

# Schedule 3

## Marsden Park Industrial Precinct

Amended 30 November 2011



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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 (referred to as BCC Growth Centre DCP 2010).

This Schedule was adopted by the Director General of the Department of Planning on 19 November 2010 and came into force 19 November 2010. An amendment to this Schedule came into force on 30 November 2011. 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 Industrial Precinct.

## 1.2 Structure of this Plan

This Schedule should be read in conjunction with the main body of the DCP and is in 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 Schedule 3 – Marsden Park Industrial Precinct.

Table 1-1: Structure of this Schedule

Part	Summary
1 – Introduction	Identifies the land to which the Schedule applies.
2 – Subdivision Planning and Design	Establishes an overall vision and Indicative Layout Plan for the Marsden Park Industrial Precinct. Provides precinct specific figures and establishes additional objectives and controls that support the controls in <b>Part 2</b> of the main body of the DCP.
3 – Neighbourhood and Subdivision Design	Provides Precinct specific figures that support the controls in <b>Part 3</b> of the main body of the DCP.
4 – Development in Residential Zones	Establishes additional objectives and controls for the residential areas of the precinct.
5 – Employment Lands Subdivision & Development Controls	Establishes additional objectives and controls for the employment areas of the precinct.

## **2 Subdivision Planning and Design**

### **2.1 The Marsden Park Industrial Precinct - Precinct Planning vision**

The vision for the Marsden Park Industrial Precinct is to create an attractive employment precinct that provides for a diverse range of job opportunities to support the growing residential areas in Sydney's North West. The precinct will be characterised by a mix of employment generating uses such as general and light industrial, business parks, and commercial uses. It will also consist of some smaller medium and low density residential areas near the future Marsden Park Town Centre to the north.

Industrial land will form the majority of the precinct. It is intended to support a range of light and general industrial uses from large floor-plate warehousing and storage facilities which capitalise on the precinct's location near Richmond Road, to smaller factory unit style developments for more intensive trade based activities. Industrial uses are to operate to best practice industry standards and not impose any adverse impacts on the nearby residential lands. Buildings are to be appropriately designed to address the street and other public domain areas, and all street frontages will contain quality landscaping that establishes a high standard of character and design.

