice..... 29

Figure 12 Solar impact assessment - 12pm Winter Solstice..... 29

Figure 13 Solar impact assessment - 3pm Winter Solstice..... 29

Figure 14 Extent of overshadowing at 9am on 21 June 30

Figure 15 Precinct Street Hierarchy 31

Figure 16 Percentage of Precinct traffic 34

1 Introduction

1.1 Overview

In July 2011, the Premier announced the release of the Marsden Park Precinct (**Precinct**). In August of the same year, the Precinct was formally released.

The Precinct was released under the Precinct Acceleration Protocol (**PAP**). The PAP process allows landholders to accelerate release of a precinct within the Growth Centres ahead of Government's release program, provided that the proponent ensures there is no additional cost to Government. Winten Property Group (**Winten**) and Stockland Development (**Stockland**) are the Precinct Proponents and are responsible for the funding and delivery of services infrastructure required to meet the needs of the future development of the Precinct.

The draft Precinct Planning package, exhibited between November and December 2012, was a key step towards the introduction of new planning controls to enable urban development in the Precinct, which is within the North West Growth Centre. If approved by the Minister and the Governor, the Precinct Planning package documents will result in rezoning of the land under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP)*.

When finalised, the new planning controls will:

- permit development for a range of urban purposes, including housing, shops, offices, services, open space and infrastructure in the Precinct;
- establish controls to meet residential density targets and ensure appropriate standards for subdivision and urban development;
- identify infrastructure that is required to support development and establish a plan for infrastructure delivery; and
- establish controls to protect significant vegetation within the Precinct.

The public exhibition period was intended to enable land owners and other interested people to view, understand and provide comment on the draft planning controls. Following public exhibition, the Department of Planning & Infrastructure (**Department**), in collaboration with Blacktown City Council (**Council**), undertook an extensive review to address issues raised in submissions and finalise the documents. Additional technical work was undertaken to inform the resolution of specific issues.

This report documents the public consultation process, summarises the issues raised in submissions and during further discussion with state agencies and other stakeholders, and reports on how those issues have been addressed to finalise the precinct plan.

1.2 Summary of the Precinct Plan

The Precinct Planning package consists of a number of documents and plans:

- amendments to the Growth Centres SEPP to insert the Blacktown Growth Centres Precinct Plan – Appendix 12 which when published will initially apply to Marsden Park (referred to in this document as the **Precinct Plan**);
- amendments to the various maps attached to the Growth Centres SEPP, to include controls applicable to land within the Precinct;
- an Indicative Layout Plan (**ILP**) to display the possible location of roads, housing densities, infrastructure, open space, community facilities and services;
- a Development Control Plan (**DCP**) that sets out standards or requirements for particular types of development within the Precinct;

- The Blacktown City Council Growth Centres Development Control Plan (**Blacktown Growth Centres DCP**) which provides more detailed design controls for development in the Precinct, and the Marsden Park Precinct Schedule;
- an Infrastructure Delivery Plan and executed Voluntary Planning Agreements; and
- updates to technical studies to inform the Precinct Plan. In some cases the reports prepared for exhibition have been amended and re-issued; for other studies addendums documenting investigations undertaken since exhibition have been prepared.

Council has not yet prepared a draft Section 94 Contributions Plan to establish funding mechanisms for local infrastructure required to service development in the Precinct. Estimates of local infrastructure costs undertaken by the Department are approximately \$29,000 per dwelling and provide for roads, drainage and open space. DP&I understands that the timing for Blacktown City Council's (**Council**) Section 94 Plan is for a target draft during the 3rd quarter of 2013 and final plan during the 1st quarter of 2014. In the interim, local contributions for early development applications are expected to be secured through a local planning agreement to be negotiated between the developer and Council.

The final and exhibited ILPs are shown at **Figure 1** and **Figure 2**, respectively.

Table 1 summarises the main planning outcomes that the final Precinct Plan will deliver. **Section 4** includes a comparison with the exhibited ILP and further explanation of the reasons for changes that have been made since exhibition of the draft Precinct Plan.

Table 1 Summary of planning outcomes for the Marsden Park Precinct

Land Use	Area (ha)	Minimum dwelling yield	Expected population
Low density residential (11 dw/ha)	19.8	218	675
Low density residential (15 dw/ha)	462.0	6,930	21,484
Medium density residential (25 dw/ha)	88.9	2,223	6,001
High density residential (35 dw/ha)	26.3	919	2,023
RU6 Transition	107	10	31
Environmental Management	116.5	8	24
Total Residential	820.6	10,308	30,238
Total Mixed Use^a	5.3		
K-12 School	8.0	1	
Primary schools	5.9	2	
Total School	13.9	3	
Town Centre ^b	12.9	1	
Village Centre	3.3	2	
Total Retail Centre	16.2	3	
Local active open space ^c	64.3		
Local passive open space	44.4		
Total Local Open Space	108.7		
Aquatic / Leisure Centre	3.0	1	
Community Centres	1.0	2	
Total Community Facilities	4.0	3	
Environmental Conservation	101.8		
Water Management	75.2		
SP2 Council Roads	12.3		
Private Open Space	10.5		
Substation	1.2		
Conservation (Shanes Park)	598.8		
Richmond Road and South Street reservation	30.0		
Total others	829.7		
Marsden Park Precinct Area	1,801.9		

^a Dwelling yield, average dwelling density and population outcomes include an assumed dwelling density of 20 dwellings per hectare within the Mixed Use areas.

^b Comprised of 25,000 square metres of retail and 15,000 square metres of commercial space

^c Includes 48 hectares of active open space on the Grange Avenue landfill site and indicates 100% of 'Local Park' and 'Sporting Field' areas as shown on the ILP

Figure 1 Final Indicative Layout Plan

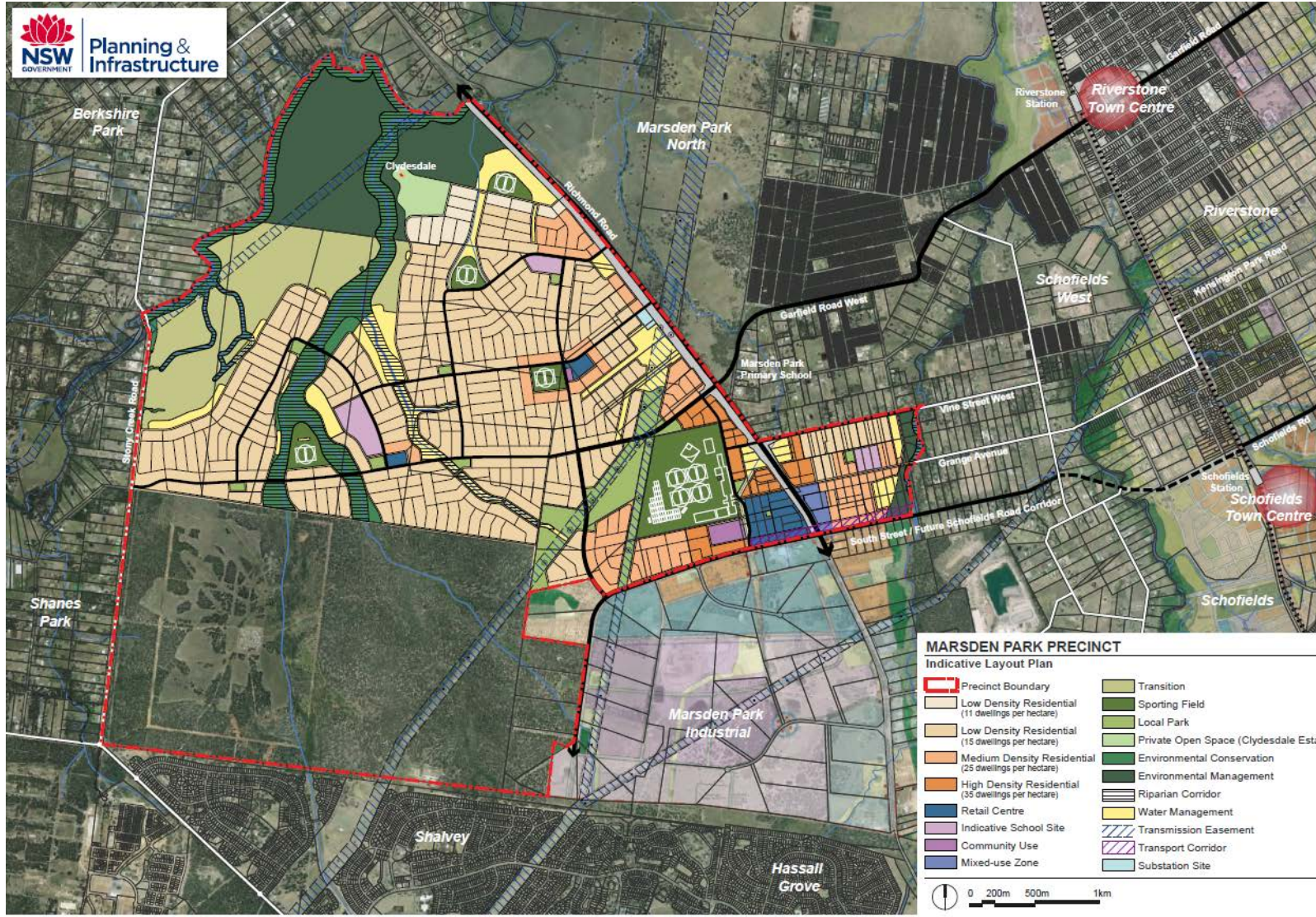
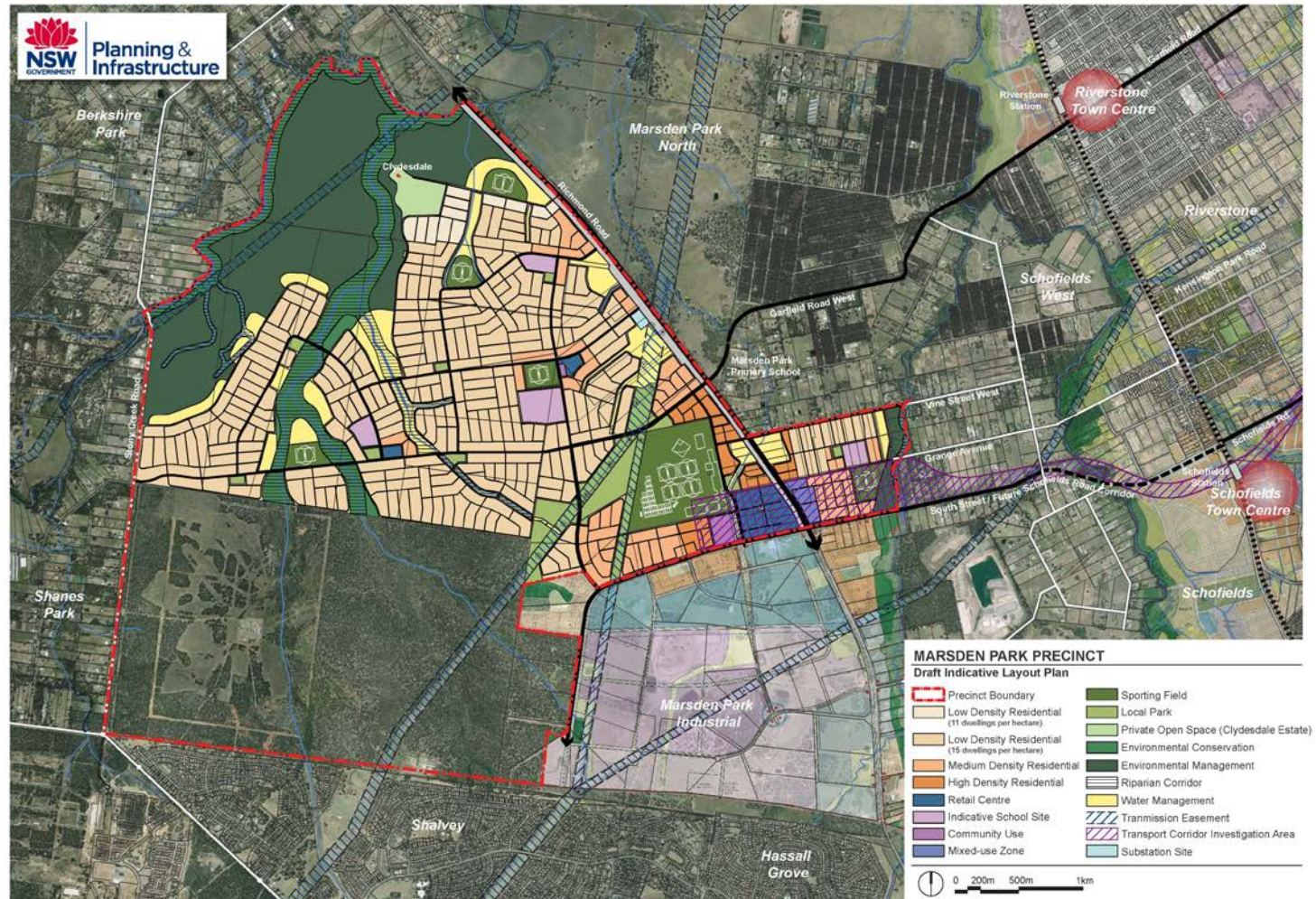


Figure 2 Exhibited Indicative Layout Plan



2 Exhibition Details

2.1 Exhibition and Submissions Period

The draft Precinct Planning Package was publicly exhibited from 21 November to 21 December, 2012. The Department accepted a number of late submissions on request. All submissions received by the Department are included in the submissions report at **Appendix B1**.

2.2 Exhibited Materials

The following documentation was publicly exhibited as part of the draft Precinct Planning Package:

- Precinct Planning Report;
- draft ILP;
- Explanation of the Intended Effect (**EIE**) of the proposed amendment to the Growth Centres SEPP (a “plain English” version of the draft Precinct Plan);
- draft Growth Centres SEPP maps;
- draft **DCP**;
- supporting technical studies;
- Infrastructure Servicing Strategy and Implementation Plan;
- two draft Voluntary Planning Agreements (**VPAs**) to identify how key infrastructure will be delivered; and
- Biodiversity Consistency Assessment Report and Strategic Assessment Report.

A Guide to Exhibition and a brochure highlighting possible scenarios for the proposed public transport corridor were also available.

2.3 Exhibition Venues

The draft Precinct Planning Package was available to the public at the following locations:

- Department of Planning & Infrastructure, Level 5, 10 Valentine Avenue, Parramatta
- Department of Planning & Infrastructure, 23-33 Bridge St, Sydney
- Blacktown City Council Library, 62 Flushcombe Road, Blacktown
- Max Webber Library, Corner Flushcombe Road & Alpha Street, Blacktown
- Department of Planning and Infrastructure web site via link to (www.growthcentres.nsw.gov.au).

2.4 Public Notice

Notices were placed in the following newspapers advising details of the public exhibition:

- Blacktown Sun – 20 November, 2012
- Rouse Hill Times – 21 November, 2012
- Blacktown Advocate – 21 November, 2012

2.5 Notification of Land Owners

The Department wrote to all land owners in the Precinct (as recorded on Council’s rates database) at the start of the exhibition period. The letter provided details of the exhibition period, the times and

dates of the community drop-in sessions, contact details for the Department, and a copy of the Guide to Exhibition and invited submissions on the draft Precinct Plan.

2.6 Notification of Stakeholders

The Department advised stakeholders of the exhibition, including the local councils, state agencies, and environmental and development industry interest groups, as listed at Appendix C: Key stakeholders notified by mail of the public exhibition, and invited submissions from these stakeholders.

2.7 Information Sessions

The Department held three community drop-in sessions at the Nirimba Education Precinct, Eastern Road, Quakers Hill during the exhibition period. The sessions were held on:

- Saturday 24 November, 2012 10:00am – 2:00pm
- Wednesday 28 November, 2012 4:30pm – 7:30pm
- Tuesday 4 December, 2012 4:30pm – 7:30pm

The sessions were an opportunity for members of the public to meet with the project team and discuss the draft Precinct Plan. Other government agencies responsible for key infrastructure projects in the Precinct were represented at the sessions, including Transport for NSW, Roads and Maritime Services (**RMS**), and Sydney Water. Council was invited to, but did not attend the sessions.

