



BLACKTOWN CITY COUNCIL GROWTH CENTRE PRECINCTS

## Schedule 6 Marsden Park

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Blacktown City Council Growth Centre Precincts  
Development Control Plan 2010

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# 1. Introduction

## 1.1 Name and application of this Schedule

This Schedule forms part of the Blacktown City Council Growth Centre Precincts Development Control Plan 2010 (also referred to as BCC Growth Centre DCP or main body DCP).

This Schedule applies to all development on the land shown in **Figure 1-1: Land Application Map**. This Schedule and related amendments to the BCC Growth Centres DCP give effect to the provisions of the BCC Growth Centres DCP for land within the Marsden Park Precinct as shown on the Land Application Map.

## 1.2 Structure of this Schedule

This Schedule should be read in conjunction with the main body of the DCP and is an addition to the main body of the DCP. In the event of an inconsistency between this Schedule and the main body of this DCP, this Schedule takes precedence. **Table 1-1** summarises the structure of this Schedule – Marsden Park Precinct.

**Table 1-1: Structure of this Schedule.**

Part	Summary
1 – Introduction	Identifies the land to which the Schedule applies.
2 – Notification and advertising	Identifies situations where Blacktown City Council needs to refer development applications to relevant agencies.
3 – Subdivision Planning and Design	Establishes an overall vision and Indicative Layout Plan for the future development of the Precinct. Provides Precinct specific figures that support the controls in <b>Part 3</b> of the main body of the DCP in relation to the Marsden Park Precinct.
4 – Neighbourhood and subdivision design	Provides additional objectives and controls for neighbourhood and subdivision design across the Precinct.
5 – Centre Development Controls	Provides additional controls that apply to specific sites in the Marsden Park Precinct.  Establishes additional objectives, controls and design principles for the Marsden Park Town Centre and two Village Centres located at the western and northern parts of the precinct.
6 – Site Specific Controls	Provides controls to guide the development of light industrial land uses on land zoned for the expansion of the Riverstone industrial area.

Additional notes are provided throughout this document. These notes are not part of the formal provisions of the DCP, but are intended to provide additional guidance and explanation of the provisions. If further guidance is required on the interpretation of provisions in the DCP, readers should refer to the definitions or contact the consent authority for advice.

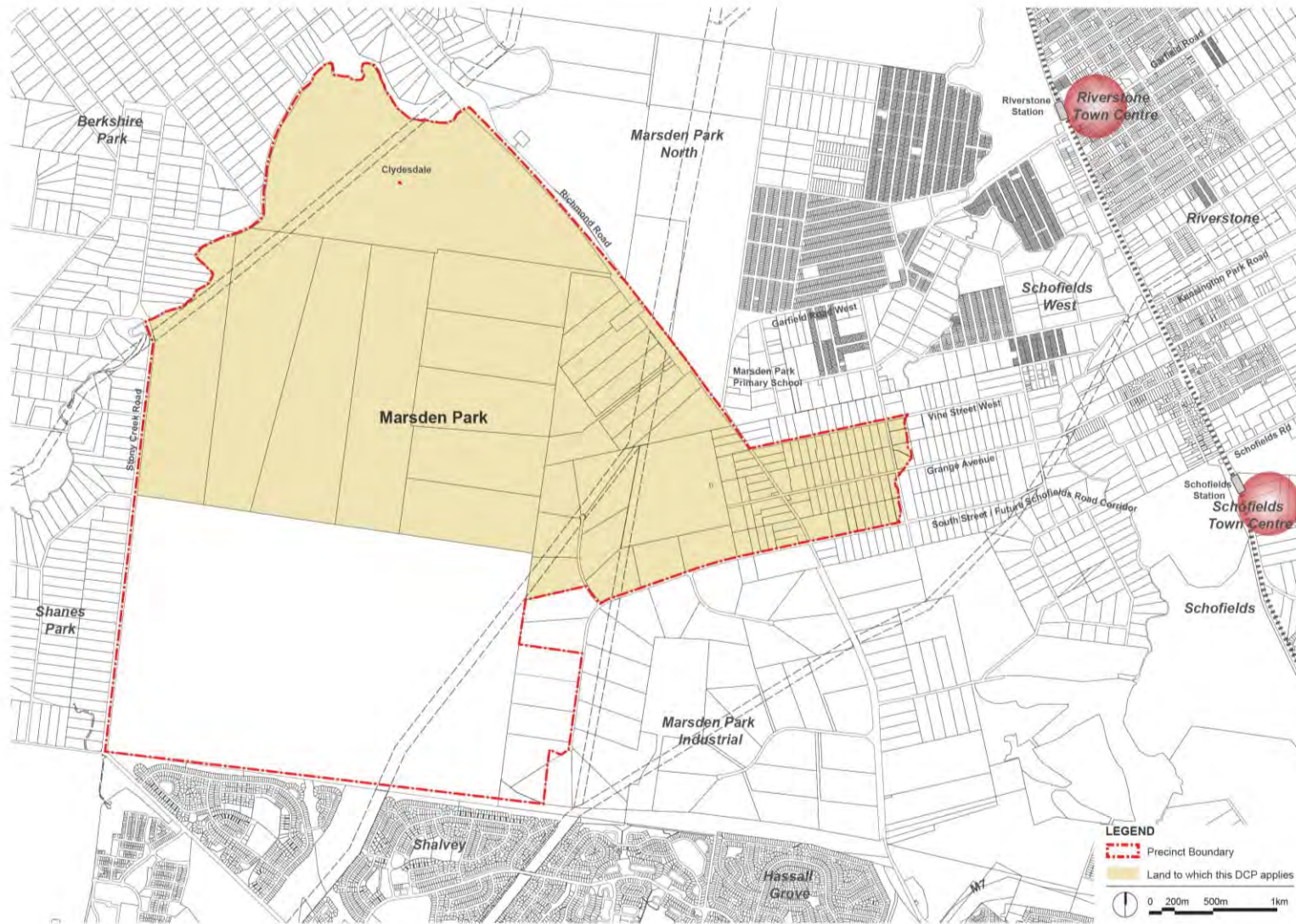


Figure 1-1: Land Application Map

## 2. Notification and advertising

Blacktown City Council shall refer development applications (including subdivisions) to relevant agencies where an agency has an interest or role in the proposal, eg. where a school site is identified on the ILP, the application will be referred to the Department of Education and Communities, and to Transport for NSW for areas within or adjacent to the transport corridor.

## 3. Subdivision planning and design

### 3.1 Vision

Planning for the Marsden Park Precinct responds to the need for new and diverse housing in Sydney that is well connected to major centres and employment, protects natural assets and encourages sustainable living. Consideration of the surrounding context, history and natural environment has informed the precinct planning process.

The Precinct will consist of a mix of housing types that allows greater choice for different household types. It is predominantly accommodated with low density housing. Medium density housing is located around the village centres, schools and open spaces. Higher density housing is proposed around the town centre to optimise convenient living near retail, community facilities, schools, recreational facilities and public transport.

Items and places of significant heritage value, particularly Aboriginal Heritage and Clydesdale Estate, have been integrated into the planning of the Precinct and protected through a sensitive design approach.

The town and village centres, each having a specific character and role, will support retail, commercial and community services to promote community interaction. A mixed-use development area along Richmond Road allows supporting functions to the Marsden Park Town Centre and the adjacent Marsden Park Industrial Precinct. The conversion of the former Grange Avenue Landfill Site over time for sporting facilities will support active and passive recreational uses close to the Town Centre. The former Air Services Site in the south of the Precinct remains reserved as a future regional conservation area.

Direct road connections to the nearby Riverstone and Schofields Railway Stations ensure regional public transport accessibility. Consideration has also been made for a transport corridor that could potentially link the Precinct to the North West Rail Link. A safe and permeable street network will promote accessibility, connectivity and social interaction. The provision of cycle ways and pedestrian connections as well as public transport connections to surrounding centres will promote a community that is less dependent on private vehicle use.

Local food production is encouraged within the undeveloped floodplain along South Creek. This will provide the benefit of fresh food sources and may instil a feeling of community responsibility.



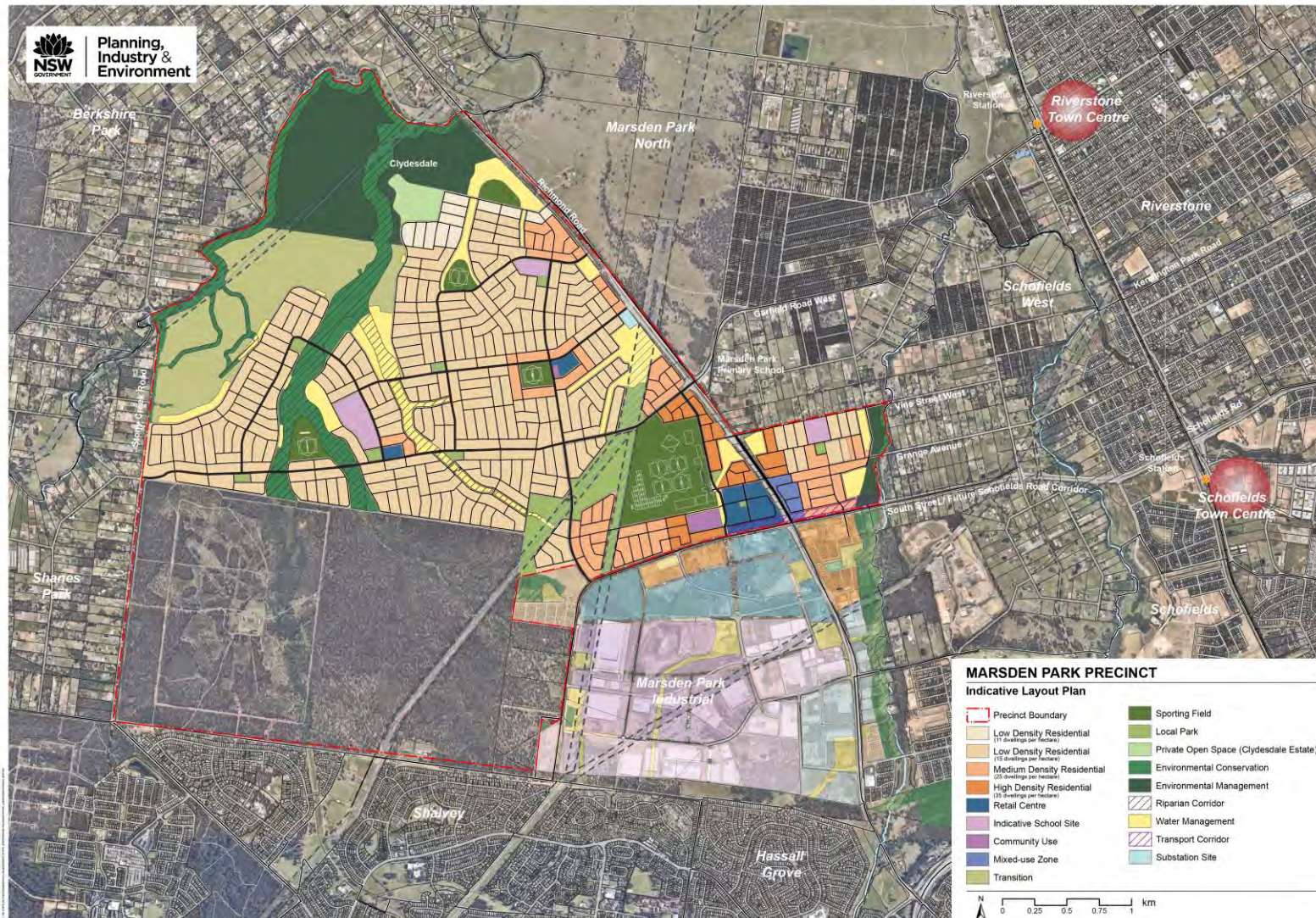


Figure 3-1: Indicative Layout Plan

## 3.2 Referenced Figures

The referenced figures below support the objectives, controls and design principles for the subdivision planning and design in **Part 2** of the main body of the DCP as indicated in **Table 3-1**.