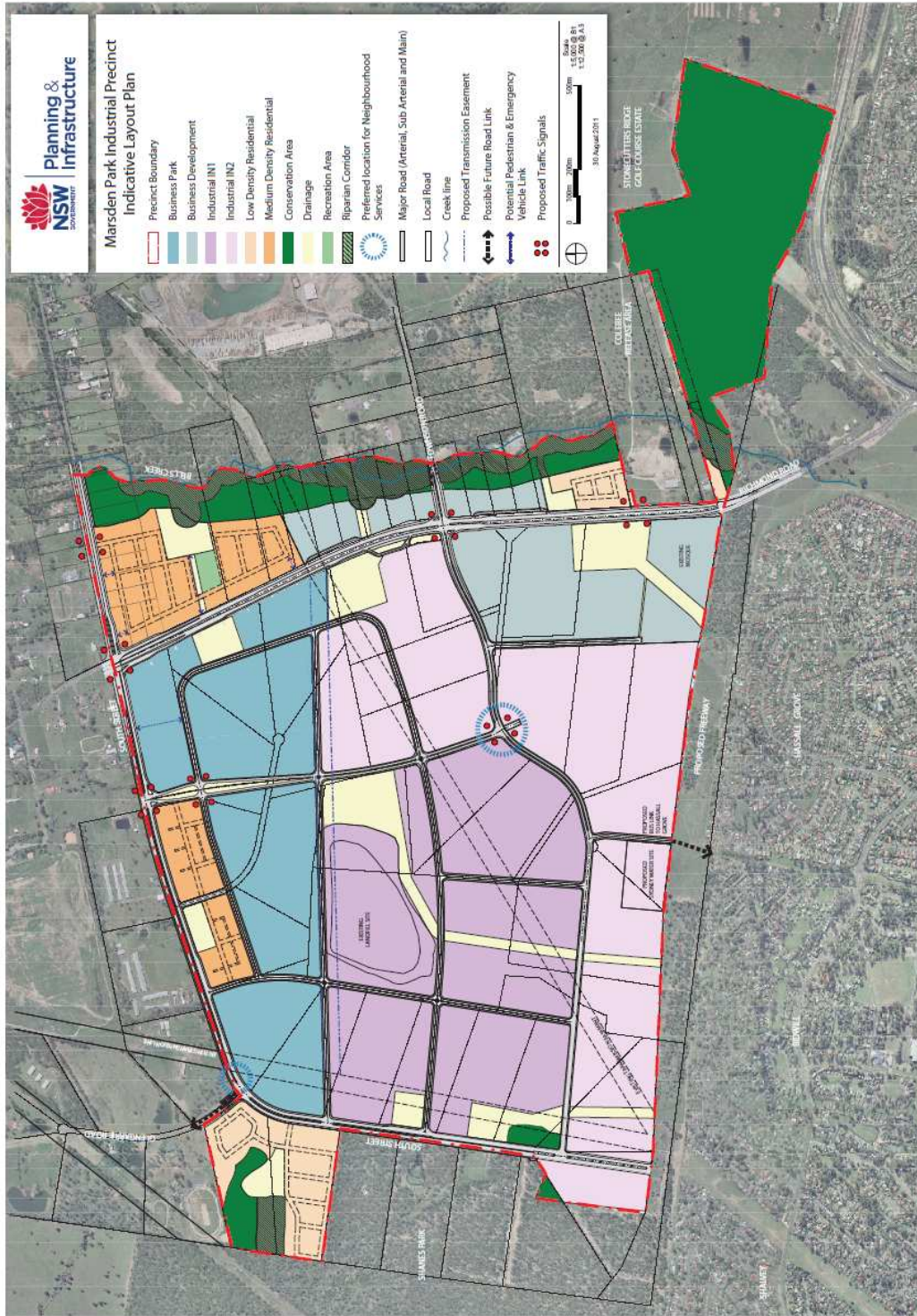
Business development lands will be focussed along Richmond Road and become an attractive place for a diverse range of businesses to provide services and sell goods to the local and broader community. Highly active businesses such as fast food restaurants, service stations and the like will take advantage of the passing traffic. A mix of bulky good retailers, vehicle showrooms and mixed use developments will line Richmond Road to form an attractive streetscape.

Business parks will be situated in the north of the precinct along the boundary with the Marsden Park Town Centre. The precinct will accommodate 6-7storey buildings set in a campus environment. This area is envisaged to be vibrant and pedestrian friendly, focused along a main street with key active frontages along South Street. The business parks are to complement Marsden Park Town Centre by providing a commercial focus of high value employment within short walking distance of the retail activity provided in the Town Centre.

Two small areas of lower density residential land will be located on the eastern side of Richmond Road north of the Colebee Release Area and in the north western corner of the Precinct. The areas will provide a detached and semi detached dwelling types to meet the housing needs of the community.

The medium density residential lands will be located to the south of South Street in the middle of the Precinct and on the eastern side of Richmond Road. The areas will provide medium density housing near the key services located within the future Marsden Park Town Centre.