The sessions were well attended by the community, with approximately 50 landholdings within the Precinct represented, just over half of the total number of landowners. At the sessions Departmental staff offered information and advice to land owners including assistance interpreting technical information, and addressing concerns regarding the proposed public transport corridor.

3 Submissions Summary

3.1 Number of Submissions

A total of 67 submissions were received by mail, fax, email or hand delivered. All submissions received are listed and summarised at **Appendix B1** along with the Department's response. A summary of submissions grouped into major stakeholder groups is provided at **Table 2**.

Table 2 Summary of Submissions

Submission author	Number of submissions
Commonwealth Government Agencies	1
State Members of Parliament	2
State Government Agencies	6
Local Government	2
Land owners and groups (within Precinct)	22
Landowners (external) and community/interest groups	26
Services & Utilities	1
Industry Groups	3
Environmental Groups	4
TOTAL	67

3.2 Late Submissions

While the formal closing date for submissions was 21st December 2012, submissions received beyond that date were able to be considered on request and are included in the submissions report at **Appendix B1**.

3.3 Issues Raised in Submissions

All submissions received were read by Departmental staff and issues raised were categorised according to a category list defined prior to the start of the exhibition period. The type of issues raised along with a graphical representation of the frequency of these issues as raised in submissions is shown in **Figure 3**, while the frequency of issues raised by stakeholder groups is provided in **Table 3**. More detailed responses to key issues and those that were frequently raised are provided in **Section 4** of this report.

Prominent issues that have arisen out of submissions include:

- the proposed zoning of land, particularly for public purposes such as drainage or public recreation;
- the design of drainage and flooding infrastructure;
- public recreation land allocation, including the proposed use of the former Grange Avenue landfill site for active recreation;
- traffic and transport, particularly on the local and surrounding road network;

- proposed public transport corridor;
- timing of development; and
- the conservation of flora and fauna habitat within the ASA site.

3.4 Response to Submissions

Authors of all submissions were sent an acknowledgement letter. Following gazettal of the Precinct Plan, further correspondence will be sent to all land owners and those who made submissions to advise of the Minister's decision.

It is not practical for the Department to provide individual responses to each submission within the Precinct Planning timeframe. The issues raised in each submission have been categorised and in cases where the same (or similar) issue is raised by more than one submission, these have been grouped together. **Section 4** of this report details how significant and prominent issues have been responded to.

Figure 3 Summary of issues by category

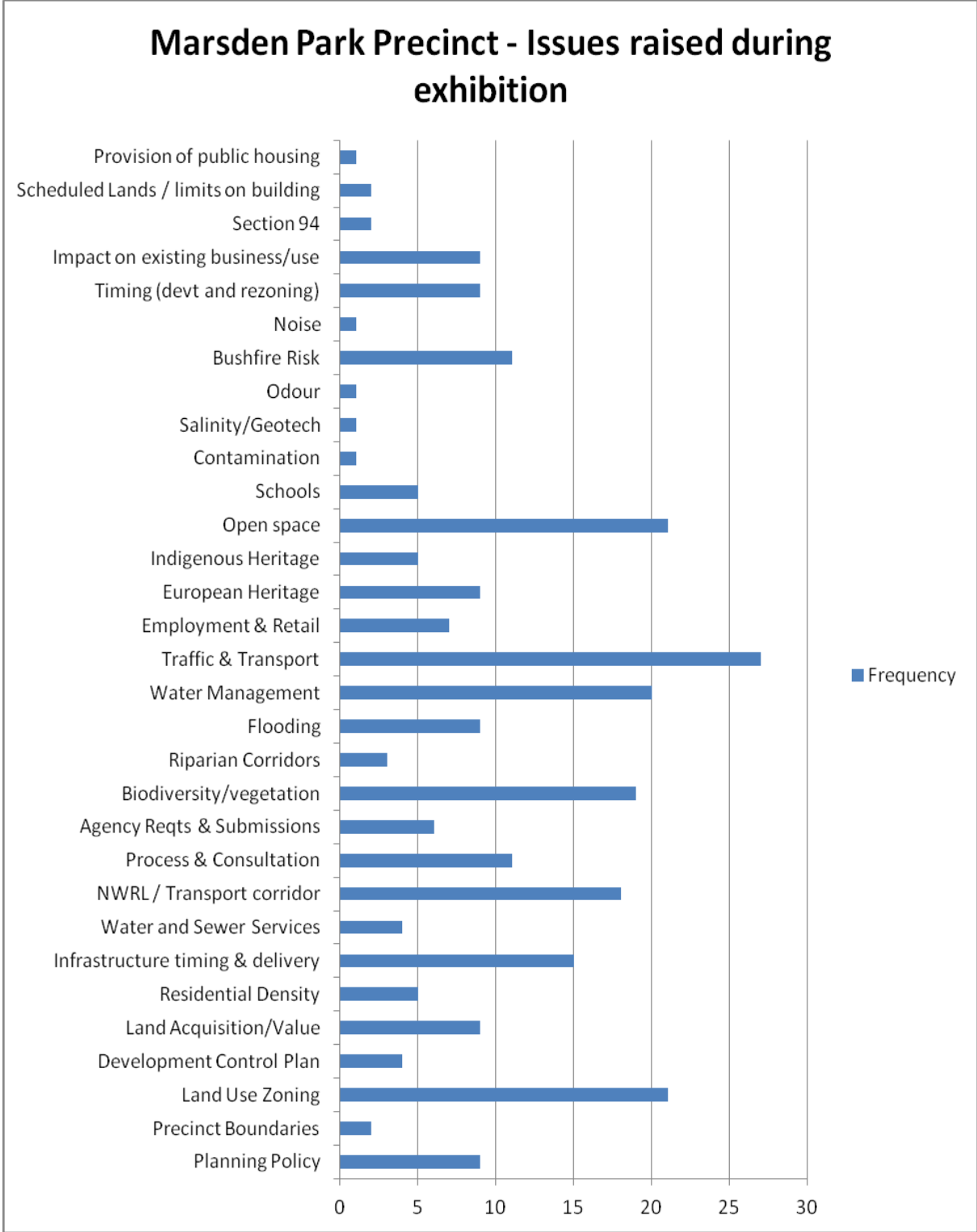


Table 3 Frequency of issues as raised by stakeholder groups

Discussion topic	Frequency of issues as raised by stakeholder groups								
	Commonwealth	Members of Parliament	State Agencies	Local Government	Landowners & groups (within Precinct)	Landowners (external) & community / interest groups	Services & Utilities	Industry Groups	Environmental Groups
Technical									
Noise					1				
Bushfire Risk			1		2	6			2
Odour				1					
Salinity/Geotechnical					1				
Contamination				1					
Schools				1	1	3			
Open Space	1			1	6	10			3
Indigenous Heritage			2	1		2			
European Heritage			1	1	6	1			
Employment & Retail					2	4		1	
Traffic & Transport		1	3	2	3	16		1	1
Water Management	2		2	2	13	1			
Flooding			1	1	5	2			
Riparian Corridors					2	1			
Biodiversity / Vegetation	1		1		3	10			4
Agency requirements									
Agency requirements & submissions			1	1	1	1	1		1
Infrastructure									
Water and sewer services					1	2	1		
Infrastructure timing & delivery	1	1			2	10	1		
Costs									
Section 94					2				
Land Acquisition / Value	2			1	5		1		
Planning outcomes									
Land Use Zoning	3		2	1	13	1		1	
Residential Density	1				4				
Development Control Plan			1	1	2				
Policy & Process									
Planning Policy		1	1	2	3	2			
Process & Consultation					2	8			1
Precinct boundaries					2				
Implementation									
Timing (development & rezoning)	1	1			4	3			
Other									
Provision of public housing					1				
Scheduled lands / limits on building				1		1			
Impact on existing business / use	2		1		4	2			

4 Consideration of Issues

This section discusses the issues raised in submissions, and also those raised in ongoing discussions with state agencies and key stakeholder groups. The Department's responses to these issues have been formed by balancing a range of competing views in the context of state planning policies and guidelines, and informed where necessary by additional specialist advice.

Changes have been made to the Precinct Planning Package since exhibition, and these changes are summarised in **Section 5**.

It is important to note that because of the number of submissions received and the complexity of issues dealt with in Precinct Planning, in many cases it was not possible to respond individually to issues in submissions within this section. Prominent issues raised have been considered in detail in this section, while **Appendix B1** provides responses to all individual submissions. Reference should be made to the final Indicative Layout Plan at **Figure 1** and associated documentation for specific information on how the changes to the plans since exhibition will affect individual properties.

The design philosophy of the ILP is to enhance and build on the existing social, environmental, landscape and cultural values of the Precinct. The current street and subdivision pattern, established village areas and community facilities, the existing rural character and landownership patterns have all informed urban design outcomes.

The key spatial issues raised in submissions related to the extent of low and medium density residential zones; the location and size of open space areas and drainage basins; the location of school sites; the size and location of the town centre and northern village centre; Aboriginal and European heritage; and the proposed public transport corridor. Key non-spatial issues raised included the timing of acquisition of land for the proposed public transport corridor and local infrastructure; impacts of the Precinct's development on the surrounding road network; the timing of development; and the protection of flora and fauna habitat within the ASA site.

It is important to note that the exhibited Precinct Plan proposed amendments to permitted uses within the Growth Centres SEPP, being the Environment Conservation and Public Recreation–Regional zones. These zones apply to land within the ASA, which is located across the southern portion of the Precinct. A separate report has been prepared to consider issues raised in submissions and will be separately submitted to the Minister for Planning and Infrastructure for decision.

Having considered the merits and potential impacts of changes to the Precinct Plan, and where considered appropriate and justified, amendments to the Precinct Plan were made.

The final ILP (at **Figure 1**) maintains the general structure and arrangement of land uses and infrastructure as the exhibited draft. However, within the context of the overall ILP structure, changes have been made to some key elements of the ILP, and these are described in this section and in **Section 5**.

Table 4 summarises key elements of the final ILP, and compares these to the draft ILP, to provide an overview of the impact of the changes made since exhibition.

Table 4 Comparison of the exhibited ILP and final ILP

Land Use	Exhibited ILP (Quantity)	Final ILP (Quantity)
Low density residential (11 dw/ha)	19.6ha / 216 dw	19.8ha / 218 dw
Low density residential (15 dw/ha)	466.4ha / 6,996 dw	462ha / 6,930 dw
Medium density residential (25 dw/ha)	78.8ha / 1,970 dw	88.9ha / 2,223 dw
High density residential (35 dw/ha)	24.5ha / 858 dw	26.3ha / 919 dw
RU6 Transition	-	107ha / 10 dw
Environmental Management	221.5ha / 11 dw	116.5ha / 8 dw
Total Residential	810.8ha / 10,051 dw	820.6ha / 10,308 dw
Total Mixed Use^a	5.3ha	5.3
K-12 School	8.0ha (1)	8.0 (1)
Primary schools	9.0ha (3)	5.9 (2)
Total School	17.0ha (4)	13.9 (3)
Town Centre ^b	12.8 (1)	12.9 (1)
Village Centre	3.2ha (2)	3.3 (2)
Total Retail Centre	16.0ha (3)	16.2 (3)
Local active open space ^c	69ha	64.3
Local passive open space	44.8ha	44.4
Total Local Open Space	113.8ha	108.7
Aquatic / Leisure Centre	3.0ha (1)	3.0 (1)
Community Centres	1.1ha (2)	1.0 (2)
Total Community Facilities	4.1ha (3)	4.0 (3)
Environmental Conservation	98.7ha	101.8
Water Management	84.5ha	75.2
SP2 Council Roads	13.7ha	12.3
Private Open Space	10.5ha	10.5
Substation	1.0ha	1.2
Conservation (Shanes Park)	598.8ha	598.8
Richmond Road and South Street reservation	27.7ha	30.0
Total others	834.9ha	829.7
Marsden Park Precinct Area	1,801.9ha	1,801.9

^a Dwelling yield, average dwelling density and population outcomes include an assumed dwelling density of 20 dwellings per hectare within the Mixed Use areas.

^b Comprised of 25,000 square metres of retail and 15,000 square metres of commercial space

^c Includes 48 hectares of active open space on the Grange Avenue landfill site and indicates 100% of 'Local Park' and 'Sporting Field' areas as shown on the ILP

4.1 Open Space

Open Space Provision

The location and quantity of parks and sports fields have generally remained the same from the exhibited ILP to the final ILP, as shown at **Figure 1** and **Figure 2**.

The precinct will deliver 108.7 ha of active and passive open space as shown in **Table 5**, exceeding the quota of 90 ha of open space required to meet the needs of the future population.

Although the final ILP highlights the potential use of the former Grange Avenue Land Fill site for active open space purposes, it would be reasonable for Council to consider a combination of active and passive uses on the site subject to further site suitability investigations being undertaken by Council. For the purposes of precinct planning, the Department's assessment has assumed a best-case position and allocated the entire landfill site for active open space purposes. This is the main contributor to the total area of open space being more than the benchmark.

The total open space quota makes allowance for the provision of an aquatic facility west of the town centre. The aquatic facility location has been reoriented enabling R3 Medium Density Residential zoned land to front South Street. This residential land will benefit from proximity to the Town Centre and the transport corridor, while the aquatic centre will meet the local and regional population needs (including employment areas within Marsden Park Industrial) and provide an opportunity for increased links between the Town Centre and open space facilities at the former landfill site. Although the landowner of the aquatic facility requested it be removed from his land he is supportive of the reorientation approach.

Two of the proposed double playing field sites are below the current 1:100 flood level (one only partly below). Council has indicated a preference for all playing fields to be above the 1:100 flood level. Both playing field sites are however in areas of proposed fill and are located on large landholdings. There is opportunity at the development stage for the playing fields to be delivered at a level above the 1:100 flood event.

Table 5 Open space provision for the Marsden Park Precinct

	Passive (ha)	Active (ha)	Total (ha)
MacroPlan's recommendation	40.83	49.32	90.17
Final ILP	44.4	64.3	108.7

Note. 10.53ha of land within transmission line easements and 20.82ha of the landfill site is considered constrained by Council. The Department considers these areas will ultimately provide informal open spaces to complement formal facilities.

Landfill Site

Both the exhibited and final ILPs have supported use of the Grange Avenue Land Fill site for active open space purposes. Of the 64.3 hectares of active open space to be provided within the Precinct, 48 hectares are located within the landfill site which will be subject to remediation to make the site usable. It is worth noting that Council considers 20 hectares of the site to be constrained, particularly the batters of the site.

The landfill site is 48 hectares in area and was generally used as a landfill for domestic and commercial waste between 1975 and 1993. From then until its closure in 2001, only solid municipal waste was received. It is owned by Council and managed by the Waste Asset Management Corporation (**WAMC**). A commercial landfill gas extraction system within the landfill site is currently in operation and is expected to continue until 2021, beyond which gas flaring will continue to deal with emissions from the site.

A number of studies have informed the decision to support use of the site for open space purposes, as follows:

- A Land Capability, Salinity and Contamination Assessment, undertaken by Geotechnique, advised that a capping layer has been placed on the site which has been compacted to satisfy regulatory requirements (p30); continuous monitoring of groundwater and surface water is being undertaken; and re-grading of low-lying areas would minimise water ponding and water penetration into the landfill. The assessment recommended that further investigations be undertaken to determine possible migration of contamination around the perimeter of the site; that detailed contamination assessment of areas of concern be undertaken; and that soil sampling and groundwater testing be undertaken. The contamination assessment identified elevated metals, Polycyclic Aromatic Hydrocarbons (PAH) and/or Total Petroleum Hydrocarbons TPH (C10-C40) concentrations in a number of locations, as well as asbestos-cement pieces in two test pits and a small soil stockpile, which warrant detailed sampling and

testing, and development of a remedial action plan followed by appropriate validation. The Geotechnique report is available on the Department's website.