**Table 3-1: Referenced figures in Part 2**

<i>Referenced figure</i>	<i>Section in Growth Centres Precincts DCP 2010</i>
<b>Figure 3-2</b> Key elements of water cycle management and ecology strategy	2.3.1 <i>Flooding and water cycle management</i>
<b>Figure 3-3</b> Flood prone land	2.3.1 <i>Flooding and water cycle management</i>
<b>Figure 3-4</b> Areas of potential salinity soil aggressively risk	2.3.2 <i>Salinity and soil management</i>
<b>Figure 3-5</b> Aboriginal cultural heritage	2.3.3 <i>Aboriginal and European Heritage</i>
<b>Figure 3-6</b> European cultural heritage	2.3.3 <i>Aboriginal and European Heritage</i>
<b>Figure 3-7</b> Bushfire risk and Asset Protection Zone requirement	2.3.5 <i>Bushfire hazard management</i>
<b>Figure 3-8</b> Sites that require additional contamination investigation	2.3.6 <i>Site Contamination</i>

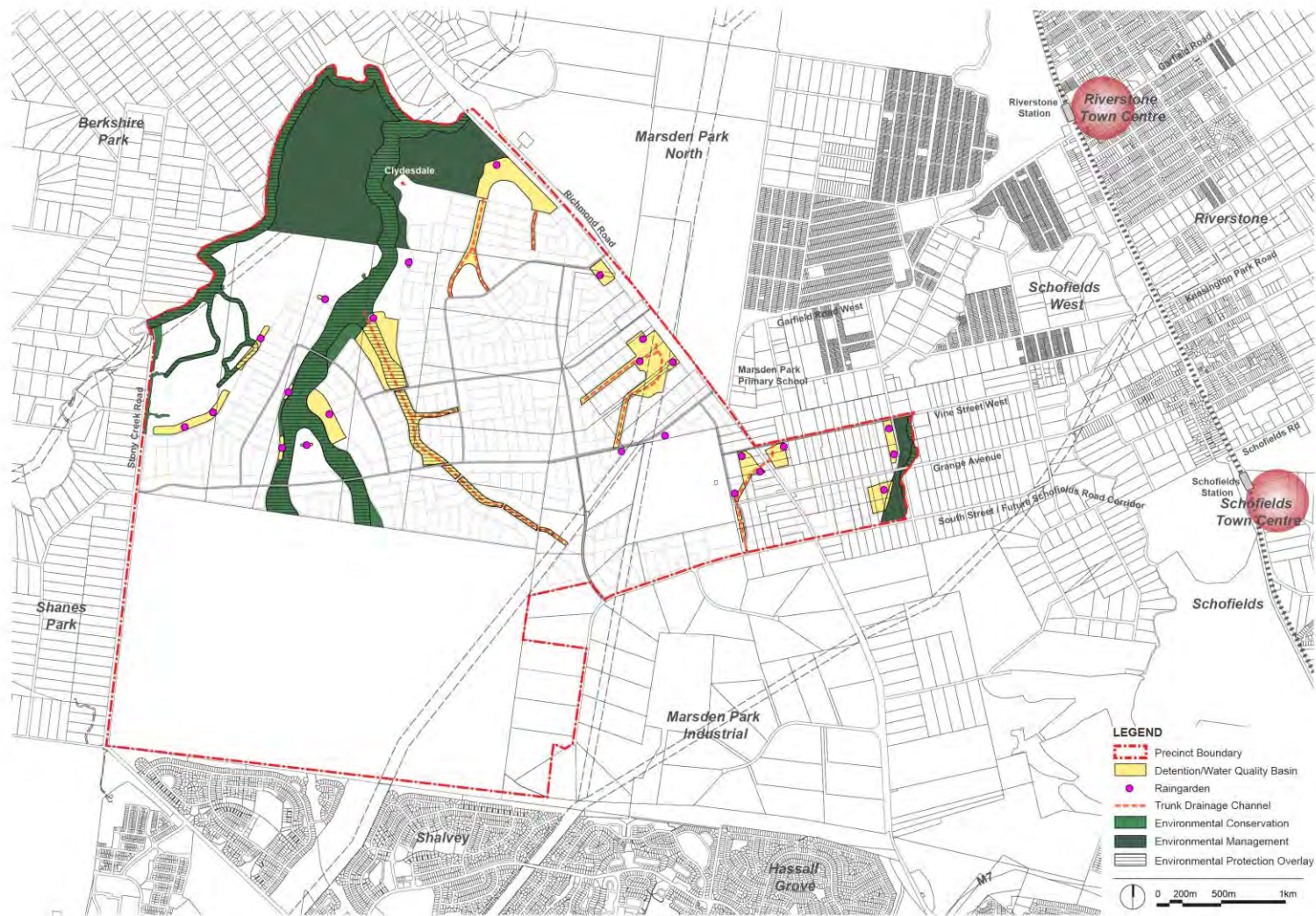


Figure 3-2: Key elements of water cycle management and ecology strategy