Figure 2.1: Precinct Indicative Layout Plan



## Referenced Figures

*Note: 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.*



Figure 2.2: Aboriginal Cultural Heritage

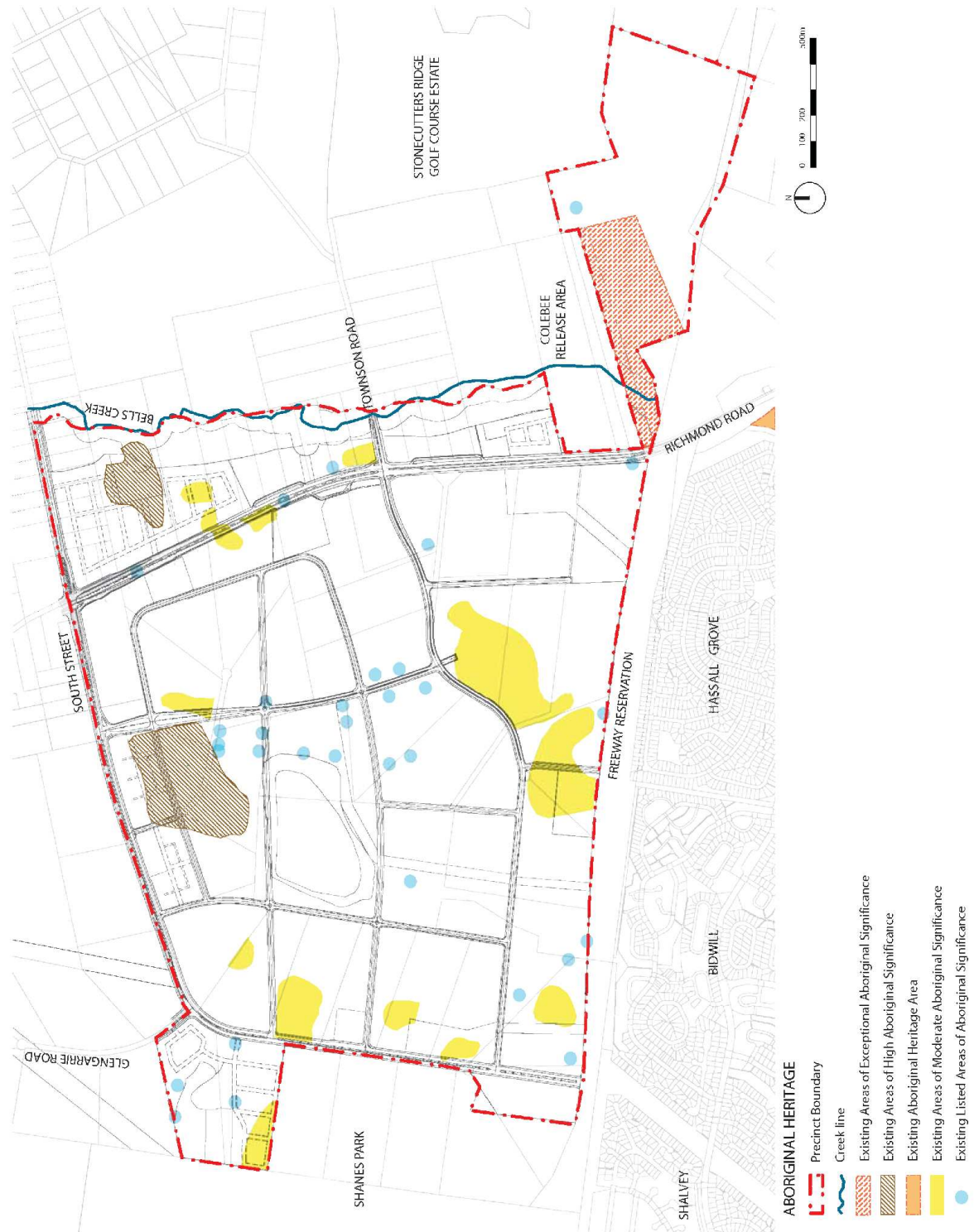


Figure 2.3: Riparian Protection