- Coffey Environments Australia (Coffey) was commissioned by the Department to undertake a Supplementary Contamination and Geotechnical Assessment on the Grange Avenue Landfill Site. The assessment was required to:
 - identify contamination impacts on soil and groundwater;
 - identify impacts from landfill gas emissions on proposed land uses for the site and adjoining areas;
 - and recommend possible remediation measures to make the site suitable for future land uses.

Coffey concluded that the landfill site could potentially be made suitable for the proposed sports and recreation land use, provided that appropriate engineering design and management measures are implemented. A number of remedial and management measures could be implemented as a precautionary measure for future sports and recreational land use. Coffey also recommended that once the land use and facilities are confirmed, a Remediation Action Plan be prepared considering proposed site specific features.

Coffey also recommended that once building locations and structural loads are known, additional geotechnical investigations or design advice will be required. The Coffey report is available on the Department's website.

- Precinct Proponent Stockland engaged GHD to undertake a high level review of rehabilitation works required for the landfill site and an associated cost estimate of those rehabilitation works. The report concluded that the end-use, be it for active or passive open space, would determine the extent of rehabilitation works required to make the site suitable for that use, at a cost range of \$33.1m to \$68.6m for active open space to \$29.4m to \$59.5m for passive open space, in addition to ongoing maintenance costs. It is important to note that while the Department or Council have not endorsed the GHD report the recommendations are being considered by Council as part of ongoing investigations.

In considering the suitability of the landfill site for active open space uses, Council has been primarily concerned with ensuring that the site is suitable for human health, and that remediation of the site will be affordable. Council has determined that it would independently assess use of the site for active open space, and the actions and associated costs that would be required to achieve this. The Department understands that this body of work is ongoing.

The Department support's Council's ongoing investigation to determine the suitability of the site for open space, and the type of open space, be it active or passive or a combination of the two. Based on the results of the numerous studies undertaken, the Department considers that the site has potential for use as open space and can be rezoned accordingly, while the type would be subject to the outcome of Council's review. The Department acknowledges that there is sufficient active open space outside of the landfill site within the Precinct to meet medium term demand (12-15 years supply). The proposed RE1 Public Recreation zone for the Land Fill site is consistent with the draft Blacktown Local Environmental Plan 2013 (**draft BLEP 2013**) which also proposes to rezone the landfill site RE1 Public Recreation. The draft BLEP 2013 was exhibited from 23 January 2013 to 19 April 2013, and is yet to be gazetted.

In addition to Council's ongoing investigations of the former Grange Avenue Landfill site within the Precinct it is important to note that all subdivision applications, including subdivision applications for development of land adjoining the former Grange Avenue landfill site, will be required to undertake a site contamination assessment in accordance with Section 2.3.6 - Site Contamination of the BCC Growth Centre DCP 2010.

Playing Fields East of Richmond Road

In response to a number of submissions the Department reviewed the proposed allocation of a double playing field east of Richmond Road (proposed to be accessed via Grange Ave). The exhibited ILP proposed that the double playing field be co-located with an essential water management drainage basin (see also **Section 4.3**). Submissions requested that the Department reconsider allocation of the playing field in this location due to the proximity of two former landfill sites to the proposed urban development east of Richmond Road, the larger former Grange Avenue Landfill site within the Precinct and the former landfill site further to the east on Grange Ave within the Schofield West Precinct, both of which are proposed to be zoned RE1 Public Recreation under the draft BLEP 2013.

The Department agrees that there is opportunity for both former landfill sites to be used to meet the active open space needs of the future residents east of Richmond Road. The removal of the proposed double playing field does not impact on the ability of the Precinct to meet the overall open space needs of the future population as shown in **Table 5**.

A water management drainage basin is still required in this general location, adjacent to Bells Creek. Removal of the proposed double playing field has allowed the basin design to be reconsidered and reduced in area (see **Section 4.3**).

The final ILP maintains the passive open space located north of Grange Avenue and east of Richmond Road.

Walking trails within Air Services Site

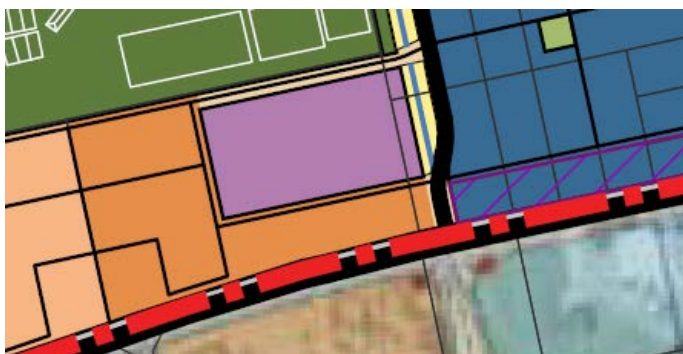
A number of submissions raised concerns with a map contained within the exhibited Traffic and Transport Assessment that showed a network of bike and walking trails throughout the Air Services Australia (ASA) site. The Precinct Plan does not propose any such trails within this part of the Precinct and the map was included in error and has been removed from the final Traffic and Transport Assessment.

4.2 Community facilities

The Precinct Plan includes provision for two Community Resource and Recreation Hubs (**CRRH**), The location of the two CRRHs is based on the intent to integrate them into centres to encourage community interaction, with proximity to public transport corridors and shared cycling routes to support their accessibility and usage.

One of the CRRHs, has a site area of 4,000m², will be co-located with an aquatic facility and will accommodate a youth centre, performing arts/cultural centre, a district level community centre and a library. In response to an exhibition submission received from the landowner of the proposed aquatic facility site and discussions with the landowner and Council, reconfiguration of the site is now proposed to allow for a section of medium density residential development fronting South Street, as shown in **Figure 4**. The area of land allocated for the site remains unchanged.

Figure 4 Reconfigured Community Resource and Recreation Hub/Aquatic Facility (dark purple)

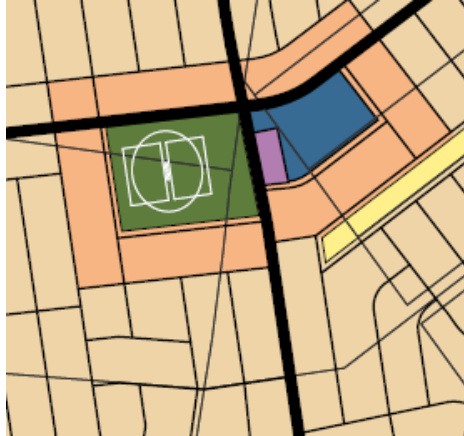


A smaller CRRH with a site area of 3,500m² is co-located with the Northern Village Centre, and will provide for a local community facility and possibly a youth centre.

This is consistent with the exhibited Precinct Plan which identified a 3,500m² CRRH co-located with the Northern Village Centre. It was proposed at exhibition to zone the CRRH land RE1 Public Recreation as shown in **Figures 5 and 6** and Council was identified as the acquisition authority.

Figure 5 Community Centre within Northern Village Centre (left) as exhibited (dark purple)

Figure 6 Community Centre within Northern Village Centre (left) in final ILP (dark purple)



Following exhibition, the Department investigated alternate options for the location of the Northern Village CRRH and means of enabling its delivery within the development cluster. In its submission, Stockland requested that the Community Centre not be zoned or identified for acquisition within the Village Centre, rather that it be a permitted use with flexibility provided to incorporate community uses with retail and commercial uses.

The Department held discussions with Council to consider a range of zoning and acquisition options as shown in **Table 6**. The merits of the different options considered are as follows:

Table 6 Community Centre within Northern Village – Delivery Options

Option	RE1 Zone	Identified for acquisition:	Comments
1. Locate west of northern village in RE1 zone as exhibited	✓	✓	Flexibility for developer. Does not impact on village centre design. Certainty for Council.
2. RE1 as exhibited	✓	✓	Inflexible at detailed design stage. Provides certainty for Council.
3. Locate south of northern village	✓	✓	Flexibility for developer. Does not impact on village centre design. Certainty for Council.
4. Permit in B2 Local Centre	x	x	Flexibility for developer. Opportunity for integrated commercial, retail and community design. Uncertainty for Council.
5. Permit in B2 Local Centre and identify for acquisition	x	✓	Flexibility for delivery of the facility by a developer. Fallback position for Council to ensure delivery of facility.

Following discussion, it was agreed that Option 5 would achieve the desired outcome of acquisition by Council but flexibility in the location of the facility. It was agreed that this option would enable Council to negotiate the delivery of the CRRH within the Village Centre, and provide the landowner with flexibility to incorporate community uses into a retail and commercial design. In the event negotiations did not result in a mutually agreeable outcome, Council could rely on the Land Reservation Acquisition map to secure the delivery of the facility. It is noted that a similar approach was undertaken for the Austral and Leppington North Precincts in the South West Growth Centre.

4.3 Water cycle management

4.3.1 Drainage basins, channels and creek corridors

J Wyndham Prince was engaged to provide specialist advice on water cycle management and flooding following exhibition, in response to issues raised in submissions from public and private stakeholders. The key issues considered were:

- the feasibility of the reduced basin strategy;
- hydrological modelling to better reflect the likely development potential of the Precinct;
- water quality modelling;
- revised preliminary concept designs of major drainage structures; and
- the evacuation strategy for the Precinct.

It is important to note that both Penrith City Council and Blacktown City Council requested that the draft South Creek Flood Study inform post-exhibition water cycle management and flooding post-exhibition assessment. Discussions were held with both Councils, both of which encouraged the use of the data in further modelling, however, requests for the data were not satisfied within the timeframe of precinct planning. At the time of post-exhibition assessment, the draft South Creek Flood Study was ongoing. There may be opportunity for future planning considerations within the precinct and broader North West Growth Centre to be informed by the final South Creek Flood Study when complete.

The post-exhibition assessment concluded that:

- the number of detention basins required across the Precinct could be reduced from 15 to 11. Details of changes to Water Management Structures are provided in **Table 7**;
- the associated cost saving with the revised basins was \$9 million in total, equating to a potential saving of approximately \$870 per dwelling for local infrastructure contributions. The total estimated Section 94 contribution per dwelling toward drainage infrastructure is approximately \$8,100;
- flood modelling confirmed that post development 100 year ARI flows are controlled and contained within the proposed detention basins of the Precinct;
- the implementation of a degree of floodplain reclamation within the Precinct, as shown in **Figure 7** will result in a minor floodplain storage loss of approximately 208,000m³, equivalent to 0.04% of the Hawkesbury/Nepean floodplain. This is an improvement on the exhibition (previously 325,000 m³ storage loss), J Wyndham Prince assessed this to have minimal impacts on regional flood levels.

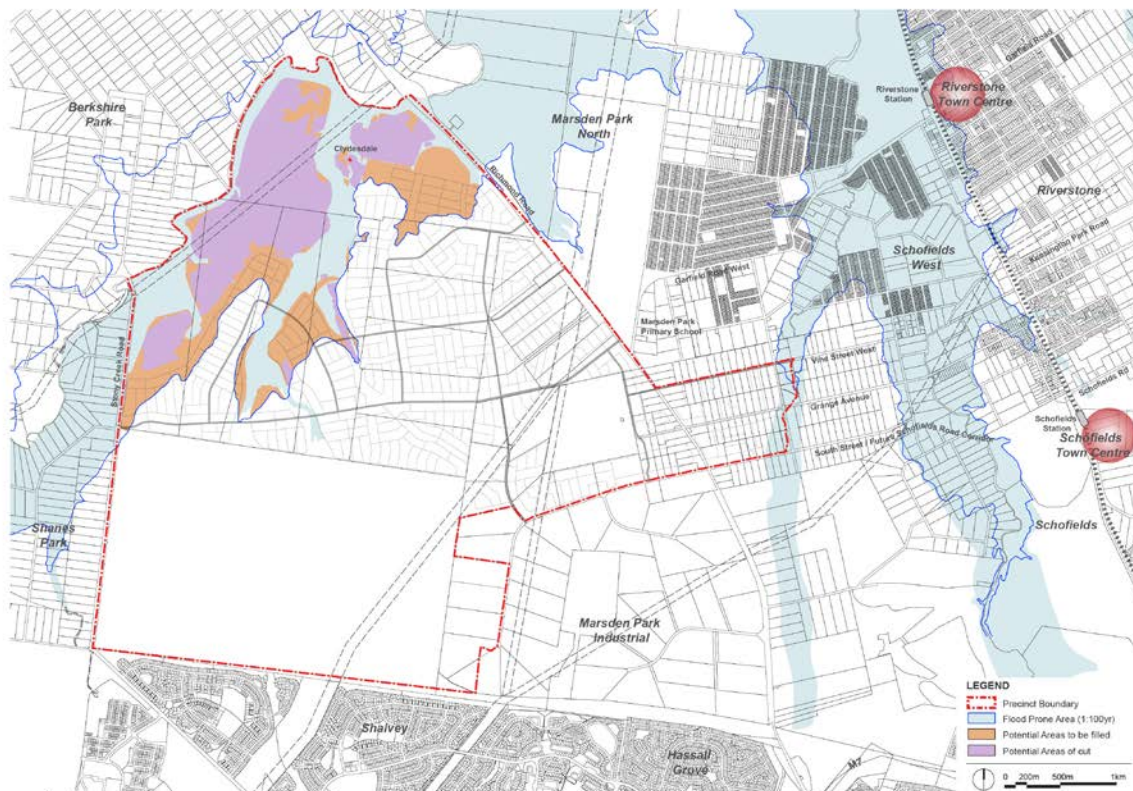
The Department also proposed that floodplain cut and fill controls be introduced in addition to main body DCP controls to ensure any proposal for floodplain reclamation works is undertaken as proposed in the Marsden Park Water Cycle and Flood Management Strategy. The controls are also introduced to ensure floodplain storages below 17.3 m AHD remain balanced at all stages of the development of the Marsden Park Precinct and all proposed cut and fill works within the floodplain shall be considered in accordance with the NSW State Government's Floodplain Development Manual, 2005, Blacktown City Council's Engineering Guide of Development (2005) and Council's Works Specification - Civil 2005.

- the water quality strategy for the Precinct will ensure that the quality of stormwater discharging from the Precinct meets the requirements of the Office of Environment and Heritage (OEH) and will ensure stormwater pollutant impacts of urban development are mitigated.

Table 7 Comparison of water management strategy from exhibited to final ILP

Water Management Structure as Exhibited	Final ILP
Basin A1	Reduced in size; balance to be zoned E3
Basin A3	Reduced in size; balance to be zoned E3
Basin B1	No longer required. Replaced by expanded Basin 2 resulting in additional residential land. Water quality devices still required.
Basin B2	No longer required. Replaced by expanded Basin 2 resulting in additional residential land. Water quality devices still required.
Basin B3	No longer required. Replaced by expanded Basin 2 resulting in additional residential land. Water quality devices still required.
Basin 1	No longer required. Replaced by expanded Basin 2 resulting in additional residential land. Water quality devices still required. Additional land for recreation provided.
Basin 2	Enlarged
Basin 3	Slight amendment, largely unchanged
Basin 4	Slight amendment, largely unchanged
Basin 5	Slight amendment; catered for relocated pylon; minor increase in size in response to design needs
Basin 6A	Slight reduction in area, some additional residential land
Basin 6B	Reduced in area, some additional residential land
Basin 7A	Slight reduction in area
Basin 7B	Shifted southward and slight reduction in size; dual use of open space removed while basin function to remain
Basin 8	Combined; basin and channel layout significantly reduced in area resulting in additional residential land
Basin 9	

Figure 7 Proposed Floodplain Reclamation



4.4 Public Transport Corridor and Town Centre design

At the time of public exhibition, two 100 metre wide corridors were identified by Transport for NSW for a Public Transport Corridor linking the North West Rail Link to the Precinct. These corridors, located directly south of Grange Avenue, and directly north of South Street, were suggested refinements of the corridor and preceded the Government’s announcement on 13 December, 2012 that Option A – Cudgegong Road to Schofields and Marsden Park was the preferred route, adjacent to and parallel to South Street, as shown in **Figure 8**. The South Street-aligned corridor has since been included in the NSW Government’s Long Term Transport Master Plan and is reflected on the ILP and zoning map.