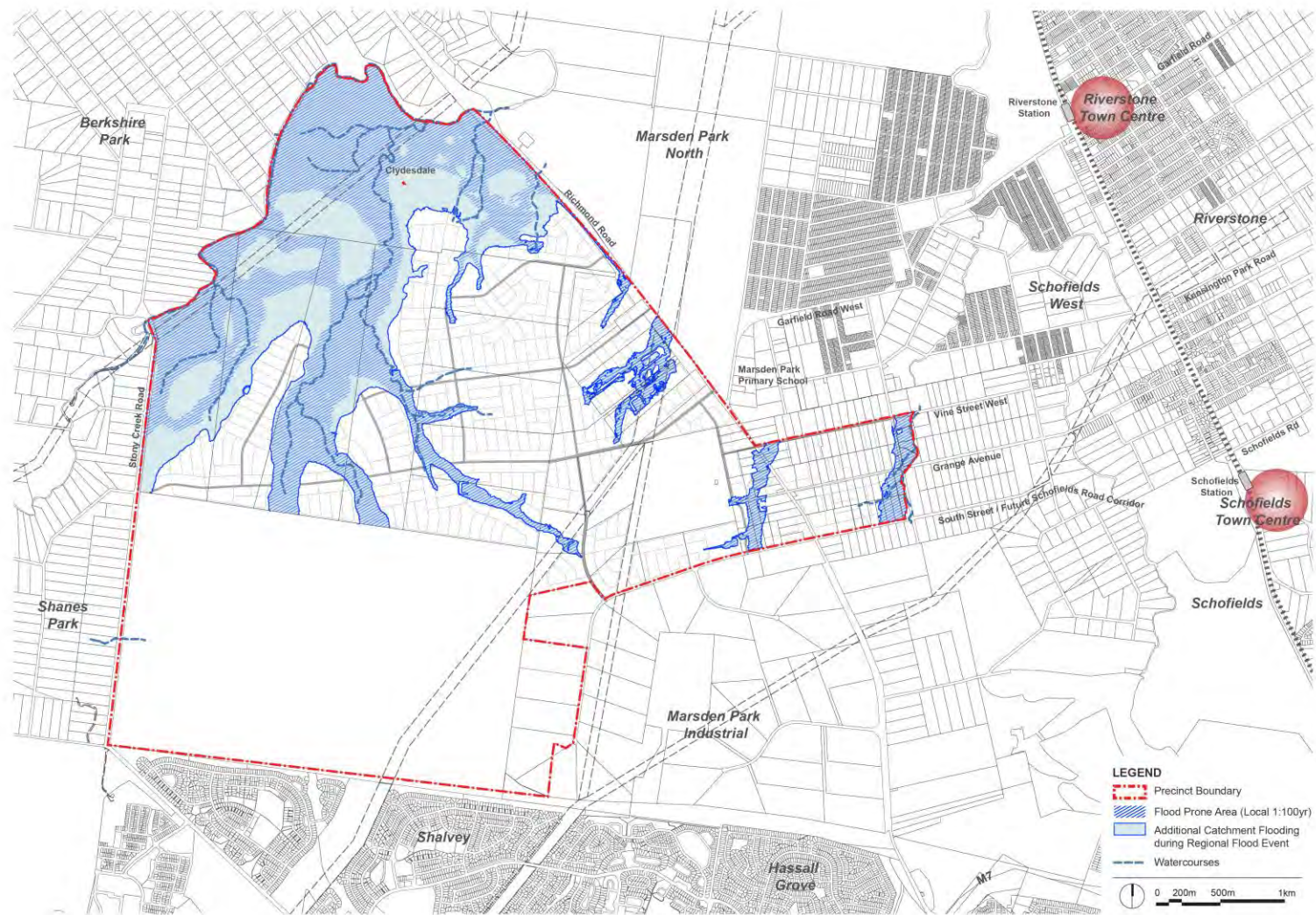


Figure 3-3: Flood prone land

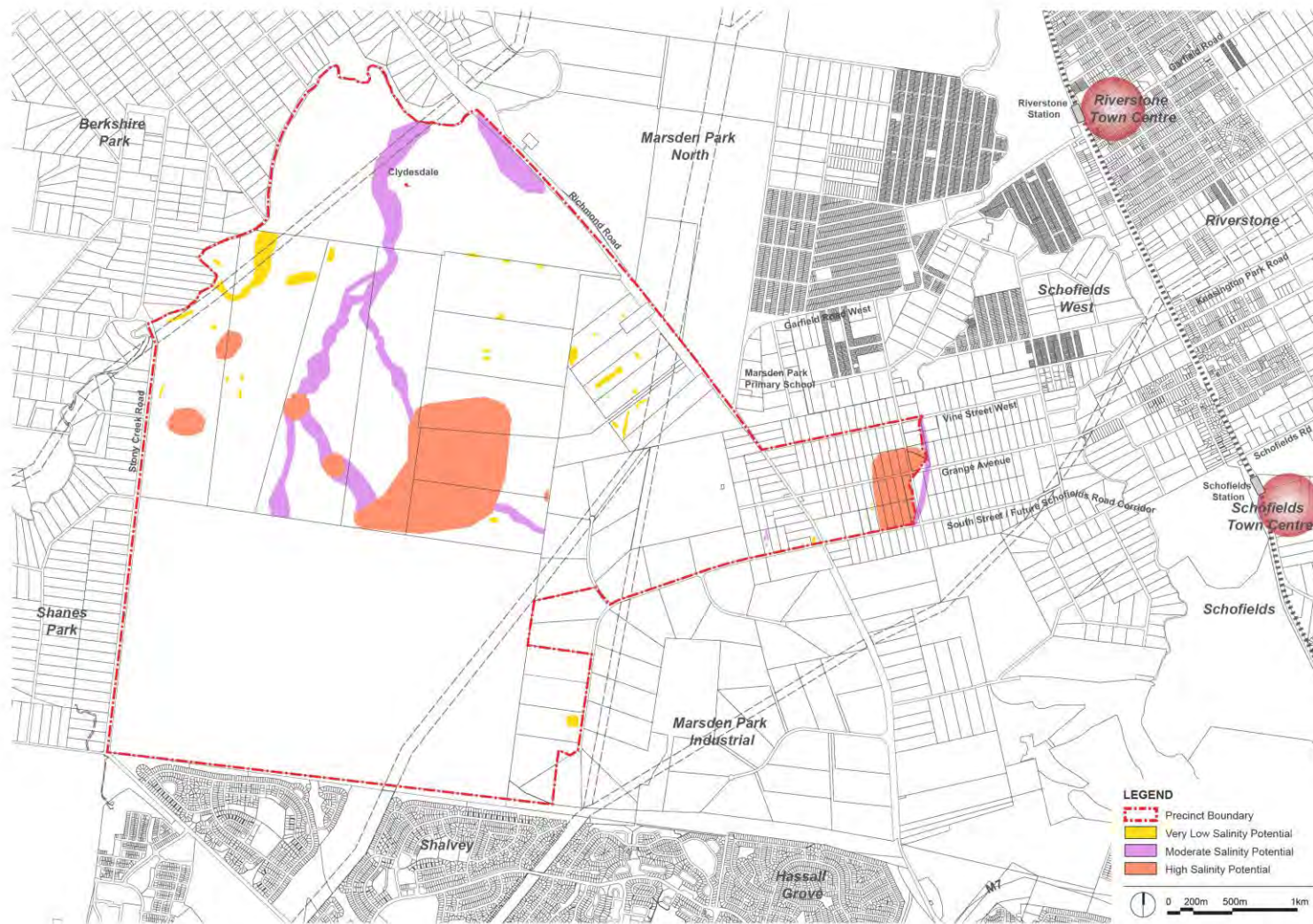


Figure 3-4: Areas of potential salinity

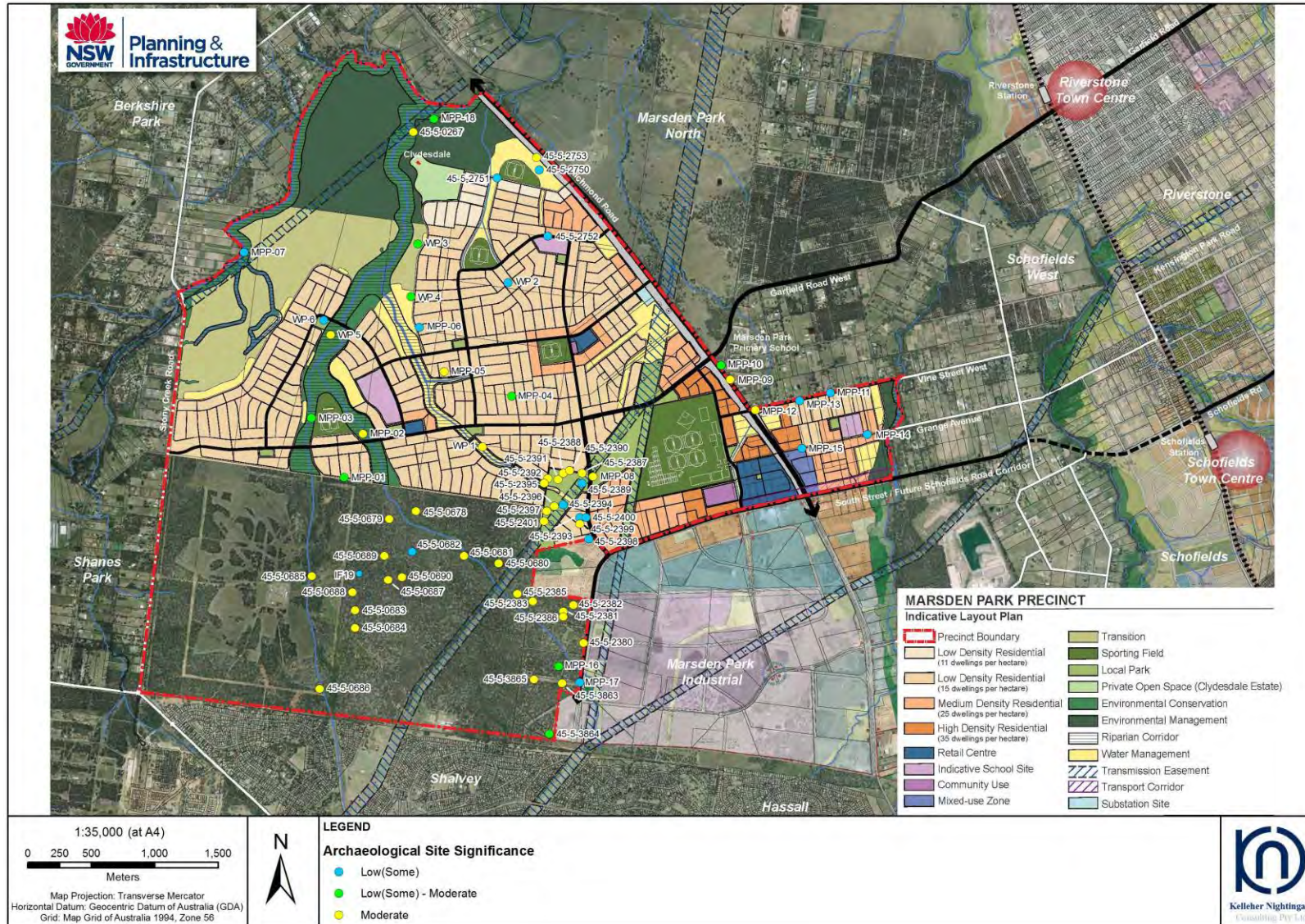


Figure 3-5: Aboriginal cultural heritage



Figure 3-6: European cultural heritage

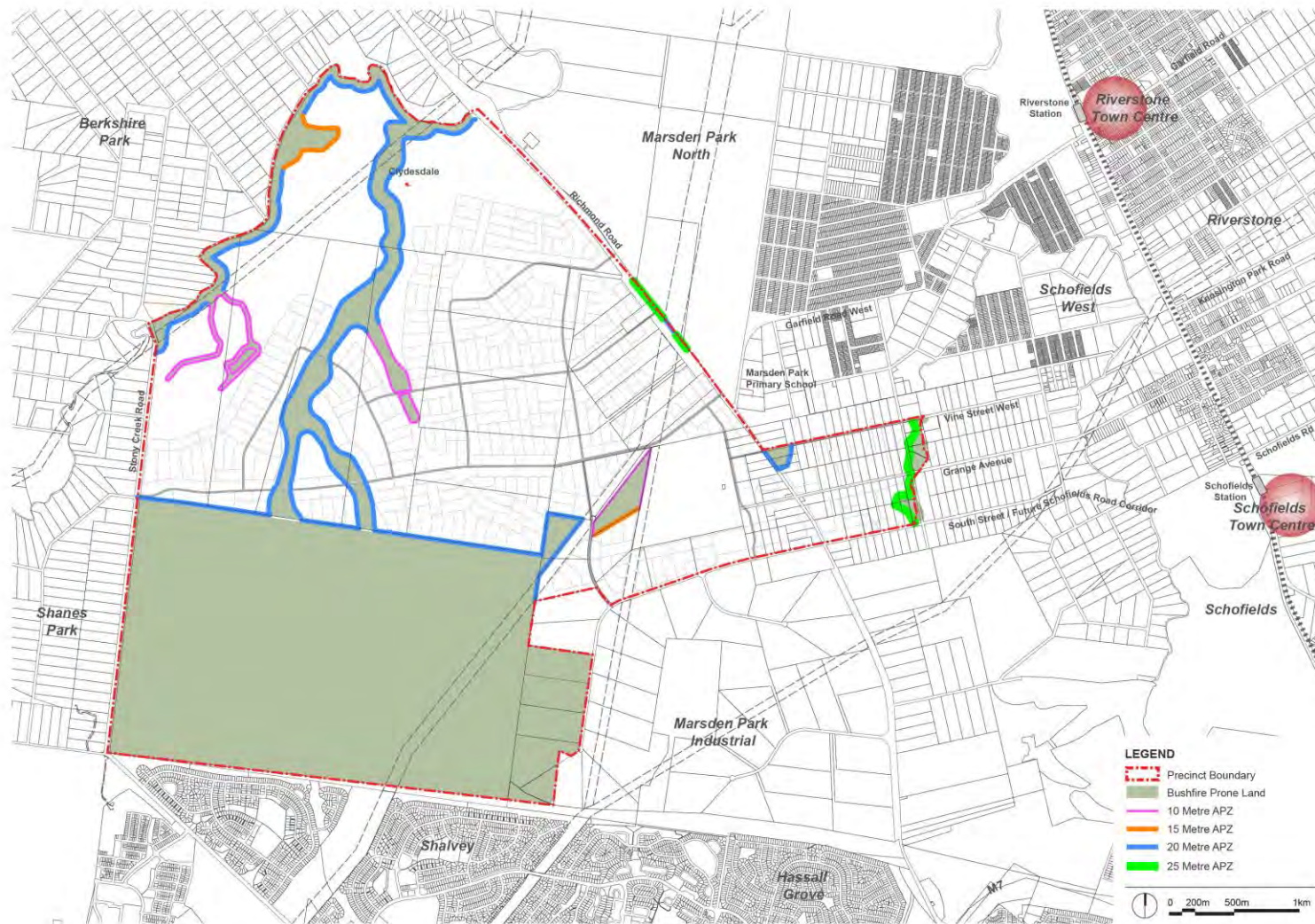


Figure 3-7: Bushfire risk and Asset Protection Zone requirement



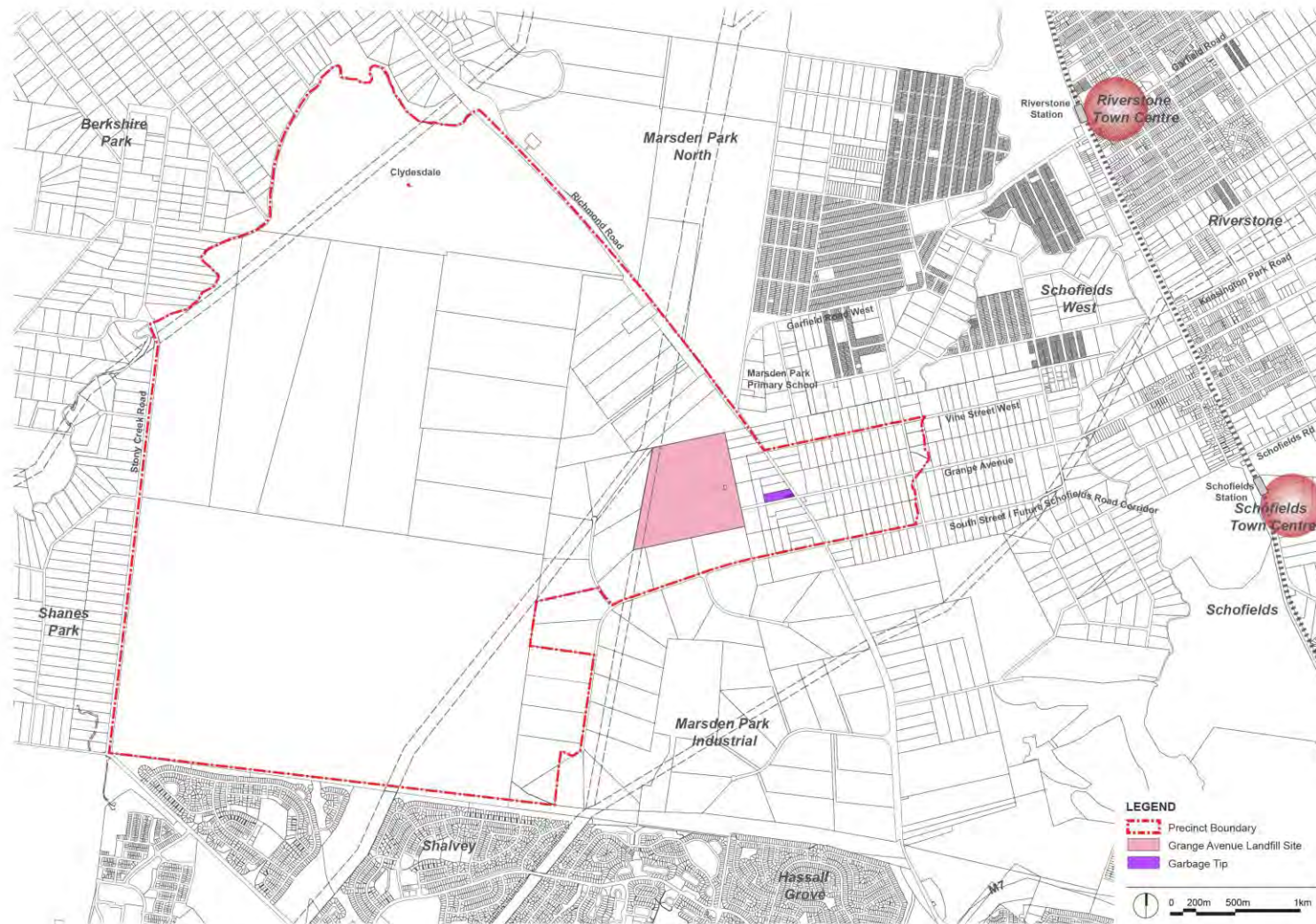


Figure 3-8: Sites that require additional contamination investigation

## 4. General Precinct Controls

**Note:** This part provides additional controls to those set out in **Part 3** of the main body of the DCP in relation to neighbourhood and subdivision design.

### 4.1 Referenced Figures

The referenced figures below support the objectives, controls and design principles for the subdivision planning and design in **Part 3** of the main body of the DCP as indicated in **Table 4-1**.