Area and Biodiversity Certification

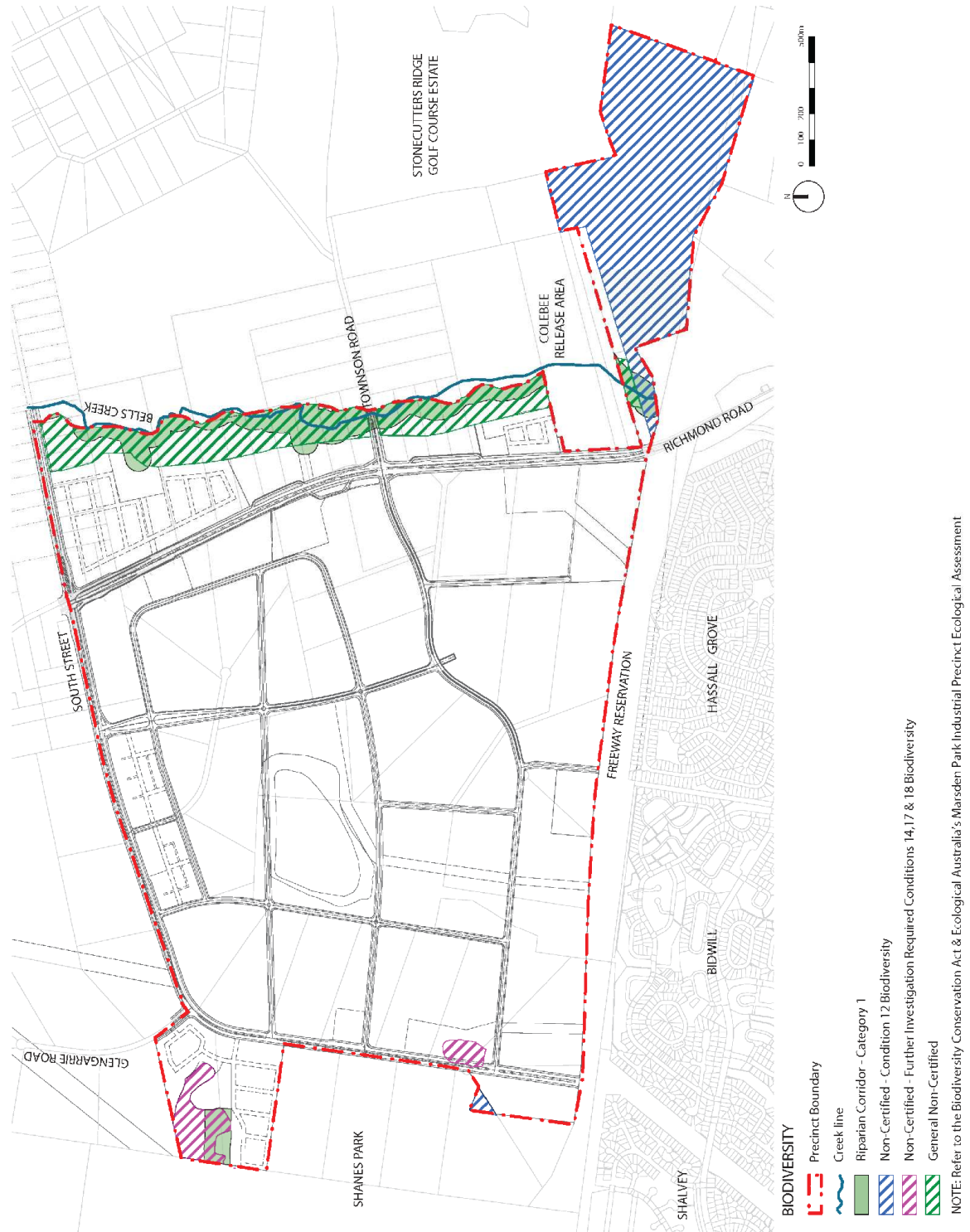
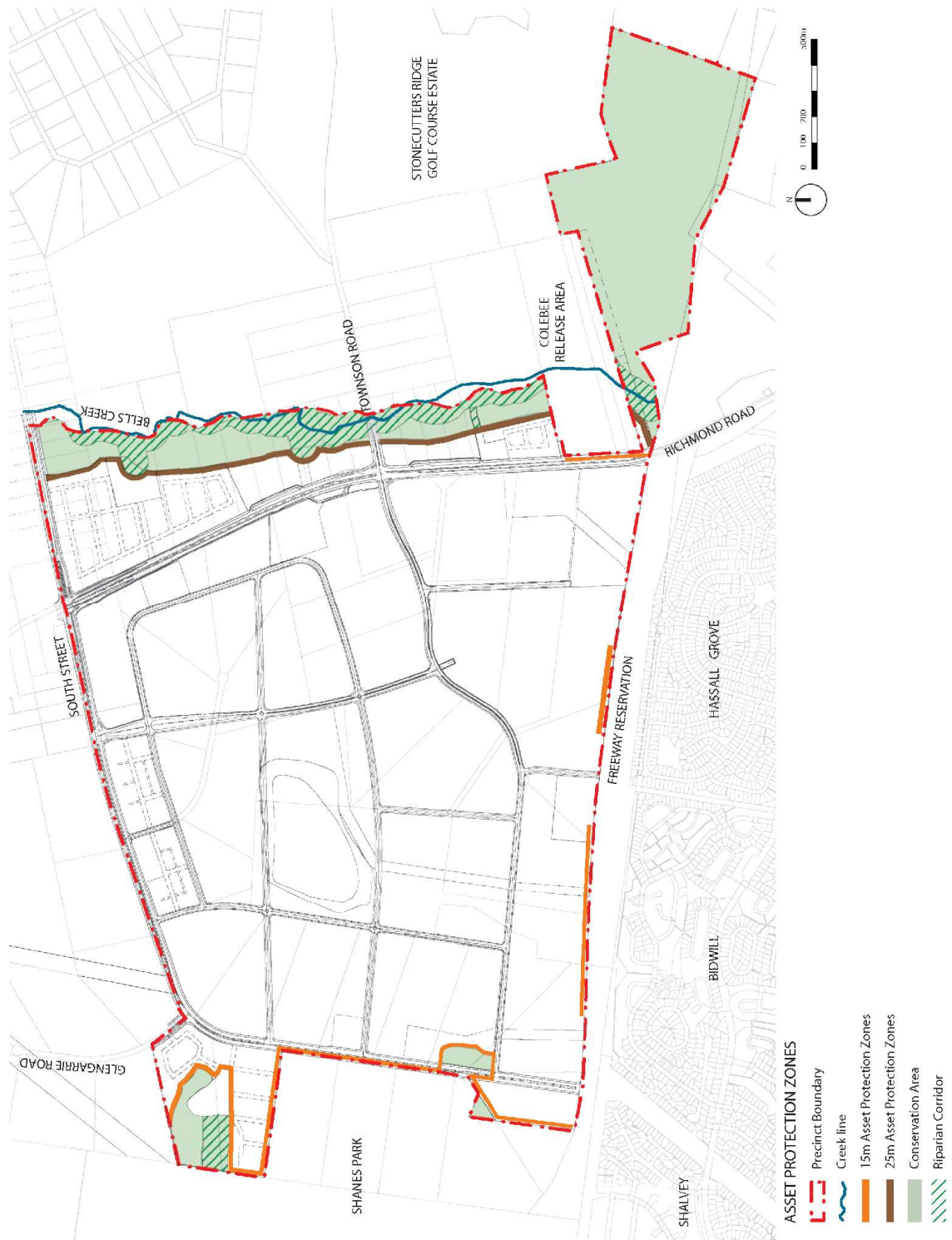