Figure 8 Proposed Public Transport Corridor



Following exhibition, the Department undertook to review the land uses within and surrounding the transport corridor in consultation with Transport for NSW, to determine the appropriate uses of that land. In doing so, the key aspects that were considered included:

- potential impacts on Richmond Road;
- potential impacts on pedestrian activity and safety;
- potential impacts on the proposed Town Centre;
- potential impacts on the former Grange Avenue Land Fill site;
- access to the proposed transport corridor and amenities for future residents and surrounding users; and
- potential impact on existing properties.

Additional issues that were raised in submissions included:

- the interaction of the transport corridor with the employment areas in the Marsden Park Industrial Precinct; and
- the proposed land uses within the transport corridor, particularly areas proposed for residential development.

A review of the exhibited land uses within the original proposed transport corridor and adjacent to the South Street-aligned public transport corridor indicated that the land uses shown on the exhibited ILP did not require amending for the following reasons:

- medium density residential development is appropriate adjacent to the public transport corridor;
- the town centre location allows for the integration of town centre land uses with the corridor, with convenient and direct access to public transport. MacroPlan Dimasi, which undertook the retail and employment assessment for the Precinct concurred that the identified location of the town centre adjacent to Richmond Road and the proposed public transport corridor is appropriate, which validates the location shown in the North West Structure Plan;
- public transport access for employees within the Marsden Park Industrial Precinct will be convenient and direct with safe pedestrian access provided across South Street; in this instance, traffic lights are proposed to manage the intersection with South Street adjacent to the town centre;
- the indicative design of the town centre shown in the DCP encourages pedestrian movements with direct links to the corridor, and facilitates a bus network to supplement public transport facilities;

- existing properties within the corridor will be zoned for urban development and public facilities (refer below);
- the corridor's South Street alignment will not impact on the former Grange Avenue Land Fill site, or its ability to be developed for open space purposes; and
- low density residential development north of Grange Avenue is still appropriate while controls will allow for some denser housing within that zone.

The town centre location was reviewed in response to a submission that questioned the reasoning behind it. MacroPlan Dimasi was engaged to provide specialist advice on the merits of the exhibited location and advised that it was not necessary to expand the proposed town centre into the Marsden Park Industrial Precinct, rather that the route and design of the transport corridor be a greater imperative to ensure connectivity between the Marsden Park and Marsden Park Industrial Precincts. MacroPlan Dimasi concluded that the optimal location for the town centre is adjacent to Richmond Road and the transport corridor.

The only changes made to land uses within the corridor was the deletion of open space and retention of the drainage basin as described in **Section 4.3**, and the reconfiguration of the CRRH and aquatic facility for reasons unrelated to the corridor (refer to **Section 4.2**).

The proposed land uses within the public transport corridor are identified on the final ILP and proposed zoning map. A concurrence clause within the Growth Centres SEPP will require all DAs within and adjacent to the corridor to be referred to Transport for NSW prior to determination. Before concurrence can be granted, Transport for NSW will consider the following:

- the practicality and cost of carrying out public transport projects on the land in the future, and
- the structural integrity or safety of, or ability to operate public transport projects on the land in the future, and
- the land acquisition costs and the costs of construction, operation or maintenance of public transport projects on land in the future.

The corridor is not zoned for infrastructure purposes and an acquisition authority has not been identified for the corridor. Acquisition of the corridor for public transport purposes will ultimately occur at the time it is needed.

4.5 Biodiversity Certification Order and Strategic Assessment

A review of the Existing Native Vegetation (**ENV**) within the Precinct that would be protected by way of appropriate zonings and protection clauses within the SEPP Amendment was undertaken following exhibition. Areas of ENV that could not be guaranteed protection or were affected by essential drainage infrastructure and creek crossings were reviewed and amendments were made, as described below.

Protection of ENV in final ILP

The final Precinct Plan will protect 457.08 hectares of field validated ENV on land to be zoned for protection, which will be supported by a number of clauses within the Growth Centres SEPP. An area of ENV on non-certified land which is to be zoned SP2 Infrastructure for drainage purposes was investigated for removal. A review of the total ENV that could be protected within the Precinct was undertaken following exhibition, to inform a decision as to whether that ENV could be removed, on the basis that the drainage infrastructure is considered essential and development in that catchment relies on a large basin in that location. The removal of ENV on land required for essential infrastructure is permissible under Clause 7 and subject to Clause 8 of the Growth Centres Biodiversity Certification Order. In this case, the removal of 0.37 hectares of non-certified ENV is more than adequately compensated for by the protection of 6.76 hectares of certified ENV elsewhere.

The review of ENV to be protected within the Precinct considered two areas of ENV located on certified land that were exhibited as to be protected. However, submissions received from the OEH and Stockland raised concern with the ability to protect and maintain them. Advice sought from Ecological Australia determined that both patches did not qualify as ENV as they were less than 0.5 hectares in size. They have therefore been excluded from areas of ENV to be protected within the Precinct.

As a result, it is considered appropriate to allow for the removal of that vegetation, in order to facilitate infrastructure works, as the loss is offset by the protection of additional ENV on certified land.

At the start of the precinct planning process, a decision was made to not ground-truth the vegetation within the Air Services Site as precinct planning did not propose to rezone this portion of the Precinct. The natural and cultural heritage of the Air Services Site is recognised within the Precinct. The Biodiversity and Riparian Assessment confirmed the presence of endangered ecological communities within this site, including Cumberland Plain Woodland. Instead of ground-truthing this area, a decision was made to undertake a detailed analysis of ENV mapping of the Air Services Site by improving the spatial accuracy of the mapping. As advised by EcoLogical Australia, the original 2003 ENV mapping was undertaken at a regional scale across Western Sydney by the NSW National Parks and Wildlife Service. Whilst it was recognised that a finer scale mapping would have some limitations, the exercise undertaken by Ecological Australia as part of post exhibition examination confirmed the presence of 431.43 hectares of validated ENV, and 59.76 hectares of additional high conservation value vegetation (AHCVV) within the ASA site.

Together with the remaining areas of ENV that will be protected with RE1, E2 and E3 zones across the Precinct, a total of 456.28 hectares of ENV on certified and non-certified land will be protected within the Precinct, exceeding the 450 hectare target set in the Biodiversity Certification Order, with an additional 82.03 hectares of protected AHCVV identified. The Biodiversity Consistency Report at **Appendix D** provides further detail.

Strategic Assessment

Groundtruthing of the site validated 314.53 hectares of Cumberland Plain Woodland (**CPW**) within the Precinct that will be protected by way of appropriate land use zones. This satisfies the target of 306 hectares required to be protected under the Strategic Assessment within the Marsden Park Precinct. 298.77 hectares of CPW is located within the ASA site with the balance to be protected in the E2 Environmental Conservation, E3 Environmental Management and RE1 Public Recreation zones.

No areas of Additional High Conservation Value vegetation were identified within the Precinct. The Strategic Assessment prepared for the Precinct provides a detailed analysis of CPW across the Precinct.

4.6 European Heritage

Clydesdale Estate

An updated curtilage was gazetted on 30 November 2012 by the Heritage Council and currently applies to the area shown in **Figure 9**. As shown in Section 6 and Figure 6-1 of the DCP, site specific controls have been developed to inform future development within and adjacent to the Clydesdale Estate. These controls were informed by the Landscape and Visual Assessment prepared by AECOM, Marsden Park Precinct Historic Heritage Assessment, 2012 prepared by ERM and the Draft Clydesdale CMP prepared by Heritech Consulting P/L & Dr Aedeon Cremin.

As shown in the ILP at **Figure 1**, low density residential development to the south and east of the heritage site is supported by DP&I, Blacktown City Council and the NSW Heritage Office at a rate of 11 dwellings per hectare. Controls to manage the level of development are set in both the Growth Centres SEPP and DCP. Development within the Precinct Plan Control Area will need to comply with the recommendations of a Conservation Management Plan endorsed by both the Heritage Council and Blacktown City Council.

As detailed in **Section 5.3.1** of this report, the extent of land to be zoned R3 Medium Density Residential within the land owned by Pace Farms has been extended westward to the drainage channel following exhibition. The Department considered that the impact of this extension was low as it is outside of the Precinct Plan Control Area and is subject to the retention of an appropriate setback to the site's driveway where a low density housing form will be permitted, supported by associated landscaping.

Figure 9 Curtilage of *Clydesdale – House, Barn, Cottage and Farm Landscape* (Source: State Heritage Register)



St Andrew’s Presbyterian Church

The exhibited planning controls proposed a mix of height and density controls to manage impacts of surrounding development on the Church Café (St Andrew’s Presbyterian Church). These controls were as follows:

- 28m to the east and south within the mixed use zone

- 21m to the north within the medium density residential zone, with an average dwelling density of 35 per hectare.

A landscaped setback of 10m is proposed to the east and south. For a distance of 20m beyond the landscaped setback the building height will be restricted to 12m within the mixed use zone as shown in **Figure 10**, and in Figure 6-5 in the Marsden Park DCP.

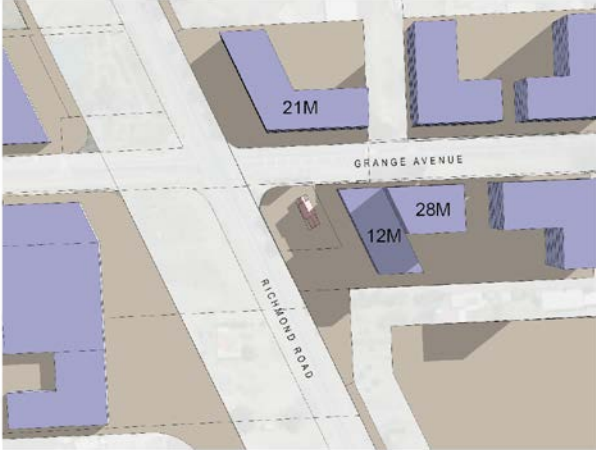
Figure 10 St Andrew's Presbyterian Church surrounding area building height control plan



A number of submissions raised concerns with the potential impacts of future development on the locally listed heritage item. In response, AECOM undertook a solar impact assessment to inform a review of the appropriateness of the exhibited controls.

Figure 11, **Figure 12** and **Figure 13** show the overshadowing impacts of the surrounding height limits on the heritage site.

Figure 11 Solar impact assessment - 9am Winter Solstice



9AM Winter Solstice

Figure 12 Solar impact assessment - 12pm Winter Solstice



12PM Winter Solstice

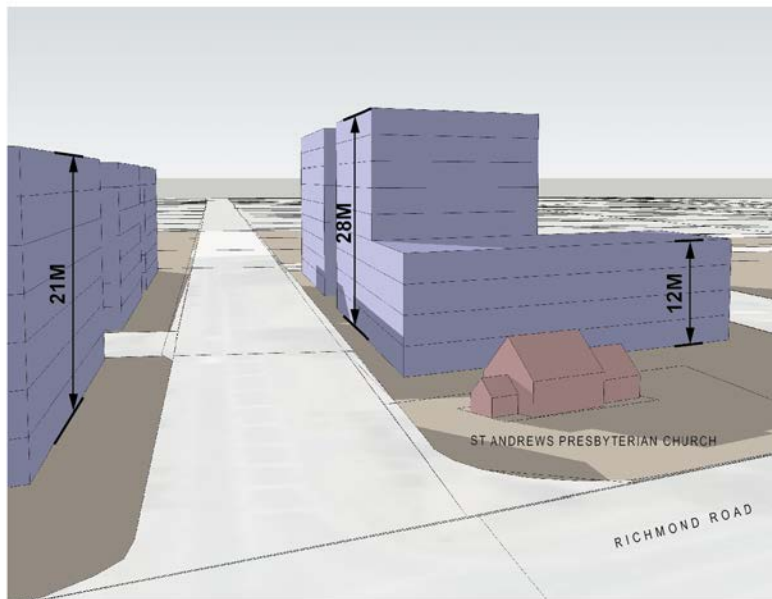
Figure 13 Solar impact assessment - 3pm Winter Solstice



3PM Winter Solstice

Further assessment of the 9am Winter Solstice impact is shown in **Figure 14**.

Figure 14 Extent of overshadowing at 9am on 21 June



St Andrews Presbyterian Church_9AM Winter Solstice

These figures indicate that the greatest overshadowing impact will occur around 9am during the winter solstice, and that the heritage site will receive a minimum of 4 hours of sunlight between the hours of 9am and 3pm on 21st June. This is consistent with general urban design guidelines that seek to maintain a suitable level of solar access to neighbouring sites. The Department therefore considers that the proposed building heights of the surrounding mixed use and residential development, in conjunction with the landscaped setback, are appropriate urban form responses that will maintain the amenity of the heritage site.

4.7 Aboriginal Heritage Assessment

The Department received a number of submissions regarding Aboriginal Heritage during exhibition. In particular, the Department received submissions from the Darug Custodian Aboriginal Corporation (**DCAC**) and Darug Aboriginal Cultural Heritage Assessments (**DACHA**). DCAC and DACHA both raised concern with the limited recognition of the Aboriginal cultural heritage values of the Precinct in the exhibited Planning Report.

The exhibited Planning Report provided a summary of the Aboriginal Heritage Assessment. It is important to also refer to the complete Aboriginal Heritage Assessment undertaken by Kelleher Nightingale, which is available on the Department's website (<http://www.gcc.nsw.gov.au/>).

DCAC and DACHA are primary Aboriginal stakeholders for the Marsden Park Precinct and participated in each step of the precinct planning process and development of the ILP. DCAC and DACHA provided positive input into and expressed support for the findings and recommendations of the Aboriginal Heritage Assessment for the precinct. The Department recognises that the Marsden Park Precinct is an area of high significance to the DCAC and DACHA and is an Aboriginal landscape. These views were expressed during the Aboriginal cultural heritage assessment undertaken for the precinct and incorporated into the Aboriginal Heritage Assessment report. Written statements provided by DCAC and DACHA were incorporated and appended to the Aboriginal heritage assessment report.

Further investigations and assessment for detailed development proposals would also be required in further consultation with DACHA and DCAC as part of any Aboriginal heritage impact permit (**AHIP**). These investigations should also identify opportunities for further conservation of Aboriginal heritage, including areas specifically set aside for Aboriginal cultural heritage values; and where possible the development of interpretive strategies and programs.

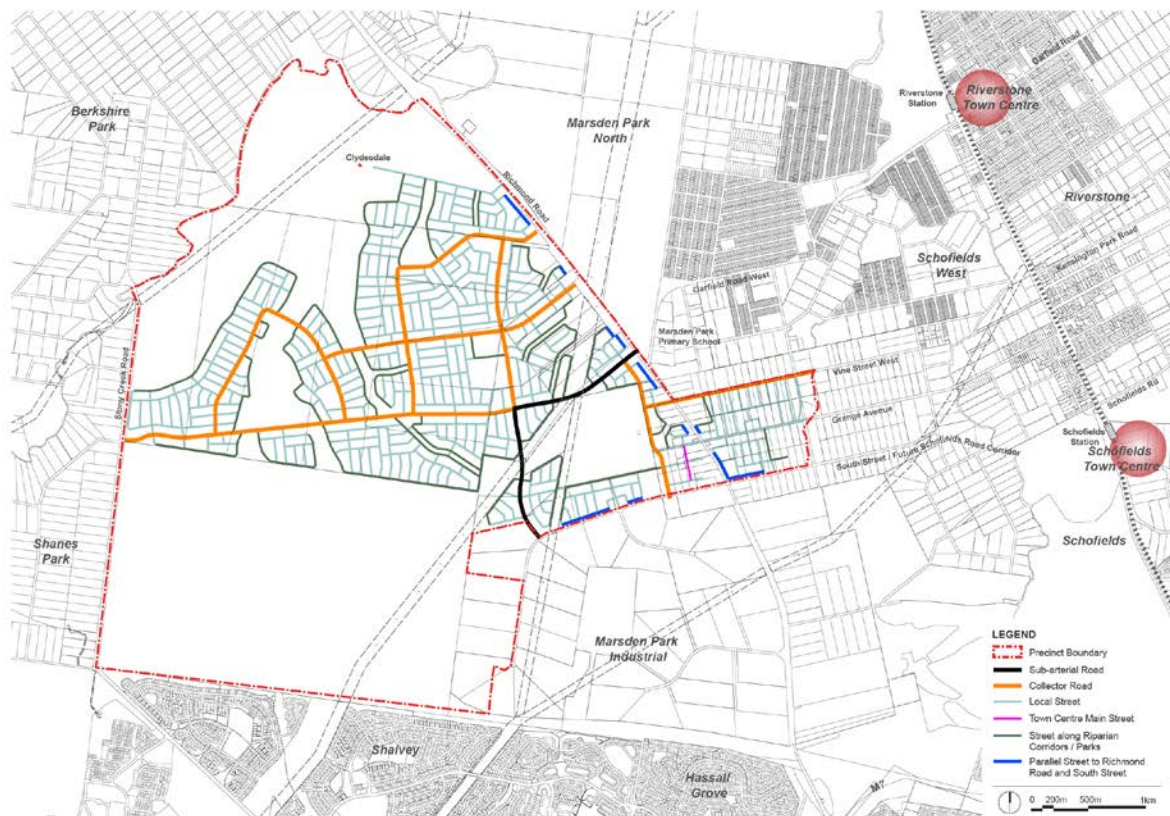
Accordingly, the Department has proposed inclusion of a provision in the Marsden Park DCP highlighting the requirement, in accordance with the National Parks and Wildlife Act, 1974, for anyone who may undertake activities that could impact on Aboriginal objects to exercise due diligence.