**Table 4-1: Referenced figures in Part 3**

<i>Referenced figure</i>		<i>Section in Growth Centres Precincts DCP 2010</i>
<b>Figure 4-1</b>	Residential Structure	3.2.2 <i>Residential character</i>
<b>Figure 4-2</b>	Precinct road hierarchy	3.2.3 <i>Road Layout</i>



Figure 4-1: Residential Structure

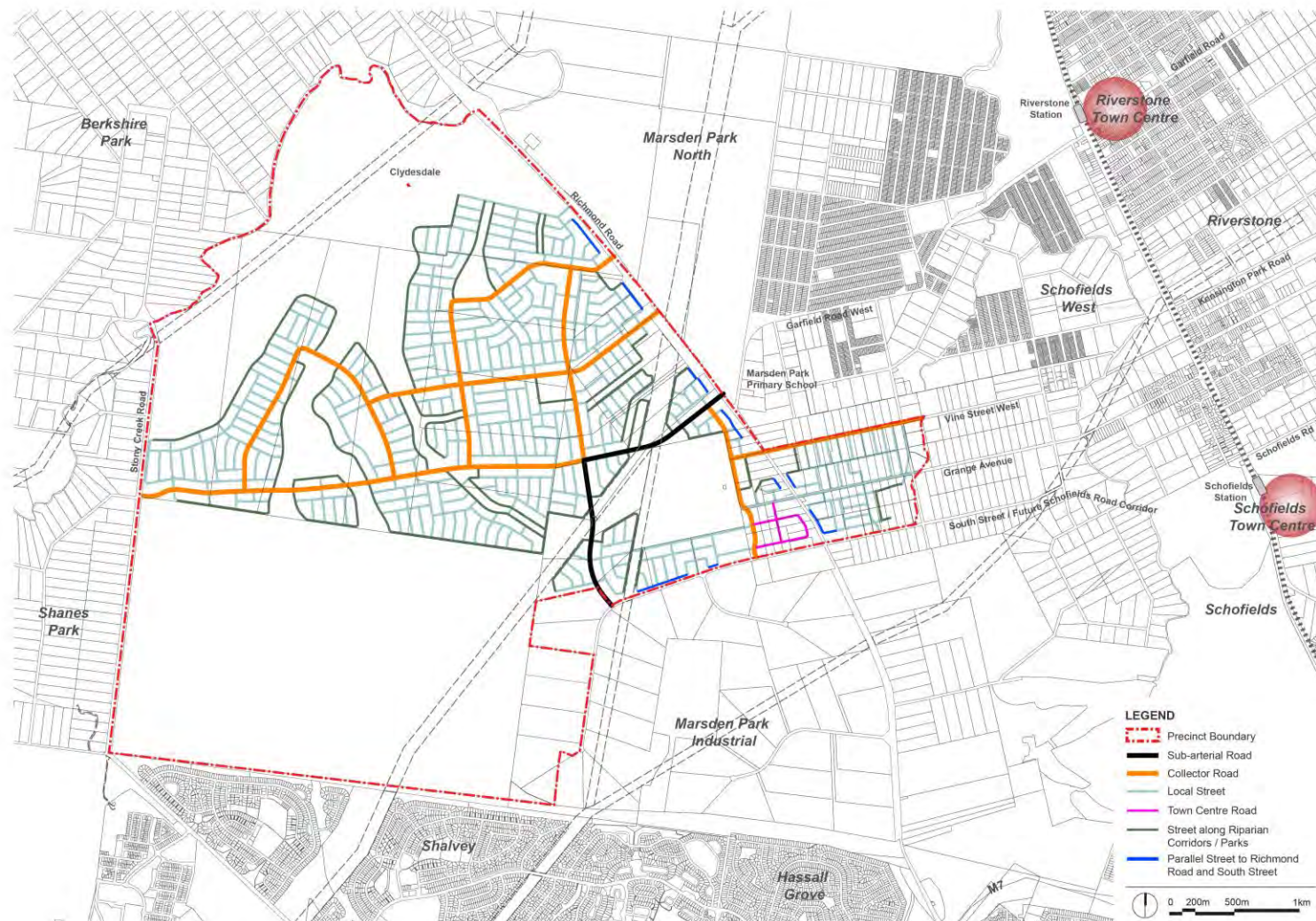


Figure 4-2: Precinct road hierarchy

## 4.2 Street network and design

### Objectives

- a. To create specific street types that minimise land area requirements whilst enhancing the landscape verge.

### Controls

1. The street network and road hierarchy is to be provided generally in accordance with **Figure 4-2**.
2. Precinct specific street types are to be designed in accordance with **Table 4-2** and associated figures.

**Table 4-2: Street Types**

Street Type	Description
Sub-Arterial	<p>Sub-arterial roads mediate between regional traffic routes and local traffic routes, and link arterial routes to town centres. Vehicular access to property is not permitted along these roads, therefore rear access should be provided. Shared paths are provided for pedestrian and cycle use and on-street parking on both sides of the street is generally provided.</p> <p>Refer to <b>Figure 3-10 of the main body DCP</b>.</p>
Collector Road	<p>Collector Roads collect traffic from local streets and carries a higher volume of traffic, linking neighbourhoods and centres and accommodating public transport routes. Amenity and safety is to be maintained by restricting vehicle speeds through traffic-calming measures and intersection design. Intermittent parking with landscaping is provided on both sides of the street.</p> <p>Refer to <b>Figure 3-11 of the main body DCP</b>.</p>
Town Centre Main Street	<p>The Marsden Park Town Centre Main street has been designed to create a pleasant and comfortable pedestrian environment. Amenity and safety is to be maintained through wide shaded footpaths, regular traffic calming measures and crossing points. Public transport routes can be accommodated along the street. On-street parking is to be provided on both sides of the street to contribute to street activity while providing a buffer between pedestrians and cars.</p> <p>Refer to <b>Figure 3-15 of the main body DCP</b>.</p>
Local Street	<p>Local Streets provide local residential access. These streets are designed to slow residential traffic in order to give priority to pedestrians and cyclists. Amenity and safety is to be maintained by introducing various traffic calming measures. On-street parking is provided on both sides of the street.</p> <p>Refer to <b>Figure 3-12 of the main body DCP</b>.</p>
Medium-high Density Local Road	<p>Medium-high density local roads have been designed to address the additional traffic movements and demand for on-street parking in the Medium Density and High Density Residential zones. These roads will apply to all R3 Medium Density Residential and R4 High Density Residential zones, as well as B2 Local Centre and B4 Mixed Used zones except where otherwise defined as a town centre road in this Schedule.</p> <p>Refer to <b>Figure 3-14 of the main body DCP</b>.</p>

Street Type	Description
Street along Riparian Corridors/Parks	<p>Perimeter streets are located along riparian corridors and parks. When adjoining riparian corridors the streets form part of the Bushfire Asset Protection Zone and allow the provision of shared cycleways that link the open space network.</p> <p>Amenity, safety and emergency access and egress for fire fighting is to be maintained by designing the road in accordance with acceptable solutions as stipulated under Planning for Bushfire Protection 2006. Traffic calming measures are to be introduced and parking is to be provided on the dwelling side of the street to allow access for emergency vehicles.</p> <p>Refer to <b>Figure 4-3</b>.</p>
Parallel Streets to Richmond Road and South Street	<p>Parallel Streets are located directly behind and parallel to Richmond Road and South Street. It is characterised by 20 m landscape planting to create an interface between Richmond Road / South Street and residential areas. This parallel street will not have any direct connection to Richmond Road or South Street.</p> <p>Refer to <b>Figure 4-4</b>.</p>
Rear Lane	<p>Rear lanes provide access to developments fronting sub-arterial and collector roads and also to medium density developments. Rear lanes will provide access for servicing. Laneways must have splayed entrances of 3 metres to allow for garbage trucks.</p> <p>Refer to <b>Figure 4-5</b>.</p>

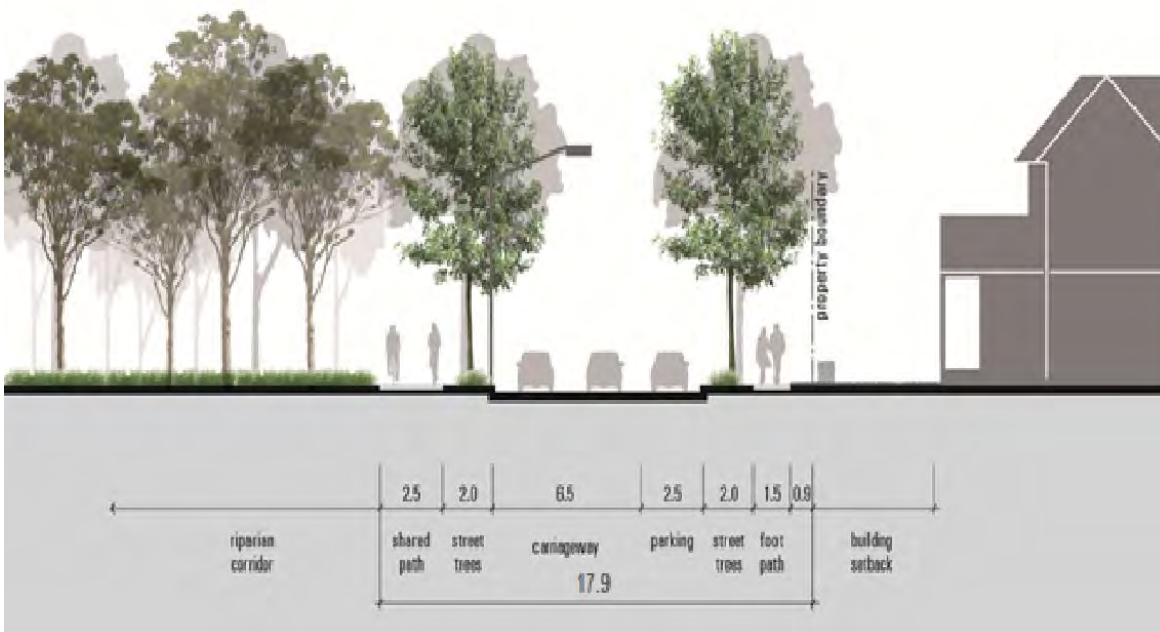


Figure 4-3: Street along Riparian Corridors/Parks



Figure 4-4: Parallel Streets to Richmond Road and South Street

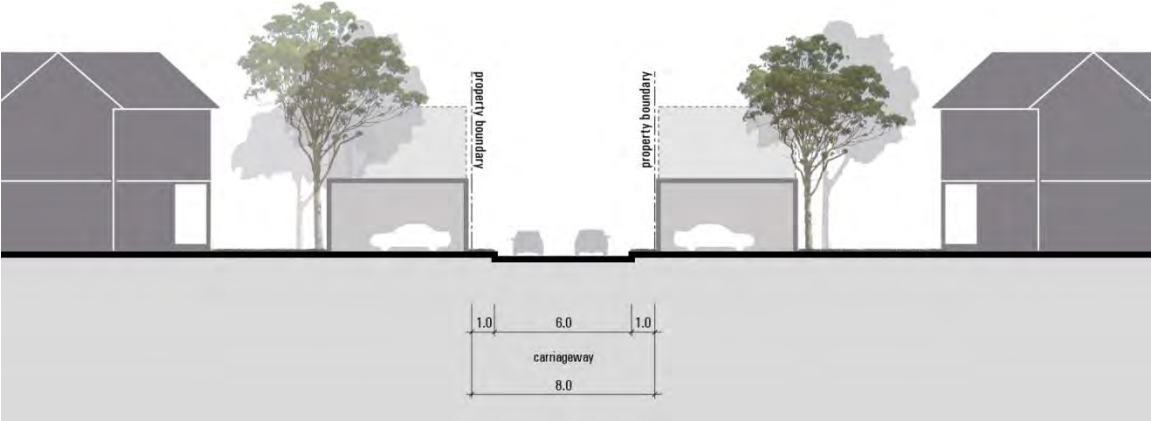


Figure 4-5: Rear Lane

## 4.3 Information Technology

### Objectives

- a. To provide the necessary Information Technology infrastructure, such as high speed internet; and
- b. To ensure that all new development has access to information technology services.

### Controls

1. The main network system must be provided in all streets and meet NBNSCo requirements.
2. Subdivision developments shall outline a strategy to deliver optic fibre.
3. Solutions to new technology advances will be considered on merit.

## 4.4 Riparian Protection Area

Within land that is in a Riparian Protection Area (refer to **Figure 4-6** and to the Riparian Protection Areas map that is part of the Growth Centres SEPP) native vegetation is to be conserved and managed in accordance with the *Guidelines for riparian corridors on waterfront land* prepared by the NSW Office of Water and dated July 2012 (available at [www.water.nsw.gov.au](http://www.water.nsw.gov.au)). The guidelines contain the outcomes and requirements for development on land containing a riparian protection area within the Growth Centres.