Figure 2.4: Bushfire Risk and Asset Protection Zone Requirements



## 2.2 Odour Management

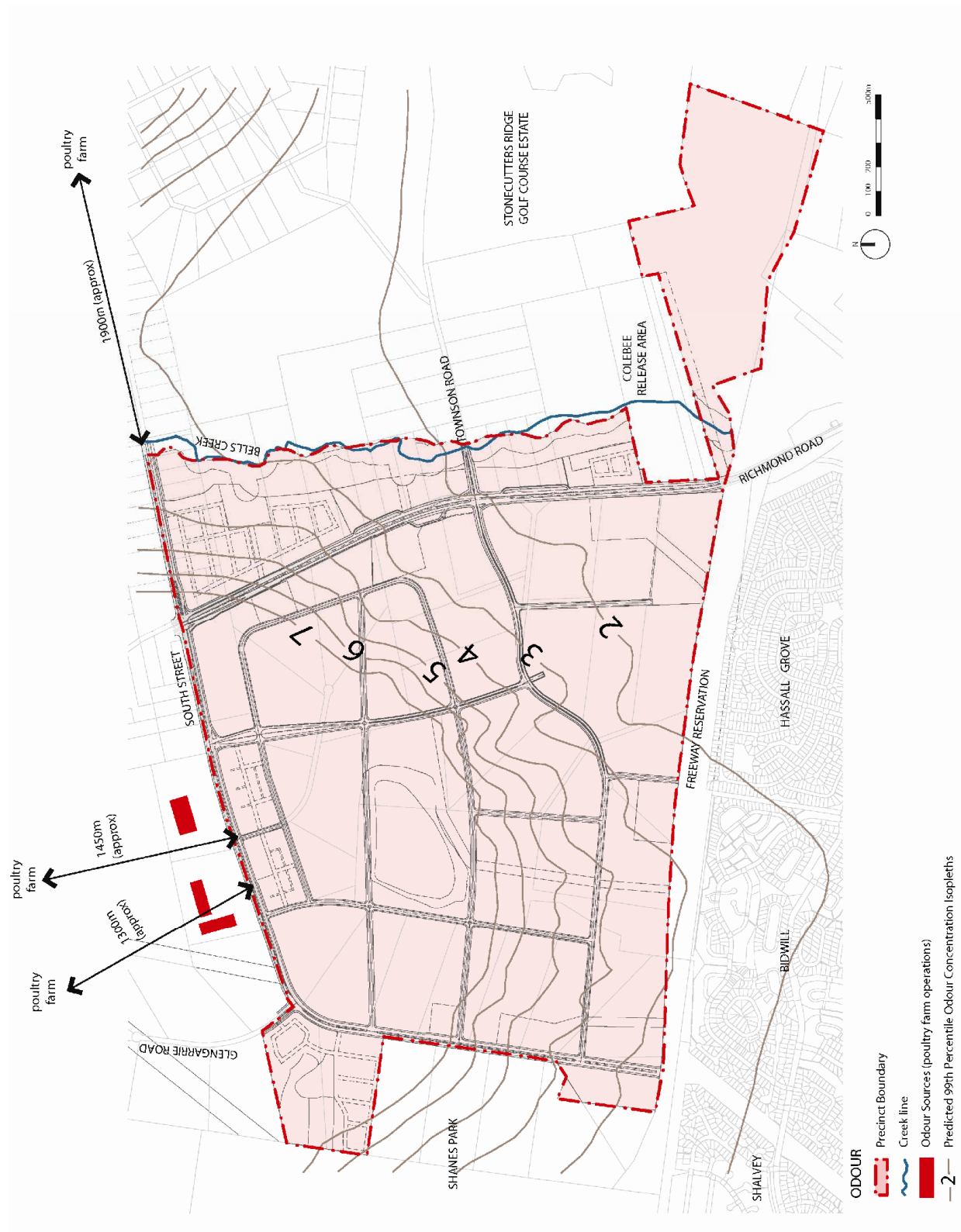
### Objective

- To minimise odour impacts from existing odour sources.

### Control

1. Sensitive uses (such as dwellings) located within the 2OU odour buffer, as shown on **Figure 2-5**, are to provide an assessment that demonstrates that the proposed development will not be adversely affected by odour.