4.8 Traffic and Transport

The exhibited precinct plan was informed and supported by a detailed traffic and transport assessment prepared by AECOM. A detailed assessment of road network opportunities was undertaken from both a broad strategic perspective and more local analysis to ensure appropriate highway connections and capacity to meet future forecast traffic volumes and to see where improvements could be made to public transport, walking and cycling networks. The proposed road hierarchy for the Precinct is shown at **Figure 15**.

A number of submissions received during exhibition raised issues in relation to traffic and transport with a particular focus on the local and surrounding road network as summarised below. Following exhibition the Department sought additional specialist advice from AECOM to consider these issues. A detailed list of issues raised and the Department's response is provided in **Appendix B1**.

Figure 15 Precinct Street Hierarchy



Key issues raised include:

- Richmond Road - Funding, timing and extent of upgrades;
- surrounding road network impacts in particular Stony Creek Road and traffic demand from the precinct, east-west access between Stony Creek Road and Richmond Road and road upgrade requirements;
- precinct roads - general design and traffic management requirements;

- public transport requirements;
- proposed public transport corridor (North West Transport Options) which is specifically addressed in **Section 4.4** of this report; and
- funding, including Section 94 contribution requirements.

Issues raised in relation to Richmond Road and Stony Creek Road area addressed below. Detailed responses to all traffic and transport issues are provided in **Appendix B1**.

Richmond Road

At full development the majority of traffic generated by Marsden Park Precinct is expected to use the Richmond Road corridor. Richmond Road is the key strategic corridor serving the Precinct, providing connectivity to the M7 Motorway and Richmond and also east via intersections with South Street and Garfield Road.

A number of submissions made comment on traffic demand generated by Marsden Park and the impact on Richmond Road, Garfield Road West and its intersection with Richmond Road. This included a request for upgrades to Richmond Road further north of the precinct to Berkshire Park.

Since the Precinct Plan's exhibition RMS exhibited the proposed concept design and Review of Environmental Factors for the future upgrade of Richmond Road between just north of Grange Avenue and the South Creek floodplain at Marsden Park, referred to as Stage 3 of the Richmond Road upgrade between Bells Creek and the South Creek floodplain. More detail can be found at the RMS website: www.rta.nsw.gov.au/roadprojects.

As an accelerated Precinct and as required by the Precinct Acceleration Protocol, essential infrastructure requirements are to be met by the developer at no additional cost to Government. Proposed planning agreements with Winten and Stockland (notified at exhibition and re-notified from 12 June 2013 to 19 July 2013) require the developer to upgrade in stages Richmond Road from Garfield Road to the floodplain to four lanes, including the upgrade of the intersection with Garfield Road West. The upgrades to Richmond Road proposed as part of Precinct Planning are considered reasonable based on traffic generated by the precinct once fully developed.

It should also be noted that Garfield Road West has been identified as a Transit Boulevard, major arterial road with two to three lanes in each direction to cater for the growth of traffic as a result of the development of the North West Growth Centre over time. The Department will continue to work with the RMS regarding the planning and upgrade of the road to meet demand over time.

Stony Creek Road

A number of submissions indicated that there is an existing need for upgrade works to Stony Creek Road and other local roads surrounding the precinct to the west. Submissions also raised concern with the potential impact on Stony Creek Road from increased traffic generated by the Precinct. Submissions suggested that traffic demand would be generated by traffic travelling east-west between Richmond Road and Stony Creek Road passing through the suburbs of Shanes Park, Llandilo and Berkshire Park to access employment centres in Penrith, for example. A number of these submissions recommended that Stony Creek Road be upgraded as part of the Precinct's development and that Stony Creek Road should be included in the Precinct Road Hierarchy.

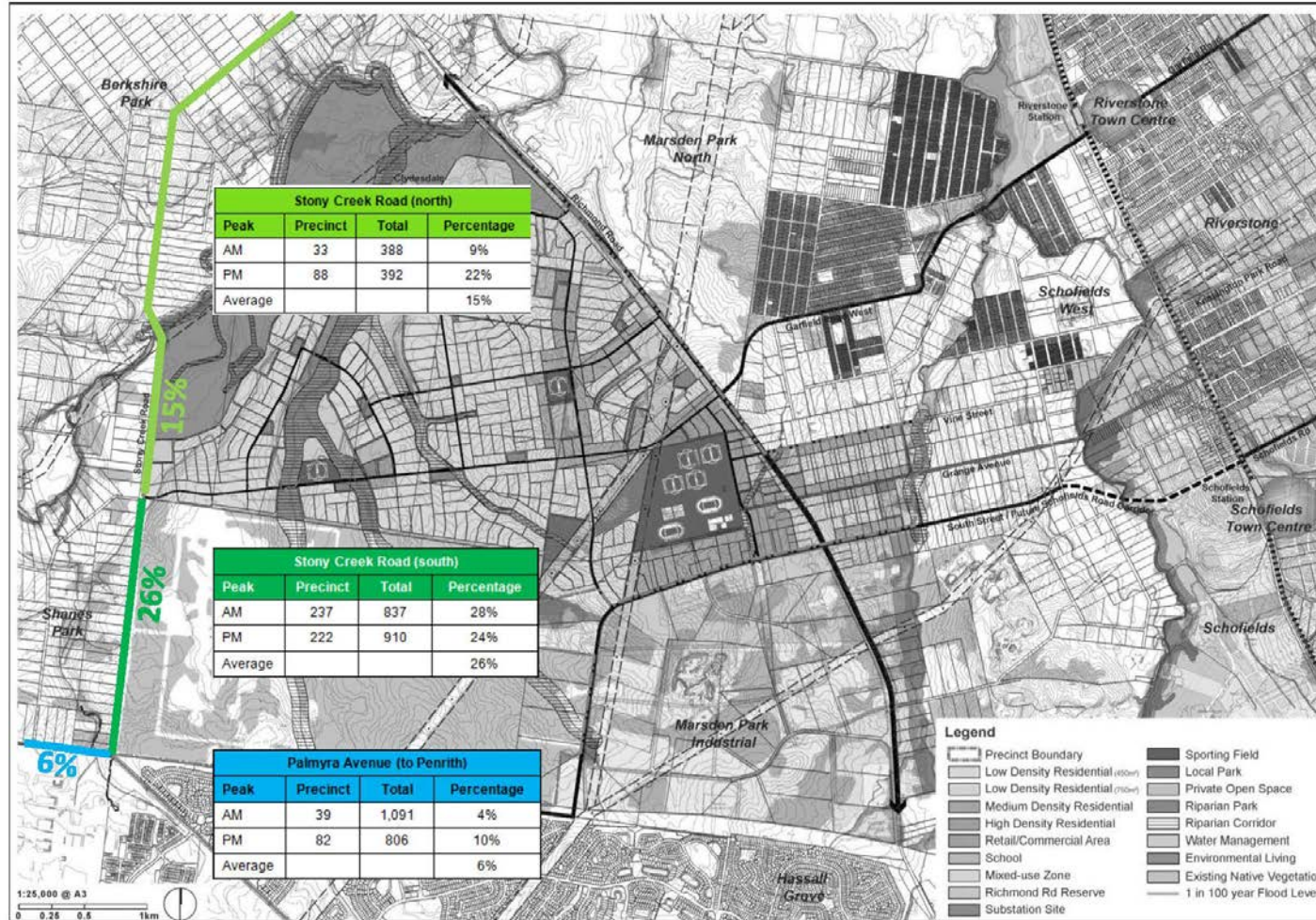
Additional specialist advice was sought from AECOM during post exhibition in response to the various transport issues raised. Detailed response to each of the issues raised is listed in **Appendix B1**. In summary AECOM's additional advice confirmed that Stony Creek Road has not been included within the precinct hierarchy as its functional classification will not be affected by the precinct. It already carries sufficient traffic to be considered as a collector corridor independent of precinct development (greater than 2,000 to 3,000 vehicles per day). Under the development staging currently being considered, access to Stony Creek Road from the Precinct will be provided post 2026.

Strategic modelling indicates at full development (beyond 2026), precinct traffic will account for an average of approximately 20% of total traffic along the Stony Creek Road corridor during peak periods. (Refer to **Figure 16**). No additional upgrades are considered necessary to the surrounding

road network as a result of precinct development. Blacktown City Council is the relevant local authority to determine any upgrade requirements to meet existing and future traffic needs along Stony Creek Road.

Figure 16 Percentage of Precinct traffic

Percentage of Precinct traffic: Two way – AM & PM Peak Hour Average



4.9 Voluntary Planning Agreement and Infrastructure Delivery

Precinct Acceleration Protocol (Proponent delivery of infrastructure)

Marsden Park was released for planning in August 2011 under the PAP. The PAP process allows landholders to accelerate release of a precinct within the Growth Centres ahead of Government's land release program, provided that the proponent ensures there is no additional cost to Government as a result of the accelerated precinct.

The concept of no additional cost to Government applies to the cost of planning and the subsequent funding and delivery of services infrastructure required to meet the needs of the future development of the Marsden Park Precinct. The responsibility of the precinct proponents, Winten and Stockland, is reflected in irrevocable offers made by the Proponents on 6 June 2013 to enter into a planning agreement with the Minister for Planning and Infrastructure in accordance with Section 93F of the EP&A Act. A version of the draft planning agreement was previously publicly notified with the draft Precinct Planning Package from 21 November to 21 December, 2012. Subsequent to that notification, further negotiations between the parties have resulted in amendments to the draft planning agreement. The amended draft planning agreement was notified from 12 June 2013 to 19 July 2013 as required by the Act. Copies of the proposed planning agreements are available on the Department's website.

Infrastructure Requirements and Proponent Commitments

Section 8.1 of the exhibited Planning Report identified the known infrastructure requirements for the whole Precinct and strategy for delivery based solely on the proponent's planned development program. The Department recommends that delivery phasing of the infrastructure and staging plan is reviewed annually to consider additional information that may be available regarding other potential serviceable development fronts within the Precinct, particularly land outside of the proponent ownership.

Since exhibition, key infrastructure agencies including Sydney Water and Endeavour Energy have advanced their planning consistent with the exhibited Infrastructure Delivery Plan for critical infrastructure that will enable development in the Precinct.

Key infrastructure requirements and proponent obligations in the notified planning agreement include:

- Upgrade Richmond Road from 2 to 4 lane divided road between Garfield Road West intersection and the South Creek floodplain to the north. The upgrade will be undertaken in 4 stages (1A, 1B and 2 delivered by Stockland and 3-4 delivered by Winten). Stage 3 involves the full upgrade of the Garfield Road West intersection.
- The Precinct Proponents will also dedicate land to create two school sites referred to as the northern primary school land and the Kindergarten to Year 12 (K-12) school land. Post exhibition the proposed K-12 site was relocated from the North Village cluster to the Western Village cluster. Winten will now dedicate the land as agreed with the Department of Education and Communities. The K-12 site in the alternate location is still well positioned via the precinct road network to serve the entire precinct catchment. Winten will also make a cash contribution toward the purchase of a third school site indicatively referred to as the Eastern School site.
- Stockland will also dedicate land to enable the creation of an electricity substation to service the precinct.
- The Precinct Proponents will also fund and construct wastewater services in stages to service the precinct. This will involve stage 1 servicing via construction of a sewer trunk main from the precinct through to Riverstone and a pump station at a destination to be determined by Sydney Water. The Developer may provide an alternate system subject to the agreement of Sydney Water.
- The Developers will need to fund an upgrade and extension of existing pipe work from the Minchinbury Water System to provide water to the Precinct. Upgrades to the water system will also be undertaken in stages as detailed in the Infrastructure Delivery Plan.

4.10 Timing of Land Acquisition and Value of Land to be acquired

The EIE identified authorities that will acquire land for a public purpose as identified on the Land Reservation Acquisition Map. Council will acquire land for open space, drainage and some roads, while Transport for NSW will acquire sections of land adjacent to Richmond Road to facilitate the upgrade of the arterial.

The Department received a number of submissions from landowners concerned about the timing of land acquisition and the value of land when it is acquired. Generally, land will be acquired when it is required. The acquisition value will be the market value of the land as determined in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*. Further details on the acquisition process and timing should be sought from the relevant acquisition authority.

Where land is required for a public purpose, the need to acquire the land and provide the public infrastructure (eg. parks, drainage basins) is usually related to the timing of development in the surrounding areas. This means that land will be progressively acquired as development occurs across the Precinct and as funding becomes available. As the rate of development is not able to be accurately predicted, it is not possible to provide specific timing for the acquisition of land. For the majority of infrastructure, funding will be derived at least in part from developer levies (either through the SIC or Section 94 Contributions), and is also therefore related to the rate of development.

Proposed staging of infrastructure is unchanged since exhibition. Discussion of the likely first stages of development, based on the planned availability of water, sewer and electricity, is provided in the exhibited Marsden Park Services Implementation Plan available on the DP&I website. It is likely that land zoned for public purposes in the areas to be first serviced by essential infrastructure will be acquired earlier in the process of development in the Precinct.

5 Post-Exhibition Amendments to Precinct Planning Package

5.1 Indicative Layout Plan

Since exhibition, the draft ILP has been amended to correspond with land use decisions, and informed by technical studies. The following table summarises the changes made to the ILP as shown in **Figure 1**.