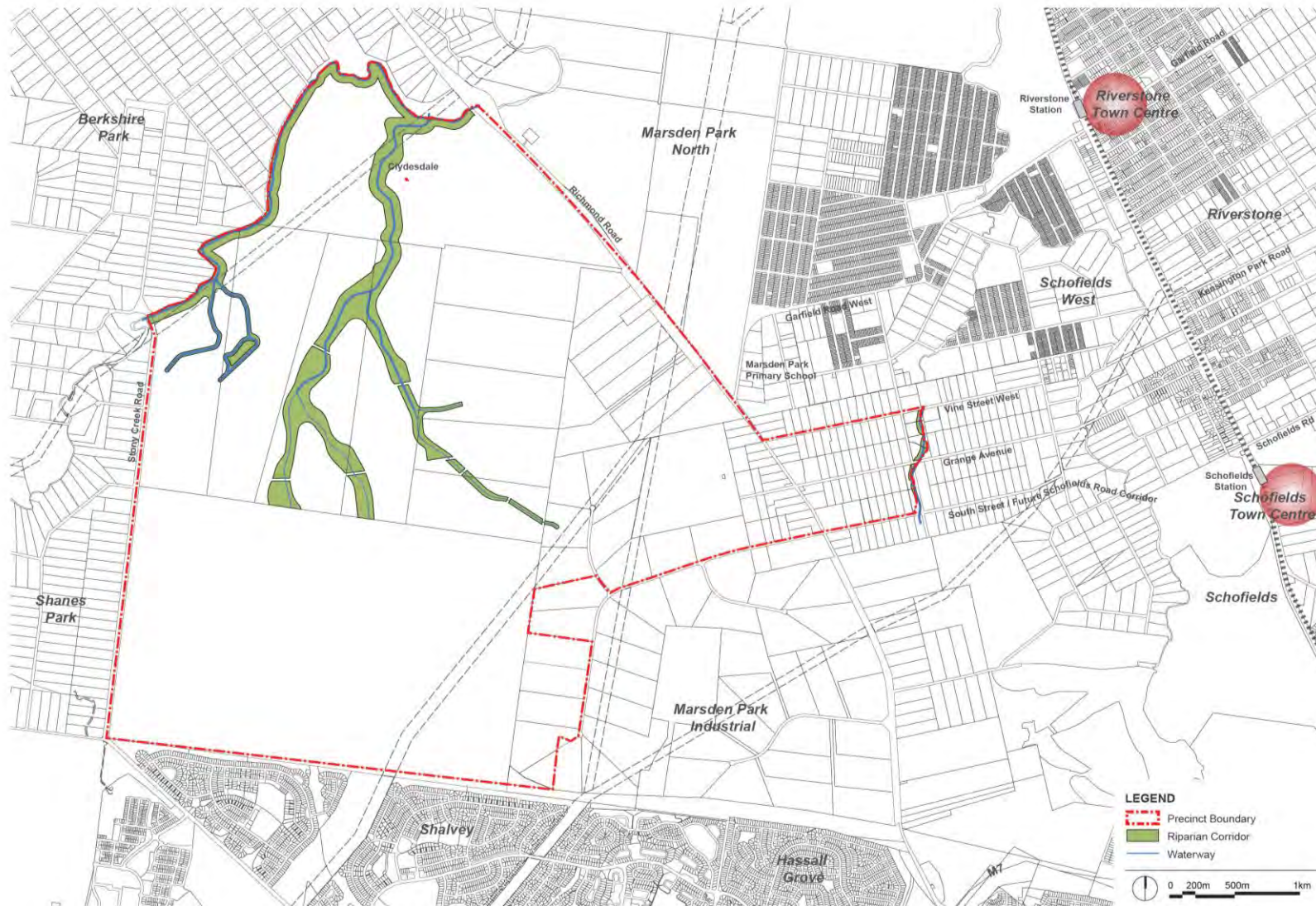


Figure 4-6: Riparian Protection Area

## 4.5 Aboriginal Heritage

### Due Diligence

In order to ensure that a person who undertakes activities that may harm Aboriginal objects identified in **Figure 3-5** exercises due diligence, a due diligence assessment will be required for those activities.

The *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* is designed to assist individuals and organisations to exercise due diligence when carrying out activities that may harm Aboriginal objects and to determine whether they need to apply for an Aboriginal heritage impact permit (AHIP) under the *National Parks and Wildlife Act 1974*. The Code of Practice outlines a five step assessment process:

- Step 1. Establish whether the activity will disturb the ground surface or any culturally modified trees.
- Step 2. Establish whether there are any (a) relevant confirmed site records on the Aboriginal Heritage Information Management System (AHIMS) sites database or any other sources of information of which a person is already aware, and (b) landscape features that are likely to indicate the presence of Aboriginal objects.
- Step 3. Establish whether harm to any Aboriginal objects or landscape features identified in Step 2 can be avoided by the proposed activity;
- Step 4. Undertake further desktop assessment and visual inspection to establish whether there are Aboriginal objects present or whether they are likely.
- Step 5. Undertake further investigation and impact assessment if required.

Investigations to support an AHIP application are to be undertaken in consultation with Aboriginal stakeholders including the Darug Aboriginal Cultural Heritage Assessments and the Darug Custodian Aboriginal Corporation.

### Consultation and Interpretation

A subdivision Development Application is to detail opportunities for ongoing consultation and interpretation of Aboriginal heritage values.

## 5. Centres Development Controls

**Note:** This part provides figures for the Marsden Park Precinct that support the development controls for Centres in **Part 5** in the main body of the DCP. This part also contains Precinct Specific Controls for the Marsden Park Town Centre, the Northern and Western Village Centres which are additional controls to the Centre controls provided in **Part 5** in the main body of the DCP.

### 5.1 General

#### Objectives

- a. To establish the function of the Town Centre and Village Centres within the Precinct;
- b. To create vibrant, safe and desirable centres that are easily accessible to all members of the community and which are compatible with the desired future character of the surrounding area, in particular, the residential precincts; and
- c. To ensure that the centres develop a range of retail, commercial and community related uses that serve the needs of the surrounding population.

#### Controls

1. The location of the Town and Village centres is based on **Figure 5-1**.
2. The design of the Town and Village centres is to be consistent with the objectives and controls of **Sections 4.6** and **5** of the BCC Growth Centre DCP.

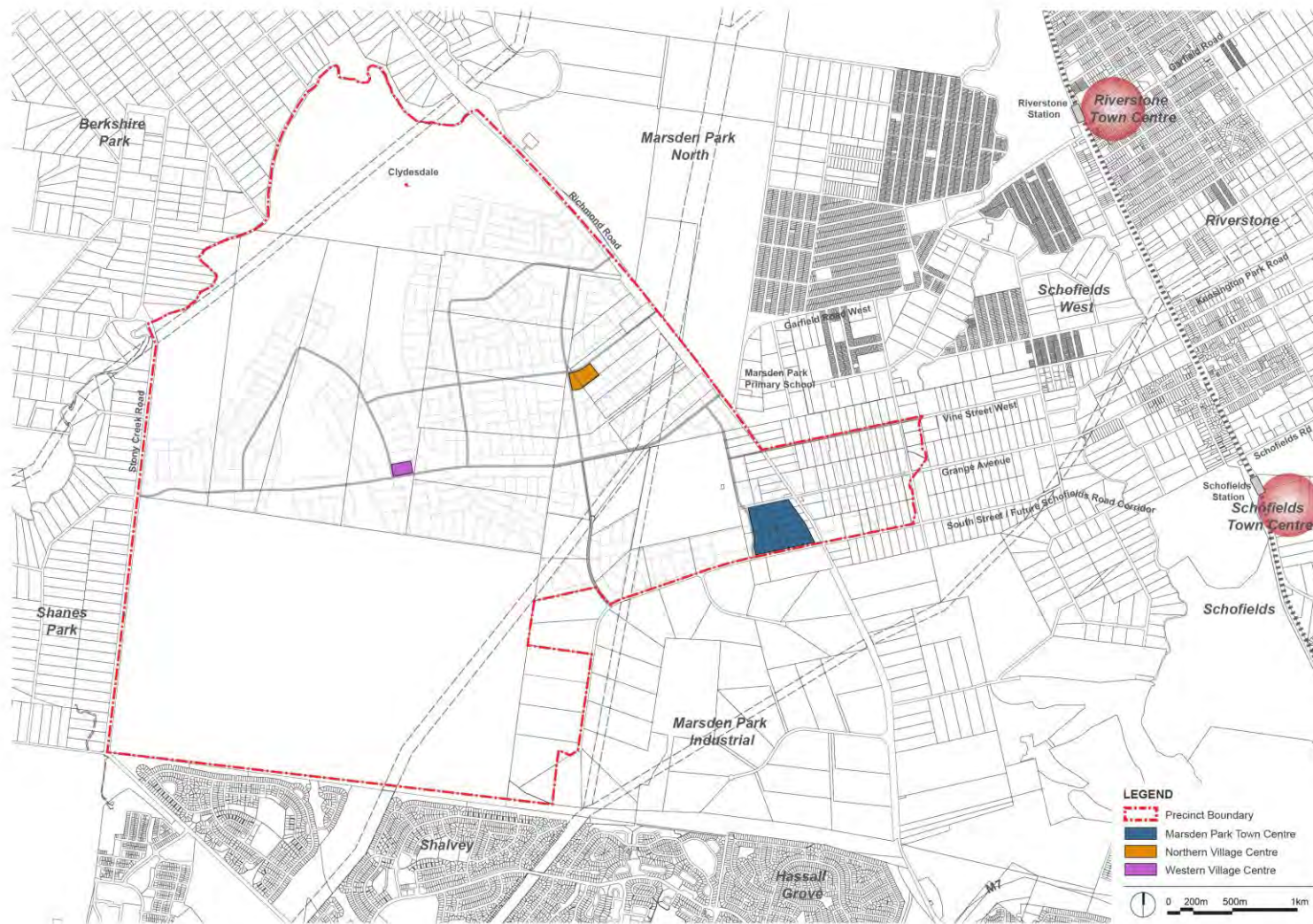


Figure 5-1: Centres Hierarchy

## 5.2 Marsden Park Town Centre

### Future desired character

The Marsden Park Town Centre will be the principal point for retail, commercial and mixed use activities, as well as recreational and community facilities, catering to the whole Marsden Park Precinct. Buildings of high architectural quality should be located at the gateways to the Town Centre in order to reinforce its role and importance and its function as a destination point.

The Town Centre will support anchor supermarkets and other large format stores. Mixed use development, incorporating commercial and residential development, will be located along Richmond Road to create a transition from the Town Centre to medium and high density housing that will include a mix of townhouses, terraces and apartments. Higher residential densities around the Town Centre will stimulate activity and support the Town Centre. The Town Centre should have a complementary relationship and good connections to the recreation areas at the former Grange Avenue Landfill Site and should also foster opportunities to integrate with the transport corridor linking to the North West Rail Link.

A high quality central pedestrian plaza will be the focal point of the Town Centre and should create a distinct sense of place and vibrancy, enhanced through landscaping and street furniture. In order to ensure use of the plaza is maximised, it should be designed to facilitate solar access during the winter months of the year and provide shade during the summer.

The Main Street should incorporate high quality landscape features and shall enhance connections to create a pedestrian friendly public realm. Traffic calming measures should be installed along the Main Street to slow passing traffic and create safer, more amenable walkable environments. Car parking should not detract from the amenity or aesthetic of the Town Centre and should be located at the rear of supermarkets with access from local roads or laneways.

### Objectives

- a. To be the focus of higher order retail, commercial and recreational activities to both Marsden Park and Marsden Park Industrial Precincts;
- b. To provide a range of retail, commercial, entertainment, recreation and community uses to create a vibrant centre that serves the needs of the wider community whilst minimising risk of oversupply and adverse economic impact on existing centres;
- c. To ensure that the detailed design of the Town Centre is undertaken in a coordinated manner to achieve a high quality urban design outcome;
- d. To build strong connections between the Town Centre to the recreation areas at the former Grange Avenue Landfill Site;
- e. To promote a pedestrian friendly Main Street through the Town Centre;
- f. To ensure that the Town Centre is well served by public transport and has connections to the major transport nodes of Riverstone and Schofields; and
- g. To minimise adverse impacts including noise, overshadowing and traffic on residential land adjacent to the Centres.