Figure 2.5: Odour Buffer



## 2.3 Additional Controls

### 2.3.1 Development of the Quarry Site

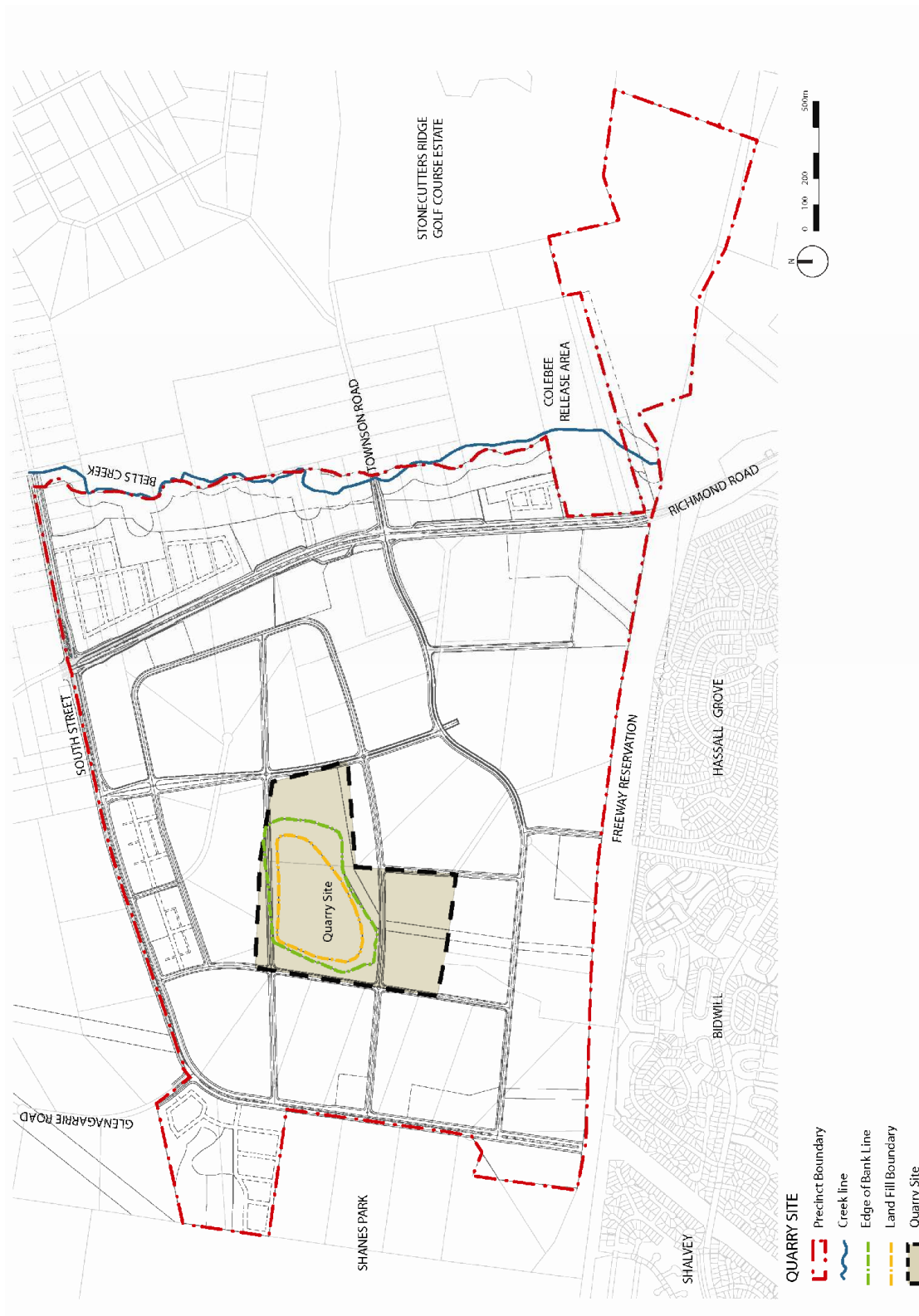
#### Objective

- To provide post closure controls to ensure that potential site issues are adequately addressed prior to development.

#### Control

1. Prior to granting consent for development on land within the 'Quarry Site' area shown on **Figure 2-6** the consent authority must be satisfied that contamination, geotechnical stability, odour, gas, leachate and groundwater issues have been adequately addressed.