Table 8 Description of changes made to the ILP since exhibition

Description of change	SEPP map amended	Further detail	Explanation
<i>Water Cycle Management</i>			
Water cycle management – basin and channel locations	Zoning Acquisition	Section 4.3	Changes based on JWP post exhibition Water Cycle and Flood Management Strategy in response to exhibition submissions
<i>Open Space and Community Facilities</i>			
Aquatic Centre reconfigured to east-west orientation with R3 high density residential land fronting South Street, and a new road between the aquatic centre and R3; exhibited area of 3.6ha for Aquatic Centre is	Zoning Acquisition	Section 4.2	Reconfigured in response to private submission while maintaining exhibition community facilities outcome.

maintained.			
Area north of Basin 1 exhibited as SP2 is to be zoned RE1.	Zoning Acquisition	Section 4.3	Proposed acquisition authority unchanged, ie. Council; not considered useable land for urban development as it is surrounded by riparian corridor and reduced water detention structure; creates opportunity for Council to provide passive open space contiguous to double playing field.
Dual use double playing field / drainage basin east of Richmond Road adjacent to Bells Creek, as exhibited, has been converted to drainage basin only, and shifted south and eastward to create Medium Density Residential fronting Grange Avenue and additional Medium Density Residential adjoining the basin to the west, resulting in some loss of ENV.	Zoning Acquisition	Section 4.3	Required drainage function continued to be met while providing additional urban outcome for landowners in response to submissions.
<i>Education Facilities</i>			
K-12 School relocated to Western Village cluster.	Zoning	Section 4.9	Relocation agreed with Department of Education and Communities. Land to be dedicated by Precinct Proponent.
<i>Zoning</i>			
E3 Environmental Management zone on land owned by Winten to be zoned RU6 Transition with the exception of validated ENV adjacent to the western boundary which will be zoned E2 Environmental Conservation.	Zoning	Section 5.3	RU6 Transition considered to be a more appropriate transition between future urban and existing rural areas.
<i>Town and Village Centres</i>			
Northern Village increased slightly to 2.4ha. Community Centre area maintained at 4,000m ² . Related minor R3 land reallocation.	Zoning	Section 5.3.1	Increase of B2 land is due to the realignment of local roads and providing a neater lot boundary.
Town Centre and adjoining land – realignment of land uses and roads to align with property boundaries	Zoning Acquisition	Submission summary (Appendix B1)	Response to private submission and equitable allocation of local roads.

where possible			
Minor adjustment to north-south collector road adjacent to Town Centre	Zoning Acquisition	Submission summary (Appendix B1)	Result of post-exhibition water cycle and flood management review of drainage channel and intersection with South Street.
<i>Residential densities</i>			
Extension of R3 Medium Density Residential land south of landfill site to align with property boundary	Zoning Height of Buildings Residential Density		Response to private submission. More practical solution to better align zoning boundary with cadastre boundary.
R3 Medium Density Residential near northern primary school deleted and relocated to south of playing field in Northern Village	Zoning	Submission summary (Appendix B1)	Response to submission and maintaining medium density around activity centre.
Extension of R3 east of Richmond Road and north of Grange Avenue as a result of a narrowing of Basin 7A to the east, and associated minor road amendments.	Zoning Acquisition	Section 4.3	Direct result of post-exhibition review of water cycle management strategy.
<i>Traffic and Transport</i>			
Direct local road link introduced between Grange Ave and South Street	N/A	Section 4.4	Refer to response to Local Member submission in Appendix B1.
East-west collector road shifted south by 40m to align with Western Village adjustment, and create a block of R2 Low Density Residential Land between the road and double playing field.	Zoning Acquisition	Section 4.3	Improved developable land outcome. Minor adjustment to accommodate K-12 school and result of water cycle management strategy

5.1.1 Post-Exhibition Landowner Consultation

Departmental staff met with landowners on Monday 22nd July, Tuesday 23rd July and Wednesday 24th July, 2013 at the Dennis Johnson Branch Library at Stanhope Gardens, by appointment, to inform them of changes made to the ILP and Precinct Planning package. The meetings were held to provide landowners with the opportunity to view the final recommended land use for their property and to discuss the reasons that led to land use decisions. The sessions were proposed to ensure equity of access to information, in light of the fact that the Precinct Proponents have been involved in the planning process and had access to information regarding their properties throughout the process.

40 landowners attended the individual meetings. A summary of the issues raised during the sessions and any response from DP&I is provided at **Appendix B1**.

The July landowner meetings were in addition to various meetings held with landowners following exhibition, upon request.

5.2 Precinct Plan Amendments

The exhibited Precinct Plan included an EIE which contained a description of the provisions proposed to be included in the Precinct Plan. Since the completion of the exhibition, the Department has prepared a Precinct Plan and SEPP amendment based on the EIE, with amendments since made to address issues raised during the exhibition. The following sections describe the changes.

5.2.1 Changes to Land Use Table

The EIE included draft land use tables, indicating land uses proposed to be either permissible with or without consent or prohibited, for each zone. Some changes to the permissible land uses have been made since exhibition:

- addition of place of public worship to the E3 Environmental Management Zone on the basis that community facilities are also permitted in that zone, and the impacts of a place of public worship are considered to be similar to a community facility; this change was made following a request by a landowner; the merits of that use would be considered at the time of assessment of a development application;
- listing of food and drink premises as an additional permitted use within the RE2 zone in the north of the Precinct; and
- addition of RU6 Rural Transition Zone in lieu of E3 Environmental Management on land owned by Winten.

5.2.2 SEPP Amendment - Minimum Lot Size

The Department is proposing a reduction in the minimum lot size for detached dwellings from the exhibited proposed 250m² to 225m². This change is in response to a request in the submission made by Stockland to reduce the minimum lot size for detached dwellings to 200m². The proposed minimum lot size of 225 m² is consistent with work being undertaken by the Department's Green Field Delivery Policy team on Housing Diversity.

5.2.3 SEPP Amendment – Zone Boundary Flexibility

The exhibited EIE indicated the need for a provision in the final SEPP Amendment for the Precinct that provided for flexibility in applying zone provisions in limited circumstances. This flexibility is particularly needed where investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site. The exhibited EIE proposed that the relevant distance applying to the Precinct Plan will be 30 metres, except for land that adjoins E2 Environmental Conservation, E3 Environmental Management or RE1 Public Recreation.

Following exhibition, it became apparent that a 30 metre distance might be limiting as the strategic-level basis of technical analysis that has informed the ILP has not precluded the need for detailed design work to be undertaken at a development application stage. It was also requested in a submission that consideration be given to a greater flexible zone distance to accommodate changes arising from detailed design work.

In order to address this concern and not limit the application to any particular zone or land use across the Precinct, the Department concluded that a flexible zone provision of up to 100 metres between any zone would be appropriate, with the exception of the E2 Environmental Conservation, E3 Environmental Management and RU6 Transition zones. A request for a zone boundary adjustment would be subject to a merit based assessment by Council at development application stage. The distance of 100 metres is also consistent with the flexible zone boundary provision, Clause 5.3, of the proposed in Blacktown City Council draft LEP, 2013.

The 100 metre zone boundary flexibility provision is reflected in the proposed amendment to the Growth Centres SEPP.

5.3 SEPP Maps

With the exception of the Development Control, Floor Space Ratio, Height of Buildings and Heritage maps, a number of changes to the Maps that form part of the Growth Centres SEPP have been made since exhibition. These are described in the sections that follow.

5.3.1 Land Zoning Map

Review of E3 Environmental Management Zone on land owned by Winten

Consideration was given to the use of the RU6 Transition Zone for land within the floodplain owned by Winten, instead of the exhibited E3 Environmental Management. Arguments provided for the change by the landowner include: a rural zone is a more appropriate transition between the proposed urban areas to the south and east, and the existing rural areas to the northwest; and the subject land does not hold scientific, cultural or heritage values which are intrinsic to the exhibited E3 Environmental Management zone. In addition the recently released White Paper suggests a conversion of E3 Environmental Management, RU6 Rural Transition and RU2 Rural Landscape zones to a "Rural" indicative zone in future Local Plans.

The range of permitted land uses in the RU6 zone within the Standard Instrument will apply to the Marsden Park Precinct Plan. An E2 Environmental Conservation zone will apply to validated ENV adjacent to the western boundary to ensure protection.

The Department has concluded that RU6 provides a transition between future urban and existing rural areas. Re-exhibition of the Precinct Plan was not required on the basis that no significant change to development controls is proposed, and minimum lot sizes are maintained as exhibited.

The Department also considered an RU6 Transition zone on land to the north (Clydesdale Estate) and adjacent to Bells Creek, in lieu of E3 Environmental Management. However, there was continued support for the use of the E3 Environmental Management zone based on the following:

- (a) the Clydesdale Estate requires greater protection and land use restrictions via zoning to protect the heritage values of that sub-precinct and minimise dwellings on the floodplain and within the heritage precinct; and
- (b) in the context of Bells Creek, the presence of ENV on land proposed to be zoned E3 Environmental Management is supported by the objectives of that zone, thereby supporting its protection.

Extension of R3 Medium density Residential Zone on land owned by Pace Farms

As detailed in **Section 4.6** of this report, land to be zoned R3 Medium Density Residential within the land owned by Pace Farms has been extended westward to the drainage channel following exhibition. The Department considered that the impact of this extension was low as it is outside of the Precinct Plan Control Area and is subject to the retention of an appropriate setback to the site's driveway where a low density housing form will be retained with associated landscaping.

Zoning and acquisition of Community Centre within the Northern Village

As described in **Section 4.2** of this report, agreement was reached with Council to identify the Community Centre within the Northern Village for acquisition but to not specifically zone it as special uses. This will achieve the desired outcome of acquisition by Council but flexibility in the location of the facility. It was agreed that Option 5 as described in **Section 4.2** would enable Council to negotiate the delivery of the use within the Village Centre, but still provide the landowner with flexibility to incorporate the required community uses into a retail and commercial design. In the event negotiations did not result in a mutually agreeable outcome, Council could rely on the mapping to secure the delivery of the facility. It is noted that this approach was undertaken for the Austral and Leppington North Precincts in the South West Growth Centre.

A minor part of the exhibition proposed RE1 zone south east of drainage channel (TC08) just north of Grange Ave and the Town Centre is now proposed to be zoned R3 Medium Density Residential. Sufficient RE1 land is provided elsewhere in the precinct, including the former Grange Avenue landfill site adjacent to the west.

5.3.2 Lot Size Map

The 600m² minimum lot size shown on the exhibited Lot Size Map adjacent to the Clydesdale Estate is to be addressed within the SEPP Amendment to clarify that the control is a maximum density target (11 dwellings per hectare). This is in contrast to the other densities on the map which are minimum density targets. This will ensure protection of the heritage context of the Clydesdale Estate.

5.3.3 Native Vegetation Protection Map

Areas of ENV on certified land that were originally proposed to be protected have since been excluded from the total area of ENV to be protected following queries raised in submissions about the practicalities of conserving and maintaining them. A review has concluded that the areas may suffer from potential impacts from surrounding development and difficulties in ensuring long term maintenance, and they have therefore been removed from the Native Vegetation Protection Map. Land Reservation and Acquisition Map

Minor changes as a result of design changes to collector roads, drainage and community facilities.

5.3.4 Land Application Map

The ASA site has been excluded from the Land Application Map to ensure that existing provisions contained within the Growth Centres SEPP relating to vegetation clearing controls (Part 6 clause 8(3)) and land acquisition (Part 3, clause 15) continue to apply to that part of the Precinct.

5.3.5 Residential Density Map

Minor adjustments have been made to the residential density map as a result of zoning map changes to reflect the maximum density of 11 dwellings per hectare to land south and east of Clydesdale (refer to **Section 5.3.2**).

5.4 Development Control Plan

Amendments to the exhibited draft Development Control Plan have been made to address issues raised in submissions including:

- An amendment to the DCP to ensure the consent authority is aware of the need for a due diligence assessment to be undertaken for those activities that may harm Aboriginal objects identified in the precinct. The Due Diligence assessment would be undertaken in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales.
- Floodplain cut and fill controls introduced in addition to main body DCP controls to ensure any proposal for floodplain reclamation works is undertaken as proposed in the Marsden Park Water Cycle and Flood Management Strategy. The controls are also introduced to ensure floodplain storages below 17.3 m AHD remain balanced at all stages of the development of the Marsden Park Precinct and all proposed cut and fill works within the floodplain shall be considered in accordance with the NSW State Government's Floodplain Development Manual, 2005, Blacktown City Council's Engineering Guide of Development (2005) and Council's Works Specification - Civil 2005.
- The deletion of sustainability principles acknowledging that the established BASIX requirements for development applications delivers the same desired sustainability outcomes.
- Amendment to Section 6.1 Development around Clydesdale House and other locally listed heritage items has been made to restructure the section for ease of reading and to avoid

unnecessary duplication. A number of minor edits were also made in response to submissions, and to clarify the endorsement of specific heritage-related documents by the Heritage Council of NSW and Council, as appropriate.

An amendment was made to ensure consistency with RMB 19 of the Biodiversity Certification Order to provide for the appropriate re-use of top soil from development sites that contain known or potential native seed bank. This amendment was required as the provision is not included in the Blacktown Growth Centres DCP. It is intended to ultimately update the Blacktown Growth Centres DCP to include this provision.

Amendments to the DCP have also been made where required to ensure consistency with the ILP and the Precinct Plan changes. Details of the amendments to the DCP are contained in the Submissions Report at **Appendix B1**, under the Development Control Plan and Blacktown City Council issue categories.

6. Consistency with other Instruments, Acts and Policies

6.1 Growth Centres Structure Plan

The proposed plans are generally consistent with the North West Growth Centre Structure Plan with a few areas of variation. The Structure Plan clearly states that it is an “indicative regional land use plan”, to guide Precinct Planning. The Precinct Planning process for Marsden Park has been guided by the Structure Plan and is consistent with the Structure Plan in the following ways:

- the dwelling yield is similar to the target of the Structure Plan;
- the locations and functions of the major roads are generally as shown on the Structure Plan;
- the Marsden Park Town Centre is generally in the location shown on the Structure Plan and is planned to serve the same sub-regional catchment as proposed in the Structure Plan; and
- flooding constraints have been refined from the areas shown on the Structure Plan but the controls on development on flood constrained land are consistent with the Structure Plan.

However, the Precinct Plan differs from the Structure Plan in several ways, including:

- while the number of “walkable neighbourhood” centres is less than shown on the Structure Plan, the locations of the village centres that are proposed will service the same catchments west of Richmond Road, while residents east of Richmond Road will be proximate to the Marsden Park Town Centre.
- Mixed Use Employment Corridors are not proposed along Richmond Road, following advice from MacroPlan Dimasi which concluded that employment uses are better located more centrally rather than spread out along road corridors, or in dedicated employment zones such as light industrial areas. As a result, an area of 5.3 hectares for mixed uses will be located east of Richmond Road, in proximity to the Town Centre, arterial road network and public transport corridor.

6.2 Growth Centres Development Code

The Growth Centres Development Code is a guide to the preparation of the Precinct Plan. The Development Code provides for consistent standards of development across the Growth Centres. The Marsden Park Precinct Plan has also been prepared with reference to other development controls including those of Blacktown City Council, to enable controls to be consistent with surrounding areas. In certain instances, variation of the design controls in the Development Code has been necessary to address particular site characteristics.

The Precinct Plan is consistent with the Development Code with the exception of matters where site specific controls are required, or where it has been determined that consistency with the Councils’ current controls takes precedence. A summary of consistency with the Development Code is provided below.