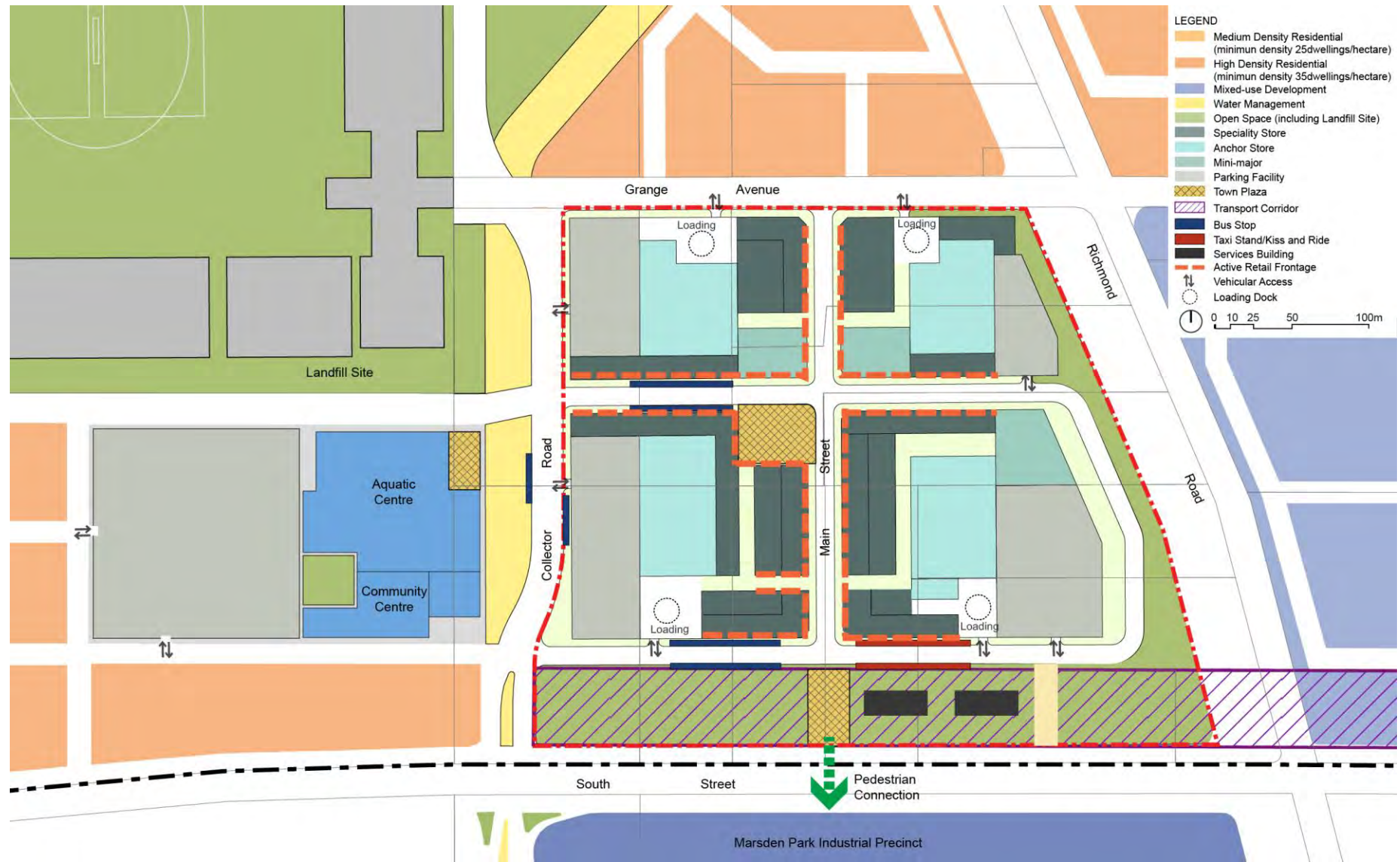


Figure 5-2: Indicative layout of Marsden Park Town Centre

## Controls

### General controls

1. The Town Centre is to be consistent with the Indicative Layout shown in **Figure 5-2**.

### Function and uses

2. A range of retail, commercial, community and mixed uses are encouraged in order to serve the needs of the community and promote a vibrant and active local centre.
3. The ground floor of all buildings throughout the Town Centre is to be occupied by retail, commercial, community, or entertainment uses in order to activate street frontages.
4. Multiple retail and commercial uses that present and promote active street frontages should be provided along the Main Street as identified in **Figure 5-2**.
5. Mixed use development containing residential development on the upper levels can be located in the centre to take advantage of access to transport and services and to increase levels of activity within the centre.

### Design layout

7. A pedestrian focused Main Street will act as the focal point for the centre.
8. The Main Street should be designed in accordance with **Figure 3-15 of the main body DCP** to allow for interspersed landscaped and outdoor seating areas.
9. Weather protection and adequate winter solar access should be provided on active street frontages.
10. Entry features should be created at 'gateways' to the centre to establish and re-enforce a sense of arrival. Clear signage and way-finding should be provided to direct walkers, cyclists and drivers into the centre.
11. Shop fronts should face streets and public plazas.
12. Large format retail premises (supermarkets and discount department stores) will have pedestrian access to the Main Street, and shall not present blank walls or inactive facades to the Main Street.
13. The street network will emphasise sight lines to local landscape features, places of key cultural significance, civic buildings and public open space.

### Built form

14. Streets and open spaces should be defined with buildings that are generally built to the street boundary, have a consistent front wall height and provide a continuous street frontage.

### Public domain

15. A town square / civic plaza is to be located adjacent to the Main Street to provide an urban landscape setting and a civic focus for the community.
16. The streetscape will provide a high amenity pedestrian environment through lighting, solar access, shade and shelter, landscaping, street furniture, footpath design and traffic calming measures.

### Bicycle parking rates

17. Cycle racks should be provided at the rate of 1 space per 300m<sup>2</sup> of Gross Floor Area (GFA).

Transport

18. Traffic calming measures should be installed along the Main Street to slow passing traffic to support pedestrian amenity.
19. The bus interchange is to have direct pedestrian access to the Main Street and retail core and integrated with other transport modes.

## 5.3 Village Centres

### Future Desired Character Statement

The two village centres within Marsden Park Precinct will support the needs of the surrounding neighbourhood community and provide a focal point for local activity. To create a village atmosphere the village should incorporate a range of small scale shops anchored by a supermarket, with potentially shop top housing above. An inviting village plaza, and well-designed streetscape and landscaped will create a vibrant and high quality pedestrian amenity.

Townhouses, terraces and other medium density dwellings surround the village centres to encourage activity and vibrancy. The village centres maintain visual cohesion with the surrounding low and medium density housing in terms of height, bulk and scale. The design and scale of the village centres reinforces their support role in the hierarchy of centres for the Precinct. Safe and direct pedestrian connections to local schools, sporting fields and parks promote walkability within the neighbourhood. Both villages provide opportunities to integrate commercial/retail uses with the parkland and sporting fields used for both active and passive recreation.

Car parking does not detract from the amenity or aesthetic of the village centre.

#### 5.3.1 Northern Village Centre

##### Objectives

- a. To create a vibrant, mixed use village centre that provides a range of small scale retail, business and community uses which serve the needs of the people who live and work in the northern part of the Precinct;
- b. To ensure that the detailed design of the village is undertaken in a co-ordinated manner in order to achieve a high quality urban design outcome;
- c. To create a vibrant village adjacent to residential areas and a K-12 school; and
- d. To minimise adverse impacts including noise, overshadowing and traffic on residential land adjacent to the Centres.

##### Controls

###### General controls

1. The Northern Village is to be located generally in accordance with **Figure 5-1**.
2. The Village is to be generally consistent with the Indicative Layout shown in **Figure 5-3**.

###### Built form

3. The bulk and scale of buildings is to be compatible with the surrounding residential development.
4. There should be no adverse impact on the amenity of the surrounding residential precinct as a result of development within the Village Centre.



Bicycle parking rates

5. Cycle racks should be provided at the rate of 1 space per 300 m<sup>2</sup> of Gross Floor Area (GFA).



**Figure 5-3: Indicative layout of Northern Village Centre**

### 5.3.2 Western Village Centre

#### Objectives

- a. To create a vibrant, mixed use Village Centre that provides a range of small-scale retail, business and community uses which serve the needs of people who live and work in the western part of the precinct;
- b. To ensure that the detailed design of the village is undertaken in a co-ordinated manner in order to achieve a high quality urban design outcome;
- c. To create a vibrant village adjacent to residential areas and a school; and
- d. To minimise adverse impacts including noise, overshadowing, and traffic on residential land adjacent to the Centres.

## Controls

### General controls

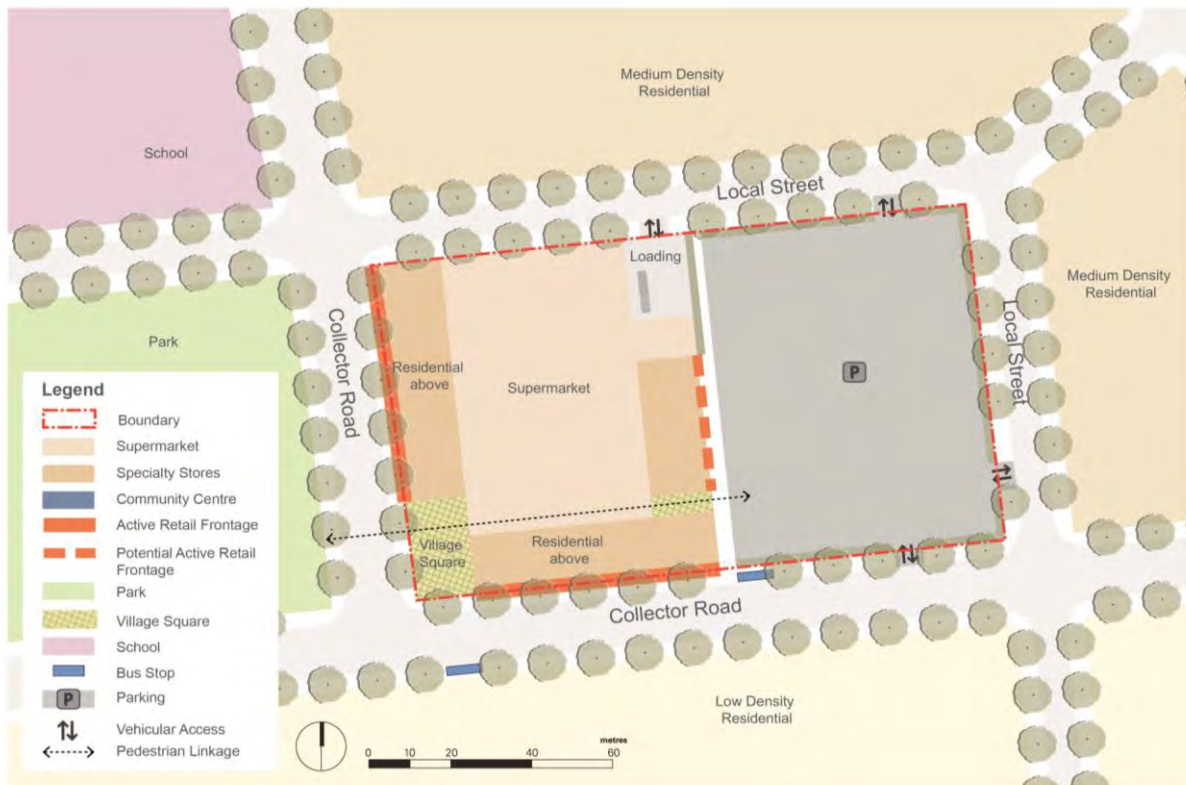
1. The Western Village is to be located generally in accordance with **Figure 5-2**.
2. The village is to be generally consistent with the indicative layout shown in **Figure 5-4**.

### Built form

3. There should be no adverse impact on the amenity of the surrounding residential area as a result of development within the Village Centre.

### Bicycle parking rates

4. Cycle racks should be provided at the rate of 1 space per 300 m<sup>2</sup> of Gross Floor Area (GFA).



**Figure 5-4: Indicative layout of Western Village Centre**

## 6. Site Specific Controls

### 6.1 Development around Clydesdale House and other locally listed heritage items

#### Objectives

- a. To protect the rural and visual curtilage of the State Heritage Item, Clydesdale House;
- b. To ensure that residential development within Lot 2 DP 260476 is compatible with the heritage significance of Clydesdale House, including its rural setting;
- c. To ensure that the future of heritage items within the Marsden Park Precinct are considered in the context of the development potential of the site;
- d. To ensure that heritage items are integrated with the development of the Precinct; and
- e. To provide opportunities for interpretation of the history of Marsden Park.

#### Controls

##### Reuse of Heritage Buildings

1. Adapt and reuse buildings identified in **Figure 3-6** whilst providing opportunities for interpretive features to communicate the history of the Precinct.

##### **Clydesdale Estate**

The following controls apply to land defined State Heritage Curtilage for Clydesdale Estate as identified in **Figure 6-1**.

