



Marsden Park Housing Precinct

Frequently Asked Questions

October 2013

WHAT HAS THE GOVERNMENT ANNOUNCED?

- Land will be rezoned in the Marsden Park Precinct of Sydney's North West Growth Centre for 10,300 new homes, one town centre and two village centres. When fully developed the precinct will be home to 30,000 people.
- Essential infrastructure such as water, sewerage and roads will be funded or provided by major developers, building on the NSW Government's upgrade of Richmond Road.
- An accelerated infrastructure timetable will ensure water; roads and utilities are ready for house and land packages to reach the market before the end of 2014.

WHAT IS AN ACCELERATED PRECINCT?

- Marsden Park was fast-tracked under the Precinct Acceleration Protocol, which allows Growth Centre precincts to be rezoned earlier than scheduled, provided there is no additional cost to taxpayers for planning and delivery of infrastructure.
- The agreement is with the major developers of the site, Winten Property Group and Stockland Development, who own approximately 485 hectares and 162 hectares of land, respectively.
- The agreement uses private funding to bring forward infrastructure delivery to help meet Sydney's growing need for new homes and employment land.
- Without this agreement the land would not have been rezoned or developed before 2016/17.

HOW ARE THE GOVERNMENT AND DEVELOPERS WORKING TOGETHER?

- The NSW Government has announced more than \$481 million for the Housing Acceleration Fund to provide essential infrastructure to unlock new housing developments in ten growth areas across NSW.
- Funding from this program has enabled work to start on the first stage of the upgrade of Richmond Road.
- Winten Property Group and Stockland Development will provide or fund essential infrastructure worth \$170 million to service Marsden Park.
- The developers will contribute to land for three new schools, pay upfront for sewer, electricity and water infrastructure and undertake parts of the upgrade of Richmond Rd to dual carriageway.

WHAT TYPES OF HOUSING WILL BE BUILT AT MARSDEN PARK?

- It is intended to develop Marsden Park using new land use controls designed to encourage diverse and affordable housing options.
- This will include terraces, small lot dwellings and even "Fonzie flat" studio apartments.
- Lot sizes for detached homes will range from 225 square metres to 600 square metres and the rezoning allows for townhouses and apartment blocks of up to seven storeys close to the town centre.



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- The NSW Government is currently exhibiting proposed changes to the Growth Centres State Environmental Planning Policy which would extend diverse housing options across the Growth Centres.

HOW MANY JOBS WILL BE CREATED?

- 3,000 jobs are expected to be created in the precinct, including 1,300 in the town centre.
- The new suburb is also close to many other employment opportunities.
- It is next to the Marsden Park Industrial Precinct, which has the potential to provide up to 10,000 jobs and is only 15 km from the Western Sydney Employment Area, expected to eventually employ 40,000 workers.

HOW BIG WILL THE TOWN CENTRE BE?

- The Marsden Park town centre will spread across 13 hectares of land at the western corner of Richmond Road and South Street. The centre is zoned to allow for up to 40,000 square metres of retail and commercial uses.
- The town centre is expected to include up to two discount department stores, supermarkets and specialty shops while providing opportunity for commercial offices. A community precinct, including an aquatic facility, will adjoin the centre at its western boundary.

ARE THERE TRANSPORT LINKS PROVIDED?

- Marsden Park is less than 4 km from both Schofields and Riverstone rail stations and only 5km from the M7.
- It is also only 8 km from Cudgegong Road Station on the North West Rail Link which is due to open in 2019, with a corridor mapped for a future public transport connection to Marsden Park.

WHEN WILL RICHMOND ROAD BE UPGRADED?

- The Government is committed to the staged upgrade of Richmond Road to support housing delivery and employment growth as the main north-south corridor connecting the North West Growth Centre to the M7.
 - STAGE 1: Bells Creek to Townson Rd
 - Due to be completed in 2014.
 - STAGE 2: Townson Rd to Grange Ave
 - One of 10 Housing Acceleration Fund infrastructure projects to support new housing. Construction is expected to finish by 2015/16
 - STAGE 3: Garfield Rd to South Creek floodplain
 - Stockland and Winten to fund and construct in four stages, including three access points to the Marsden Park precinct. Stage 1 to be completed by mid 2014.



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IS THE ENVIRONMENT BEING PROTECTED?

- More than 450 hectares of significant vegetation and major creek corridors will continue to be protected in accordance with the Growth Centres Biodiversity Certification endorsed by both the State and Federal Governments.
- Stands of important Cumberland Plain Woodland will also be protected.

WHAT DOES THE REZONING MEAN FOR LANDOWNERS?

- The rezoning means new planning controls now apply in Marsden Park that allow a range of new uses including low, medium and high density housing, and retail and commercial uses.
- Landowners may lodge development applications with Blacktown City Council as long as essential services such as water and power are provided to the land.
- Landowners interested in developing their land should contact with the Department of Planning & Infrastructure and Blacktown City Council.

WHAT HAPPENS TO LAND ZONED FOR OPEN SPACE, DRAINAGE OR ACQUISITION?

- Land zoned specifically for open space and water management, will be acquired by Blacktown City Council over time. The timing of any acquisition will be influenced by the rate of development.
- The *Land Acquisition (Just Terms Compensation Act) 1991* requires a council or Government agency to consider matters such as the market value of the land, any special value to the landowner and expenses as a result of relocating.
- For more information on the compulsory acquisition process and matters for consideration, see the Land and Property Information's website at:
http://www.lpi.nsw.gov.au/valuation/compulsory_acquisition_of_land