Table 9 Consistency with the Growth Centres Development Code

Development Code Requirements	Marsden Park Proposed Precinct Planning Controls
A. Key Inputs	
<p>Density targets:</p> <ul style="list-style-type: none"> • Low: 12.5-20 dwellings/ha • Medium: 20-40 dwellings/ha • High: 40 dwellings/ha 	<p>Minimum density controls for Marsden Park are:</p> <ul style="list-style-type: none"> • Low (Zone R2): 15 dw/ha • Medium (Zone R3): 25 dw/ha • High (Zone R3): 35 dw/ha <p>Maximum density control for Marsden Park:</p> <ul style="list-style-type: none"> • Low (Zone R2): 11 dwgs/ha <p>Development to the minimum densities under the draft SEPP will achieve a minimum yield of 10,308 dwellings. Development at higher densities than the minimums specified in the draft SEPP Amendment will be possible and would result in higher yields. Higher density development is not considered likely to occur in the short to medium term as access to transport, employment and other services are unlikely to be sufficient to support these densities. However, as the Marsden Park Town Centre develops, demand for higher density housing may arise and can be accommodated by the Precinct Plan.</p>
<p>Indicative lot sizes:</p> <ul style="list-style-type: none"> • Townhouses, semi-detached and detached small dwellings: up to 350 m² • Detached medium: 350-450m² • Detached large: 450m²+ 	<p>Minimum lot sizes for the Marsden Park Precinct are:</p> <ul style="list-style-type: none"> • Dwelling houses (detached): 225m² • Dual Occupancy: 500m² • Secondary dwellings: 450m² • Semi-detached dwellings: 400m² (200m² per dwelling) • Attached dwellings: 375m² (125m² per dwelling) • Multi-unit dwellings: 1,500m² • Residential flat buildings: 2,000m²

Development Code Requirements	Marsden Park Proposed Precinct Planning Controls
<p>Employment and retail</p> <p>Town and village centres contain services for a number of adjacent communities and contain secondary retail (supermarkets, specialist shops, mini-majors).</p> <p>Walkable communities are linked to a small scale mixed activity zone to encourage local community integration.</p> <p>Mixed use employment corridors provide for a variety of commercial and industrial opportunities that take advantage of exposure along arterial and sub-arterial roads.</p>	<p>One local centre (equivalent to a town centre in the Development Code hierarchy) with 25-30,000 square metres of retail floor space is proposed in the Marsden Park Precinct at the corner of Richmond Road and South Street.</p> <p>Two village centres with small scale retail are proposed at the intersection of the first access road off Richmond Road (with capacity for 3,000 square metres of floor space) and the north-south collector road on Stockland's land (4,000 square metres); and on the east-west extension of Garfield Road West, within Winten's land. Schools and sports facilities provide a focus for those neighbourhoods that do not have a retail centre as their focus. Community, sporting and retail activities have been clustered together wherever possible.</p> <p>Retail analysis undertaken for Precinct Planning indicates that demand for neighbourhood level retail is likely to be limited. Neighbourhood shops are permissible with consent in the R2 and R3 zones under certain conditions.</p> <p>The Structure Plan identifies mixed use corridors along Richmond Road, however, retail and employment analysis concludes that these uses are better consolidated as proposed due to improved access, flexibility to locate uses that minimises impacts on surrounding land uses, and is proximate to the town centre and proposed public transport corridor, as proposed in the final ILP. While the Structure Plan proposed mixed uses along an arterial road, the current proposal for medium residential densities along Richmond Road is considered to be an appropriate design outcome.</p>
B. Urban Form Analysis	
<p>B.9 Street pattern</p> <p>A hierarchy of town centre streets that include main streets, secondary streets and lanes.</p>	<p>The DCP nominates a main street and secondary streets within the Marsden Park Town Centre and identifies major roads, access routes for circulation, parking access and service access roads.</p>
<p>B.10 Lot layout and orientation</p> <p>Optimal lot size and orientation is defined for solar access.</p>	<p>Blocks have been designed to maximise the north-south or east-west orientation of lots, to achieve appropriate solar access. East-west oriented lots are encouraged to have wider frontage to minimise overshadowing.</p>
C Mixed Use Town Centres, Neighbourhoods and Housing	
<p>C.1 The DCP should set FSR controls, height and minimum landscape development controls for lots greater than 350 square metres.</p>	<p>The Precinct Plan establishes height controls in the R2, R3, B2, B4 and E3 zones, and FSR controls for the B2 zone. In the Marsden Park Town Centre and two village centres, height and floorspace controls, and landscaping requirements, are established by the DCP. Minimum landscaped area controls are set by the DCP for all residential land uses.</p>
<p>C.3 Streets</p> <p>Road cross sections and dimensions are identified for use in Precinct Plans</p>	<p>The road cross sections and dimensions developed for the Marsden Park Precinct vary in some cases from the cross-sections in the Development Code. Cross-sections have been developed with reference to the Development Code and Blacktown City Council's standards with regard to the design of existing and proposed roads in surrounding areas.</p>

6.3 Section 117(2) Directions

The proposed SEPP amendment is not strictly required to comply with these directions, as they apply only to the preparation of Local Environmental Plans. However, the Precinct Plan may at some point be incorporated into the relevant Council Local Environmental Plan and it is therefore appropriate that the Precinct Plan be consistent with the Section 117 directions to the maximum possible extent.

An assessment of consistency with Directions issued by the Minister (or Director-General of DP&I under delegation) under Section 117 of the EP&A Act was prepared as part of the Precinct Planning Report, prior to exhibition. That assessment is still valid for the final Precinct Plan, and the Precinct Plan is generally consistent with the Directions.

6.4 Biodiversity Certification for the Sydney Growth Centres

Biodiversity Certification under the *Threatened Species Conservation Act 1995* was conferred upon the Growth Centres SEPP in December 2007 and confirmed in July 2008 via an amendment to the TSC Act. The Certification effectively switches off the need to undertake assessment and obtain approvals required under the TSC Act for development on land that is Certified. The Biodiversity Certification includes a number of requirements (or Relevant Biodiversity Measures – RBMs) that must be satisfied in order to maintain the Certification.

RBM 35 requires that a report be prepared assessing the consistency of the Marsden Park Precinct Plan with the Biodiversity Certification. This report has been prepared for the final Precinct Plan and is included at **Appendix D**.

The Marsden Park Precinct Plan proposes to protect 457.01 hectares of ENV. This is 7.01 hectares more than is required to maintain 2,000 hectares of protected ENV across the Growth Centres. ENV to be protected is generally located on land that has limited development potential due to other constraints (particularly flooding) or has been integrated with land that is required for other public purposes such as open space or drainage. Therefore, while more ENV is protected than is required, it is not at the expense of development potential in the Precinct. The protection of more ENV than is required also provides a buffer to assist in maintaining the certification where clearing of ENV occurs without appropriate approvals.

6.5 Growth Centres Strategic Assessment Program

In December 2011 the Federal Government endorsed the Sydney Growth Centres Strategic Assessment Program Report and in February 2012 approved the classes of actions in the Growth Centres that if undertaken in accordance with the approved program do not require separate approval under the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The Program includes a range of commitments for matters of national environmental significance protected under the EPBC Act. The commitments are drawn from the analysis in the Supplementary Assessment Report and Draft Strategic Assessment Report (Part B), and build upon the Relevant Biodiversity Measures for the Growth Centres Biodiversity Certification.

Generally, if a development proposal complies with the Biodiversity Certification under the TSC Act (refer above), the requirements of the Strategic Assessment Program will have also been met. This means that:

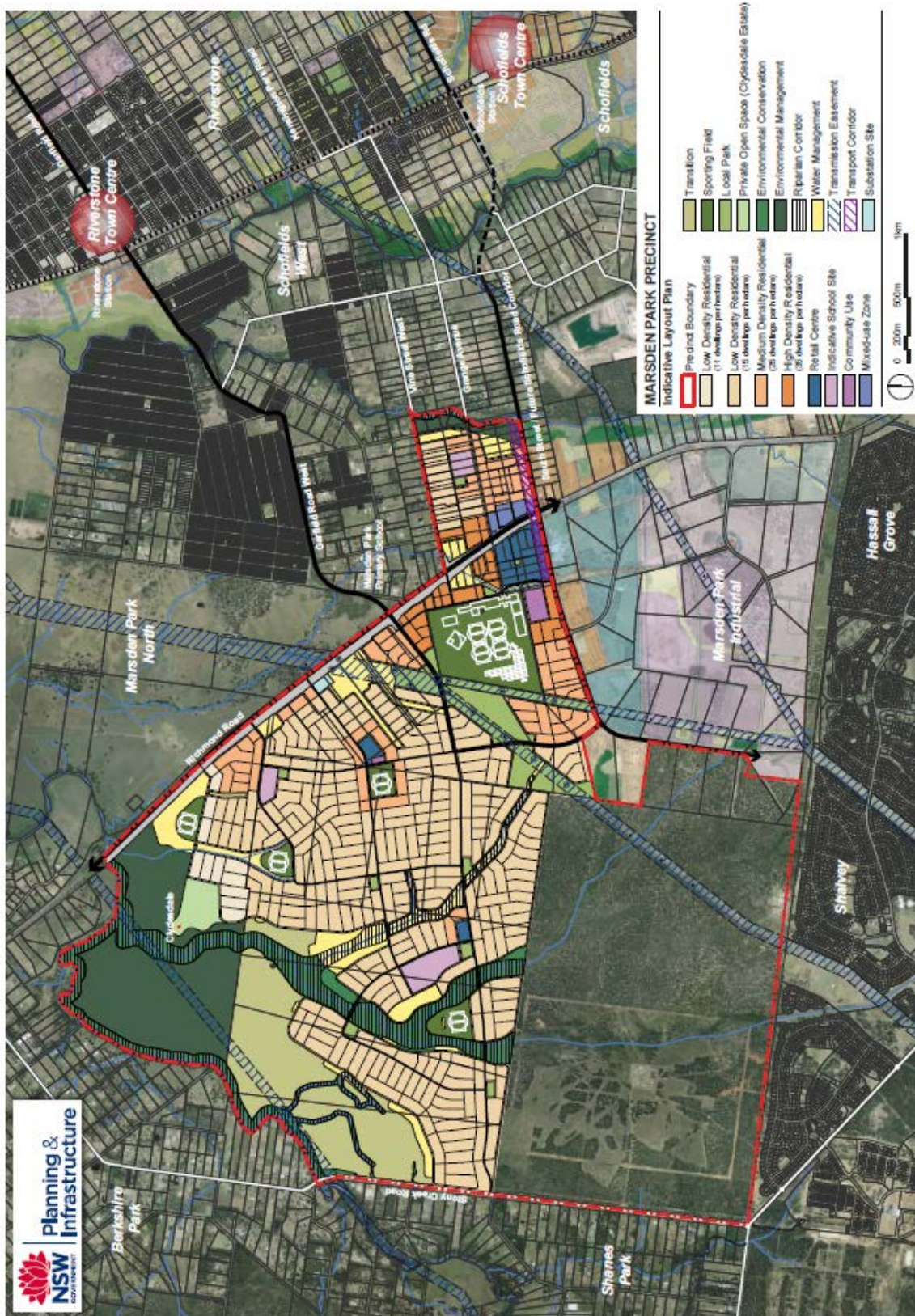
- on land that is certified under the TSC Act, there is no need for further assessment of impacts under the EPBC Act;
- any proposal to clear vegetation on land that is non-certified must be in accordance with the Relevant Biodiversity Measures (RBMs) of the Growth Centres Biodiversity Certification; and

- any proposed development on non-certified land that is not in accordance with the RBMs would require full assessment and approvals under both the TSC Act and the EPBC Act.

More information on the Growth Centres Strategic Assessment Program is available at www.growthcentres.nsw.gov.au.

An assessment of consistency of the final Precinct Plan with the Strategic Assessment Program has been prepared and is included at **Appendix E**. The assessment concludes that 315.12 hectares of Cumberland Plain Woodland will be protected, 9.12 hectares more than required by the Strategic Assessment.

Appendix A: Final Indicative Layout Plan



Appendix B1: Summary of Submissions and Responses

Appendix B2: Marsden Park Precinct Post Exhibition Landowner Briefings Summary

**MARSDEN PARK PRECINCT
LANDOWNER MEETINGS POST-EXHIBITION
Monday 22nd July, Tuesday 23rd July, Wednesday 24th July, 2013**

Landowners were all advised of the following:

- Development timeframe is based on essential services, particularly water and sewer servicing and Stockland's/Winten's obligation to service the entire precinct over time. The Department anticipates a minimum 5-10 year timeframe before servicing of stage 5 of the precinct. This timeframe would be subject to another private party forward funding infrastructure as the Department understands that Stockland's proposed development program for stage 1 is approximately eight years.
- Any landowner can progress development after rezoning subject to access/provision of essential services. Direct discussion with service providers was suggested such as Sydney Water to understand options to service land independently of the Precinct Proponents' timeframe.
- Transport corridor reduced to 60 metres along South Street.
- Council will determine rates post exhibition.
- All views will be reported to the Minister for Planning and Infrastructure prior to gazettal.
- Final approval of the Precinct Plan will be subject to the decision of the Minister for Planning and Infrastructure

Site specific issues are summarised in the following table. The relevant property is identified on the attached Indicative Layout Plan (refer to map ref in the table below).

Name	Map ref	Property	Object / Support Land use changes	Landowner Comments	Departmental Response
OBJECT TO FINAL DRAF PRECINCT PLAN					
David Baiada on behalf of himself and parents	12	234 Richmond Road, Marsden Park 1054 Richmond Road, Marsden Park	SP2 drainage zoning retained as exhibited with minor area changed to R3.	Key concern is timing between rezoning and acquisition. Relocation of the creek upstream means that upstream properties will benefit while subject properties are negatively affected. Concerned about partial purchase of property.	The channel design of the creek on the property is an efficient way to divert water around Marsden Park Town centre and reduce flooding in precinct, while also linking direct with drainage of the Marsden Park Industrial Precinct. Council will acquire land for the purpose under the Just Terms Compensation Act.
Mary-Anne & Mario Sammit Charlie Saliba	13a 13b	209 Grange Avenue, Marsden Park 211 Grange Avenue, Marsden Park	SP2 drainage adjusted to allow for R3 fronting Grange Avenue and part of 211 Grange Avenue.	Expressed support for residential zoning across entire properties, accepted that drainage is also required.	
David Peebles Thomas Chung	15	1220 Richmond Road, Marsden Park	SP2 drainage reduced substantially and replaced post exhibition by R3 fronting Richmond Road. Affected by Richmond Road acquisition.	Concerned about impact on business and additional flooding onto land that operates business. Would prefer that drainage function was not required on property.	Council may make a decision regarding rates.
Tracy & Craig Constable	16	98 Vine Street, Marsden Park	SP2 drainage as exhibited.	Requested in submission to retain part of land where existing dwelling is. Unhappy with long term uncertainty regarding acquisition.	Basin required to ensure flooding does not occur post development. A reduced basin strategy, which could result in basin not being required, is not supported by Council. A broader strategic approach to examine a

					reduced basins approach could provide an alternate solution to areas proposed as SP2 drainage. Acquisition of land is long-term.
Australian Hindu Association	37	1050 Richmond Road, Marsden Park	SP2 zone as exhibited. Affected by Richmond Road acquisition.	Expressed preference that land be acquired now to allow for relocation of institution. Requested assistance to relocate and seeks compensation for the cost of relocation.	Process for acquisition of land explained and ability to claim hardship.
Mario Coccilone	23a 23b 23c	144 South Street, Marsden Park 140 South Street, Marsden Park 136 South Street, Marsden Park	140 & 144 South St: R3 Medium Density Residential as exhibited. Transport corridor reduced to 60m. 136 South St: SP2 reduced to allow R3 Medium Density Residential and playing field removed. Affected by reduced transport corridor.	Supportive of proposed land use zones. Landowner is proposing to develop lots as combined. Does not support transport corridor.	
Mick and Michelle Camilleri	27	Lot 4 DP 262886 Glengarrie Road, Marsden Park	R3 Medium Density Residential as exhibited.	Considers servicing timeframe is unfair as Stockland will benefit from an early development program. Land tax is excessive. Objects to rezoning if land tax continues to apply.	PAP process was explained, as well as that any landowner can discuss independent servicing directly with Sydney Water.
Antoinette Attard	29	130 South Street, Marsden Park	R3 Medium Density Residential and E3 Environmental Management as exhibited. Open space function removed from SP2 drainage land, Affected by Transport Corridor. Affected by South Street acquisition.	Concerned about impacts of South Street upgrade on local traffic movements and impacts on access to property with trucking business. Objects to proposed zonings.	Landowner advised to also make submission to RMS once Schofields Road upgrade stage 3 REF is exhibited, expected at the end of 2014.