##### Conservation Management Plan

2. A Conservation Management Plan (CMP) is required for all development located within the State Heritage curtilage of the Clydesdale Estate (SHR 674). The CMP must be prepared in accordance with the requirements of the NSW Heritage Office. The CMP shall establish the heritage significance of an item. The CMP shall identify conservation policies and management mechanisms that are appropriate to enable that significance be retained. The CMP must include:
  - a. Detailed objectives for the conservation of the rural curtilage of Clydesdale House;
  - b. Provisions for the conservation, interpretation and management of the view corridors and rural setting of Clydesdale House;
  - c. Provisions for the new development with regard to the protection of visual corridors and the rural setting, with detailed building form, materials and colour guidelines, consistent with the materials and finishes colour palette (refer to **Figure 6-3**);
  - d. Provisions for the subdivision of the residential portions within **Figure 6-1**; and
  - e. Development of site specific exemptions for inclusion in a section 88B instrument for a Heritage covenant on the future residential development of the area.
2. All development within the area identified in **Figure 6-1** must comply with the recommendations of a CMP endorsed by the NSW Heritage Council and Blacktown City Council.
3. Low density residential development identified in **Figure 6-1** shall comply with the building envelope controls identified in **Figure 6-2**.
4. Building materials should be based on the materials and finishes colour palette shown in **Figure 6-3**.

5. A subdivision DA for the low density residential dwellings within **Figure 6-1** is to provide information that illustrates the following:
  - Material and colour palette;
  - Building height and form;
  - Building envelope;
  - Fencing;
  - Landscape Plan;
  - Protection of trees; and
  - Protection of view corridors
6. The housing design and building envelope shall be endorsed by the NSW Heritage Council prior to issue to the subdivision certificate.
7. A Landscape Plan is to be submitted to Blacktown City Council for approval for subdivision and earthworks stage.
8. A material sample board is to be submitted to Blacktown City Council for approval for all buildings including Class 10 Buildings under the Building Code of Australia which require a DA.
9. A Visual Assessment Report is to be prepared by an appropriately qualified person for subdivision and earthworks stage that identifies recommended building envelopes and heights, landscape character and view corridors in coordination with the CMP.
10. Where there is potential impact on trees a Tree Survey and Arborist report for earthworks is to be submitted to Blacktown City Council for subdivision and all buildings requiring a DA.

#### Landscape and View Corridors

11. Ensure that views to the South Creek floodplain are maintained to both sides of Richmond Road when travelling north, to maintain the floodplain context within which Clydesdale House is seen (refer to **Figure 6-4**).
12. Streets fronting the Clydesdale Estate are to use endemic eucalypt species consistent with those growing within the vicinity of the Little Creek riparian corridor and referenced in Appendix D of the Main DCP (refer to **Figure 6-4**).
13. Ensure that proposed structures do not restrict view corridors from the house to the South Creek floodplain beyond to appreciate the extent of this land, such as openings in the corridor to include the existing bridge crossing west of the stables (refer to **Figure 6-4**).
14. A cycleway and pedestrian shareway is to be located on the south-western side of any future upgrade to Richmond Road and/or replacement bridge, to facilitate prolonged views to Clydesdale House by these user groups (refer to **Figure 6-4**).
15. A formal lookout and interpretation point shall be located sufficiently off the edge of the shareway. The landform within the vicinity of the lookout structure should be designed such that it can be well maintained, e.g. to ensure required vegetation heights are maintained (refer to **Figure 6-4**).
16. Reference is to be made where appropriate to the Marsden Park Precinct Landscape and Visual Analysis Report 2012 prepared by AECOM.

#### Heritage Interpretation Strategy

17. A Heritage Interpretation Strategy (HIS) shall be prepared for development of items identified in **Figure 6-1**. The HIS must be prepared by an appropriately qualified consultant and must contain the following:

- photographic recording and documentation of heritage items;
- proposed location of interpretive works;
- built form;
- landscape design;
- public art;
- signage; and
- provisions for education and general interest.

### Heritage Impact Statement

18. A heritage impact statement must be prepared by a suitably qualified practitioner for development of or adjacent to items identified in **Figure 3-6**. It must consist of a statement demonstrating the heritage significance of a heritage item, assessment of the impact that proposed development will have on that significance and proposals for measures to minimise that impact.
19. Heritage Impact Statements are to be carried out in accordance with the NSW Office of Environment and Heritage – Statements of Heritage Impact Guidelines.
20. Reference is to be made where appropriate to the Marsden Park Precinct Landscape and Visual Analysis Report 2012 prepared by AECOM.

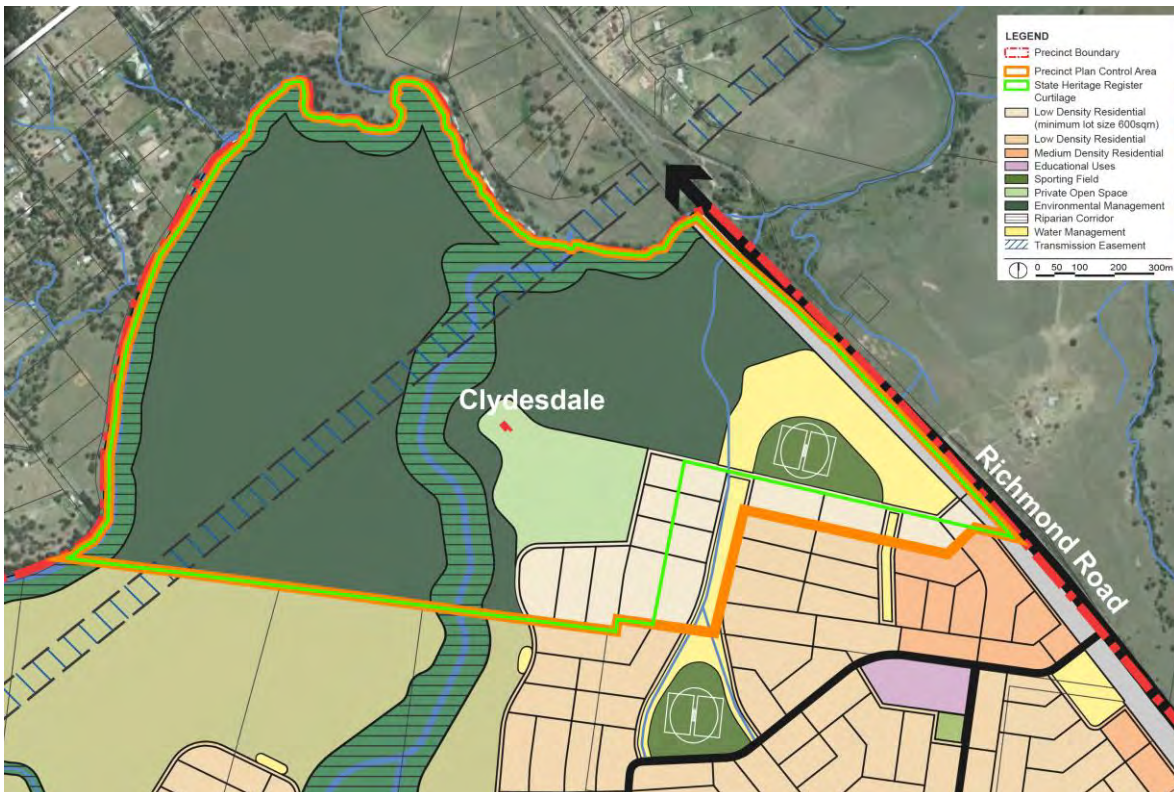


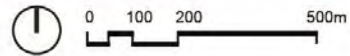
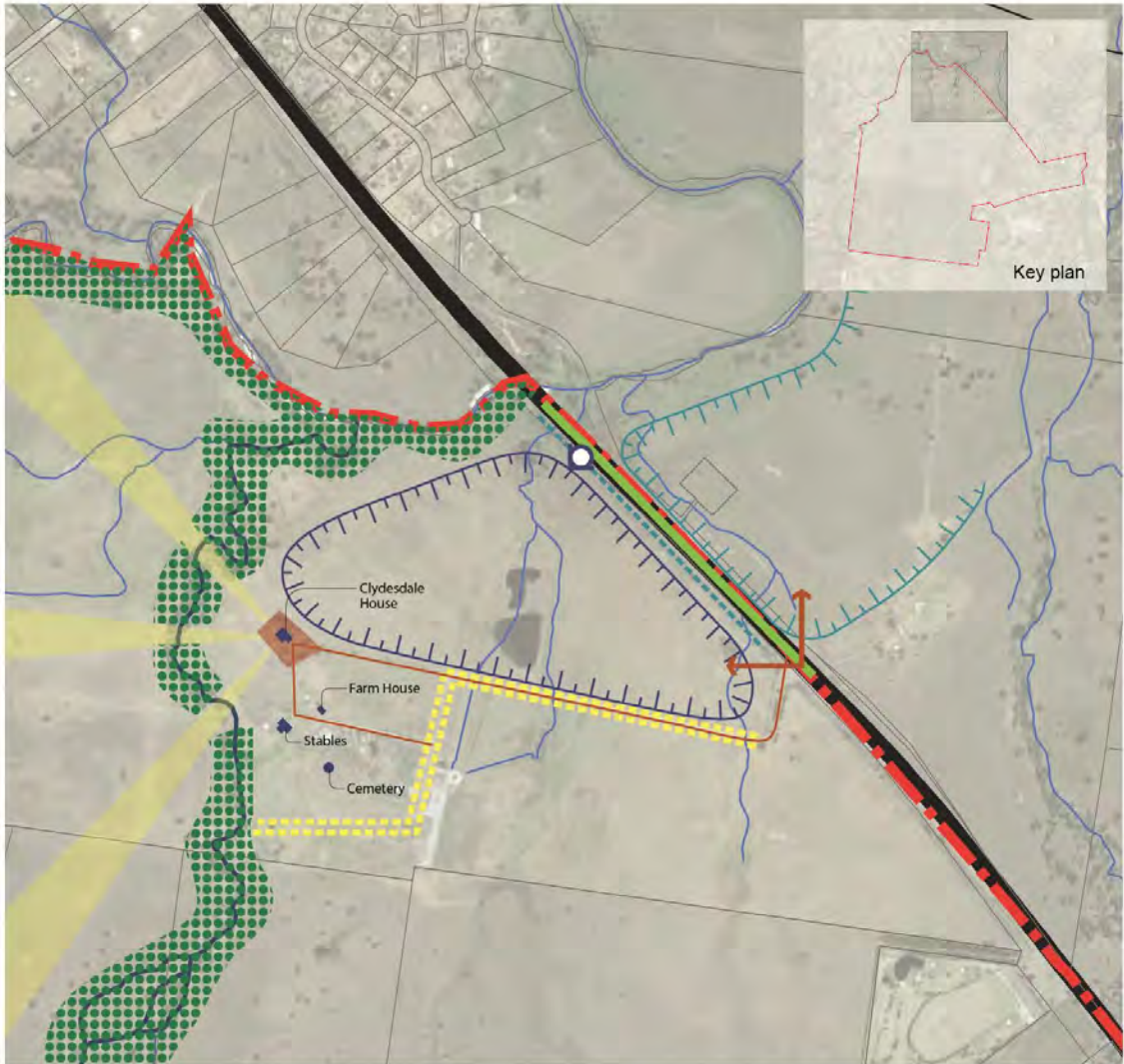
Figure 6-1: Clydesdale House Precinct Plan Control Area



Figure 6-2: Low Density Residential – minimum lot size 600sqm Indicative Layout



Figure 6-3: Materials and finishes colour palette



**Legend**

- - - Precinct boundary
- Watercourses
- Richmond Road
- ◆ Heritage items associated with Clydesdale House
- Clydesdale House garden
- Clydesdale House driveway
- Reinforce riparian corridor along Little Creek
- Proposed development shall maintain views from Clydesdale House through gaps in riparian corridor and floodplain beyond
- ← Revealed view to floodplain when travelling north after exiting road cutting
- Proposed cycle / pedestrian shareway to south-west edge of Richmond Road
- - - Maintain road batters / corridor predominantly free of trees to maintain views to Clydesdale House
- D Proposed lookout / interpretation point (notional location) to Clydesdale House and environs
- Retain floodplain / open pastoral setting, to retain views across floodplain to Clydesdale House
- Avenue of eucalypts to streets fronting onto Clydesdale Estate
- Retention of floodplain as part of future precinct planning

**Figure 6-4: Landscape and View Corridor Controls**



## 6.2 Development around St Andrew's Presbyterian Church

### Objectives

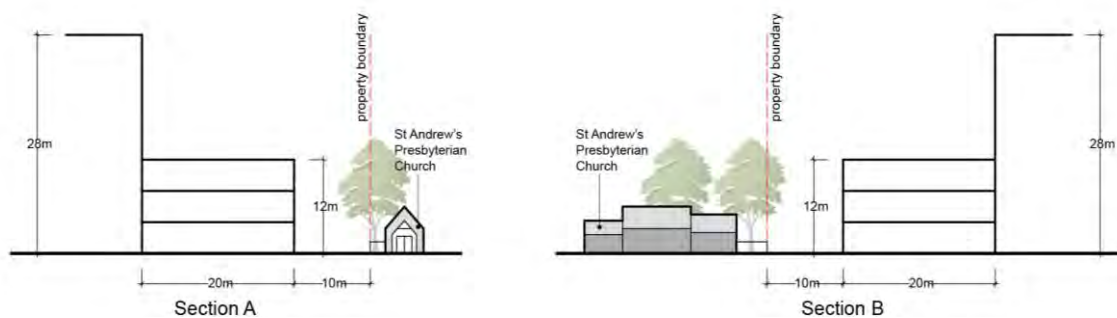
- To conserve the local heritage significance of St Andrew's Presbyterian Church;
- To protect the heritage curtilage of St Andrew's Presbyterian Church; and
- To ensure that the mixed-use development to the east and south of St Andrew's Presbyterian Church respects the heritage value of the building.