SUPPORT FOR FINAL DRAFT PRECINCT PLAN					
Connie Xuereb	9a 9b	221 Grange Avenue, Marsden Park 223 Grange Avenue, Marsden Park	R3 Medium Density Residential as exhibited. Removed transport corridor post exhibition.	Satisfied with proposed zoning.	
Louis Axiak	14	216 South Street, Marsden Park	B2 as exhibited. Transport Corridor reduced to 60m at South Street frontage.	Happy with town centre zoning but would prefer transport corridor did not affect his land.	
Sabri & Anne Buyaku	2	237 Grange Ave, Marsden Park	B2 Town Centre zoning as exhibited.	Satisfied with proposed zoning.	Development of town centre may be incremental. Briefed owner on existing use rights.
Emanuela Xerri Jerry Xerri Chris Xerri	3	971 Richmond Road, Marsden Park	B4 Mixed Use zoning as exhibited. Transport corridor reduced to 60 metres at South Street. Affected by South Street and Richmond Road acquisition for widening of roads.	Satisfied with proposed zoning.	Ramifications of what B4 zoning means to the owner including restrictions and possibilities.
Victor & Natily Portelli Teresa Sultana	1a 1b	219 Grange Avenue, Marsden Park 213 Grange Avenue, Marsden Park	R3 Medium Density Residential as exhibited	Satisfied with proposed zoning.	
Antoinette Baldacchinno Charlie Baldacchinno Martin Baldacchinno	4a 4b	1070 Richmond Road, Marsden Park 1080 Richmond Road, Marsden Park	R3 Medium Density Residential as exhibited. Affected by Richmond Road acquisition.	Satisfied with proposed zoning. Expressed a key concern over increased council rates with no existing infrastructure.	Council may make a decision regarding rates.
Colin Peek	7	1148 Richmond Road, Marsden Park	R2 Low Density Residential and SP2 Drainage as exhibited.	Concerned with timing of sewer servicing and does not want to be restricted from accessing services. Satisfied with proposed zoning.	
Victoria and Pius Galea	35	1060 Richmond Road, Marsden Park	R3 Medium Density Residential and SP2 Local Road as exhibited. SP2 drainage removed.	Satisfied with proposed zoning.	
Louis Petrovski	8	32 Vine Street, Marsden Park	R2 Low Density Residential as exhibited.	Satisfied with proposed zoning.	
Chris Said Patrick Said	10	1010 Richmond Road, Marsden Park	B2 Local Centre zoning as exhibited. Affected by Richmond Road acquisition.	Satisfied with proposed zoning.	
Jason Sant Jim Nzzopardi	11	1160 Richmond Road, Marsden Park	R2 Low Density Residential as exhibited. SP2 Drainage extended slightly.	Satisfied with proposed zoning.	
John Vassallo	18	Clydesdale Estate	R3 Medium Density Residential area expanded. Food and drink premises included as an additional permitted use in the RE2 Private Recreation zone.	Had requested in a submission at exhibition that a minimum 5 hectare lot size apply in place of the exhibited 150ha to allow for commercial arrangements to be made. Satisfied with proposed zoning and will investigate titling options directly with the Heritage Office, OEH. A decision regarding a signalised intersection to access the property will be made separately by the RMS.	The 150ha minimum was maintained following consultation with the Heritage Office regarding concern about subdivision of the SHR-listed site.
John and Mary Cauchi	24	312 South Street, Marsden Park	R3 Medium Density Residential and RE1 Public Recreation as exhibited.		Council will acquire land zoned RE1 over time.
Mario Constantine	26a	230 Grange Avenue, Marsden Park	R3 Medium Density Residential as exhibited. Affected by Richmond Road acquisition	Supports proposed zoning.	

Ian Maxwell	26b	46 Glengarrie Road, Marsden Park	R2 Low Density Residential, SP2 Drainage and RE1 Public Recreation as exhibited.	Supports proposed zonings.	
Mary Anne and Victor Farrugia	28	224 Grange Avenue, Marsden Park	R2 Low Density Residential as exhibited. Affected by Richmond Road acquisition.	Supports proposed zoning. Not happy with Richmond Road upgrade and impacts on local traffic routes.	
Carmen Xerri	30	1086 Richmond Road, Marsden Park	R2 Low Density Residential, R3 Medium Density Residential, RE1 Public Recreation as exhibited. SP2 Local Road (collector road) also as exhibited. Affected by Richmond Road acquisition.	Not happy with extent of land to be acquired for Richmond Road acquisition. Satisfied with proposed zoning.	Land owner may approach RMS with concerns over short term road design solution.
Samantha Xerri	31	116 South Street, Marsden Park	E3 Environmental Management as exhibited. Affected by transport corridor. Affected by South Street acquisition.	Concerned about property access following South Street upgrade. Supports proposed zoning.	A dwelling entitlement is permitted within the E3 Environmental Management zone.
Lucy and Joe Sultana	33	90 Vine Street, Marsden Park	SP2 Drainage land removed and replaced with R2 Low Density Residential. Balance of site unchanged since exhibition (also R2).	Would like to realise development potential sooner than 10 years.	
Lawrence Bartolo	34	251 Grange Avenue, Marsden Park	B2 Local Centre, SP2 (road, drainage), RE1 Public Recreation all as exhibited.	Queried justification for relocation of creek (SP2 zone).	Creek was relocated to align with upstream drainage in Marsden Park Industrial.
Stephen Farrugia	38a	45 Glengarrie Road, Marsden Park	R2 Low Density Residential and RE1 Public Recreation as exhibited.	Queried existing use rights, rates, timing of development.	Changes in rates are subject to a Council decision.
Mick Xuereb	38b	208 South Street, Marsden Park	B2 Local Centre as exhibited. Affected by transport corridor.		
Paul Galea	40	225 Grange Avenue, Marsden Park	B4 Mixed Uses as exhibited. Transport corridor no longer affects property.	Supports proposed zoning.	

NEUTRAL POSITION ON FINAL DRAFT PRECINCT PLAN					
Marika Melzer Hans Kazmeier Mike Kazmeier	5	100 South Street, Schofields	Majority of land located within West Schofields Precinct with north west corner within Marsden Park Precinct proposed as E2, as exhibited. Affected by transport corridor. Affected by Schofields Road acquisition.	No concern with proposed zoning. Concerned with the effects of flooding.	The water management area adjacent to Bells Creek within the Precinct will prevent flooding and manage water flows exiting the Precinct to ensure a neutral outcome.
Mustafa Huseyin	N/A	Lot 38 South Street, Marsden Park Lot 39 South Street, Marsden Park	Public Recreation Regional zoning (within Air Services Australia site). Outside area affected by Marsden Park Precinct Plan.	No concern with Precinct Plan.	Land is not affected by Precinct Plan.
Jamie Lodge	25	112 Fermoy Road, Marsden Park	E3 Environmental Management as exhibited. Decrease in SP2 Drainage land, replaced by R3 Medium Density Residential zoning.	No concern with proposed zoning.	
Laurie and Leanne Holstein	36	81 Vine Street East, Schofields	North western corner of property zoned E2 Environmental Conservation as exhibited. Balance of site will retain existing rural zoning under Blacktown LEP and is in Schofields West Precinct. ENV within E2 zone protected from clearing.	Seeking to ensure that no additional flooding on the subject property will result from development of the Marsden Park Precinct. Received notification from Sydney Water of a retention basin on the subject property.	Drainage basins are sized and located to maintain neutral impact on runoff exiting the Precinct. Retention basin is not related to the Marsden Park Precinct; however, DP&I will investigate directly with Sydney Water.

Appendix C: Key stakeholders notified by mail of the public exhibition

Stakeholder	Title / Organisation	Address
ACF Board	Australian Conservation Foundation	Suite 3, Level 7, 222 Pitt Street, Sydney NSW 2000
Cr Keith Rhoades	President, Local Government and Shires Association	GPO Box 7003 Sydney NSW 2001
Dr David Butcher	CEO, Greening Australia	142 Addison Road Marrickville NSW 2204
Dr David Low	President, Western Sydney Business Connection	PO Box 4032 Parramatta NSW 2124
Dr Mary Foley	Director General, NSW Department of Health	Locked Mail Bag 961 North Sydney NSW 2059
Dr Paul Grimes PSM	Secretary, Department of Sustainability, Environment, Water, Population and Communities	GPO Box 787 Canberra ACT 2601
Dr Richard Sheldrake	Director General, NSW Industry and Investment	Locked Bag 21 Orange NSW 2800
	Growth Areas Authority Victoria	Level 29, 35 Collins Street, Melbourne Victoria 3000
Mr Adrian Miller	Manager, Urban Growth Strategy and Planning, Sydney Water	PO Box 399 Parramatta NSW 2124
Mr Andrew Scipione	Commissioner of Police, NSW Police Force	Locked Bag 5102 Parramatta NSW 2124
Mr Athol Smith	Chairperson, Deerubbin Local Aboriginal Land Council	PO Box 40 Penrith BC NSW 2751
Mr Barry Buffier	Director General, Department of State and Regional Development	GPO Box 5477 Sydney NSW 2001
Mr Bart Basset MP	MP For Londonderry	PO Box 4001 Werrington NSW 2747
Mr Bob Germaine	Executive Officer, Regional Development Australia - Sydney Committee	Suite 102, L1, 460 Church St Parramatta NSW 2124
Mr Brian Zulaikha	President, Royal Australian Institute of Architects	3 Manning Street Potts Point NSW 2011
Mr Chris Eccles	Director General, Department of Premier and Cabinet	GPO BOX 5341 Sydney NSW 2000
Mr Chris Johnson	Chief Executive Officer, Urban Taskforce of Australia	GPO Box 5396 Sydney NSW 2001
Mr Danny Guerrero	Land Services Manager, Jemena	PO Box 6507 Silverwater NSW 2128
Mr David Bare	Chief Executive, Housing Industry Association	PO Box 884 North Ryde BC NSW 1670
Mr David Harris	NSW Commissioner for Water, NSW Office of Water	GPO Box 3889 Sydney NSW 2001
Mr David Rothwell	Managing Director, Winten Property Group	Level 10, 61 Lavender Street, Milson's Point NSW 2061
Mr Gordon Morton	Darug Aboriginal Cultural Heritage Assessments	90 Hermitage Rd, Kurrajong Hills NSW 2758
Mr Greg Bondar	Chief Executive Officer, Tharawal Local Aboriginal Land Council	PO Box 168 Picton NSW 2571
Mr Greg Mullins AFSM	Commissioner, NSW Fire and Rescue	PO Box A249 Sydney South NSW 1232
Mr Greg Rochford	Ambulance Service	Locked Mail Bag 961 North Sydney NSW 2059
Mr Ian Glasson	Chief Executive Officer, Comfort Delgro Cabcharge	29 Foundry Road Seven Hills NSW 2147
Mr James Christian	Chief Executive, Department of Aboriginal Affairs	Level 13, 280 Elizabeth Street Surry Hills NSW 2010
Mr Jeff Angel	Total Environment Centre, Suite 2, 89 Jones Street	Ultimo NSW 2007

Mr Jeff Smith	Executive Officer, Environmental Defender's Office (NSW)	Level 5, 263 Clarence Street Sydney NSW 2000
Mr Jim Donovan	Action for Public Transport	PO Box K606Haymarket NSW 1240
Mr John Reilly	President, Darug Tribal Aboriginal Corporation	PO Box 441 Blacktown NSW 2148
Mr Josh Landis	Executive Manager – Policy & Government, Clubs NSW	Level 8, 51 Druitt Street Sydney NSW 2000
Mr Ken Morrison	Chief Operating Officer, Property Council of Australia	Level 1 /11 Barrack Street Sydney NSW 2000
Mr Kevin Conolly MP	State Member for Riverstone	Shop 20, Stanhope Village, 2 Sentry Dr Stanhope Gardens NSW 2768
Mr Kevin Young	Managing Director, Sydney Water Corporation	PO Box 399 Parramatta NSW 2124
Mr Les Wielinga	Director General, Transport for NSW	PO BOX K659 Haymarket NSW 1240
Mr Michael Bullen	Chief Executive, Sydney Catchment Authority	PO Box 323 Penrith NSW 2751
Mr Michael Bushby	Chief Executive Officer, Department of Transport, Roads and Maritime Services	Locked Bag 928 North Sydney NSW 2059
Mr Michael Quigley	CEO and Director, NBN Co.	Level 11, 100 Arthur Street North Sydney NSW 2060
Mr Mike Allen	Chief Executive, Housing NSW	223-239 Liverpool Road Ashfield NSW 2131
Mr Murray Kear	Director General, NSW State Emergency Service	PO Box 6126 Wollongong NSW 2500
Mr Nigel Buchanan	Manager, Environment, Property & Development Compliance, Transgrid	PO Box A1000 Sydney South NSW 1235
Mr Philip Gaetjens	Secretary, NSW Treasury	Level 27, Governor Macquarie Tower, 1 Farrer Place Sydney NSW 2000
Mr Rob Mason	Chief Executive Officer, RailCorp, Department of Transport	PO Box K349 Haymarket NSW 1238
Mr Rob Mason	Chief Executive, RailCorp, Transport for NSW	PO Box K349 Haymarket NSW 1238
Mr Robert Symington	Planning and Development Manager Waste Asset Management Corporation,	Level 4, 10 Valentine Avenue Parramatta NSW 2124
Mr Ron Moore	General Manager, Blacktown City Council	PO Box 63 Blacktown NSW 2148
Mr Ross Woodward	Chief Executive, Division of Local Government, Department of Premier and Cabinet	Locked Bag 3015 Nowra NSW 2541
Mr Sean O'Toole	Managing Director, Landcom	PO Box 237 Parramatta NSW 2124
Mr Shane Fitzsimmons AFSM	Commissioner, NSW Rural Fire Service	Locked Bag 17 Granville NSW 2142
Mr Siva Satchi	Department of Transport, Roads and Maritime Services	Locked Bag 928, North Sydney NSW 2059
Mr Stephen Albin	Chief Executive, UDIA NSW	PO Box Q402 QVB Post Office NSW 1230
Mr Vince Graham	Chief Executive, Integral Energy, Department of Trade and Investment	PO BOX 6366 Blacktown NSW 2148
Mr Wayne Stewart	President, Real Estate Institute of NSW	PO Box A624 Sydney South NSW 1235
Ms Adrienne Riddell	Manager, Office of Western Sydney, Department of Premier and Cabinet	Locked Bag 5045 Parramatta NSW 2124
Ms Annette Gallard	Chief Executive, Department of Family & Community Services	Locked Bag 4028 Ashfield NSW 2131
Ms Cinderella Cronan	Chairperson, Gandangara Local Aboriginal Land Council	PO Box 1038 Liverpool NSW 1871

Ms Deidre Stewart	Senior Manager, Acquisition, Office of Strategic Lands	GPO BOX 15 Sydney NSW 2001
Ms Elizabeth Hole	Chief Operating Officer, Bicycle NSW	L1, 1 Herb Elliott Ave Homebush Bay NSW 2127
Ms Jacqui Goddard	National Trust of Australia (NSW)	GPO Box 518S, Sydney NSW 2001
Ms Karin Bishop	Deputy CEO, WSROC	GPO Box 63 Blacktown NSW 2148
Ms Kate Clarke	Director, Historic Houses Trust of NSW	The Mint, 10 Macquarie Street Sydney NSW 2000
Ms Kim Lyle	Director, Public Relations, Area Executive Officer, Sydney West Area Health Service, Nepean Hospital	PO Box 63 Penrith NSW 2751
Ms Leanne Watson	Director, Darug Custodian Aboriginal Corporation	PO Box 81 Windsor NSW 2756
Ms Mary Perkins	Executive Director, Shelter NSW	Suite 2, Level 4, 377-383 Sussex St Sydney NSW 2000
Ms Mary Waterford	Executive Officer, Western Sydney Community Forum	P.O. Box 208 Parramatta NSW 2124
Ms Pam Batkin	President, Council of Social Service of NSW	66 Albion Street Surry Hills NSW 2010
Ms Pam Christie	Acting Director General, NSW Department of Education & Communities	GPO Box 33 Sydney NSW 2001
Ms Petula Samios	Director, Office of Environment and Heritage - Heritage Branch	Locked Bag 5020 Parramatta NSW 2124
Ms Robyn Vincin	Division Manager (NSW), Planning Institute of Australia	PO Box 484 North Sydney NSW 2059
Ms Sally Barnes	Chief Executive, Office of Environment and Heritage - Planning and Aboriginal Heritage	PO Box A290 Sydney South NSW 1232
Prof Don White	Chair, Nature Conservation Council of NSW (NCC)	PO Box 137 Newtown NSW 2042
The Hon Barry O'Farrell MP	Premier and Minister for Western Sydney,	Level 37 Governor Macquarie Tower, 1 Farrer Place Sydney NSW 2000
The Hon Duncan Gay MLC	Minister for Roads and Ports	Level 35 Governor Macquarie Tower, 1 Farrer Place Sydney NSW 2000
The Hon Gladys Berejiklian MP	Minister for Transport	Level 35 Governor Macquarie Tower, 1 Farrer Place Sydney NSW 2000
The Hon Robyn Parker MLC	Minister for the Environment and Minister for Heritage	Level 32, Governor, Macquarie Tower 1 Farrer Place Sydney NSW 2000

Appendix D: Consistency with the Growth Centres Biodiversity Certification

Appendix E: Consistency with the Growth Centres Strategic Assessment Program