### Controls

- The mixed-use development to the east and south of St Andrew's Presbyterian Church should be designed in accordance with **Figure 6-5** and **Figure 6-6**;
- No development is allowed within 10 metres of the eastern and southern boundaries of the curtilage; and
- A maximum 12 metre building height should be applied to the area within 20 metres of the 10 metre setback area to protect the character of the Church.



**Figure 6-5: St Andrew's Presbyterian Church surrounding area building height control plan**



**Figure 6-6: St Andrew's Presbyterian Church surrounding area building height control sections**

## 6.3 Development along Richmond Road and South Street

### Objectives

- a. To minimise noise impacts along Richmond Road and South Street on adjacent residential development;
- b. To ensure that development adjacent to Richmond Road and South Street is serviced by appropriate pedestrian and vehicle access routes; and
- c. To enhance the quality of the Richmond Road and South Street streetscape through appropriate building design and landscape treatment.

### Controls

#### Residential development

1. Residential dwellings adjacent to Richmond Road and South Street, as shown in **Figure 6-7**, should be designed to mitigate and reduce noise impacts to sensitive areas such as bedrooms, living spaces and private open spaces. Noise attenuating materials and noise barriers may include glazed windows, masonry construction and solid front fences/walls, and should be endorsed by a suitably qualified practitioner.
2. Dwellings along Richmond Road and South Street shall comply with the noise criteria outlined in Table 4-1 in Part 4 of the BCC Growth Centre DCP.
3. Where residential dwellings do not front a road which runs parallel to Richmond Road and South Street, then the minimum building setback to these roads shall be 20 metre. Refer to **Figure 4-4**.
4. A high quality landscaped buffer and / or a parallel road shall be provided within the 20 metre setback of both Richmond Road and South Street.
5. Vehicular access is not permitted for any property along Richmond Road and South Street. Vehicular access is to be from parallel streets, local streets or collector roads.

#### Mixed-use and commercial development

6. A minimum 20 metre front setback is required for development along Richmond Road and South Street.
7. Provide visual interest through active frontages and / or articulated buildings facades with recessing or projecting architectural elements.

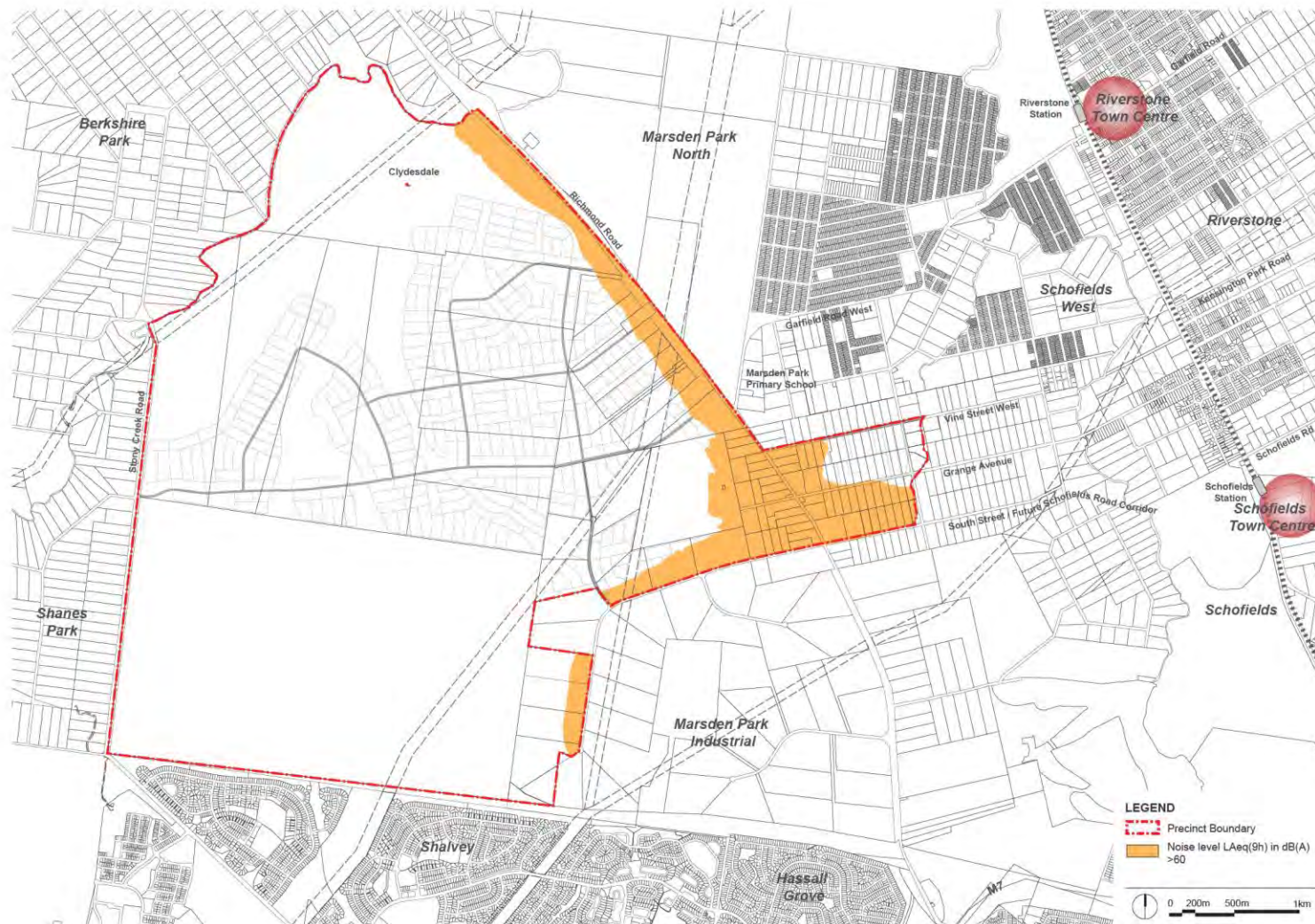


Figure 6-7: Land along Richmond Road and South Street affected by noise impacts

## 6.4 Floodplain Cut and Fill

The objectives and controls in this Section are in addition to those listed in Section 2.3.1 - Flooding and Water Cycle Management and 4.3.1 – Cut and Fill of the BCC Growth Centre Development Control Plan 2010 DCP.

### Objectives

The floodplain cut and fill objectives are to:

- a. provide a landform that is capable of supporting development;
- b. provide the appropriate perimeter road system and improved grading of the floodplain for more efficient maintenance requirements and other relevant uses;
- c. minimise the impact of earthworks on stormwater, salinity and groundwater;
- d. ensure that the extent of cut and fill required for development does not detract from the appearance and design of the development;
- e. ensure that development is capable of visual integration with the surrounding environment;
- f. encourage balanced cut and fill solutions;
- g. where imported fill material is required ensure the material is clean and supported by a Validation Report as required by Control 4 in Section 4.3.1 of the main body DCP;
- h. ensure land is appropriately stabilised and retained;
- i. minimise the need to cut and fill at the subdivision phase of development;
- j. ensure accessibility to development;
- k. manage flooding impacts in accordance with the requirements of the Growth Centres SEPP;
- l. ensure that any cut and fill does not adversely affect the conservation and rehabilitation of the riparian corridors; and
- m. provide a suitable level of development, which will enable the important heritage house (Clydesdale House), to be appropriately restored.

### Controls

1. Floodplain storages below 17.3 m AHD are to remain balanced at all stages of the development of the Marsden Park Precinct to ensure the status quo on flood storage is maintained.
2. Any proposal for floodplain reclamation works shall only be undertaken as proposed in the Marsden Park Water Cycle and Flood Management Strategy, prepared by J. Wyndham Prince and dated August, 2012 and the Post Exhibition Water Cycle and Flood Management Strategy, prepared by J. Wyndham Prince and dated May, 2013. Potential areas of cut and fill within the floodplain nominated by the Marsden Park Water Cycle and Flood Management Strategy are shown in **Figure 6-8**.
3. 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.

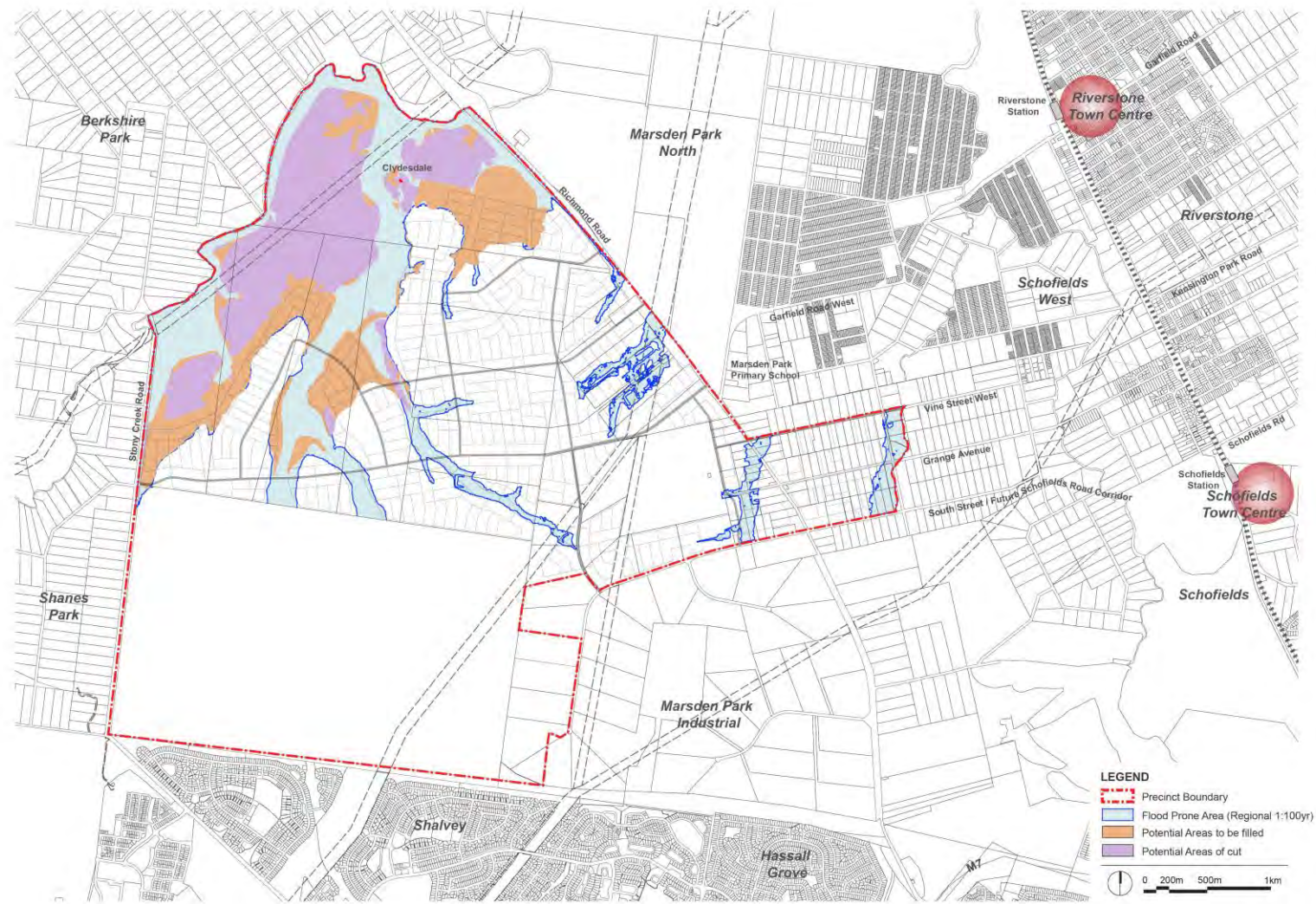


Figure 6-8: Potential Areas of floodplain cut and fill