Figure 2.6: The Quarry Site

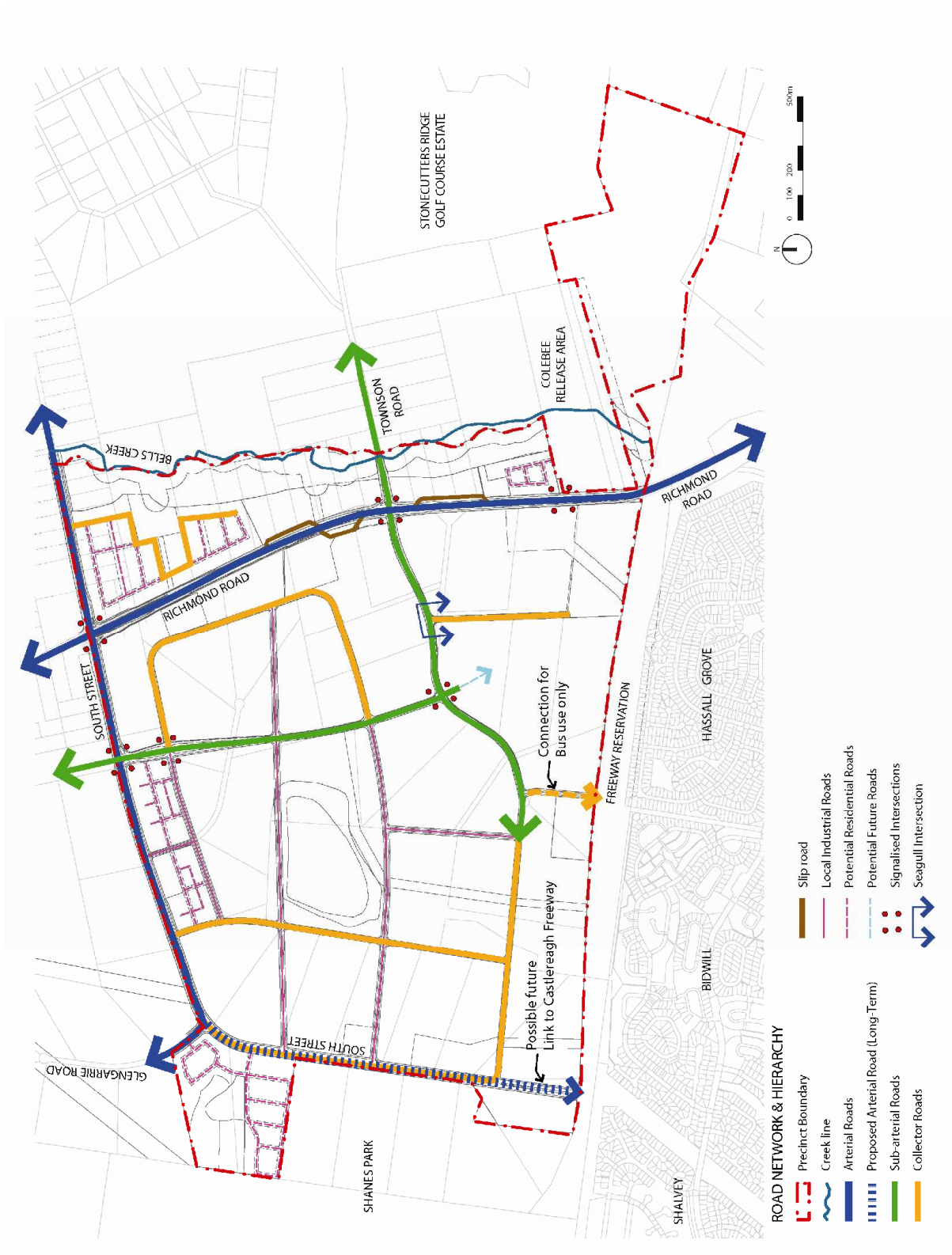


### 3 Neighbourhood and subdivision design

*Note: 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.*



Figure 3.1: Precinct Road Network & Hierarchy



## 3.1 Additional Controls

### 3.1.1 Public Transport and Pedestrian Cycle Network

#### Objective

- To encourage the use of public transport through the provision of integrated bus routes, pedestrian and cycle routes.

#### Controls

1. Bus stops should be provided generally in accordance with **Figure 3-2**. The final location of bus stops will be determined by bus operators and the Ministry of Transport in consultation with Blacktown City Council.
2. Provision for a future bus only link to the south and vehicle access to the Castlereagh Freeway should be made in accordance with **Figure 3-2**.
3. Pedestrian and cycle links and routes should generally be provided in accordance with **Figure 3-3**.

Figure 3.2: Public Transport Network

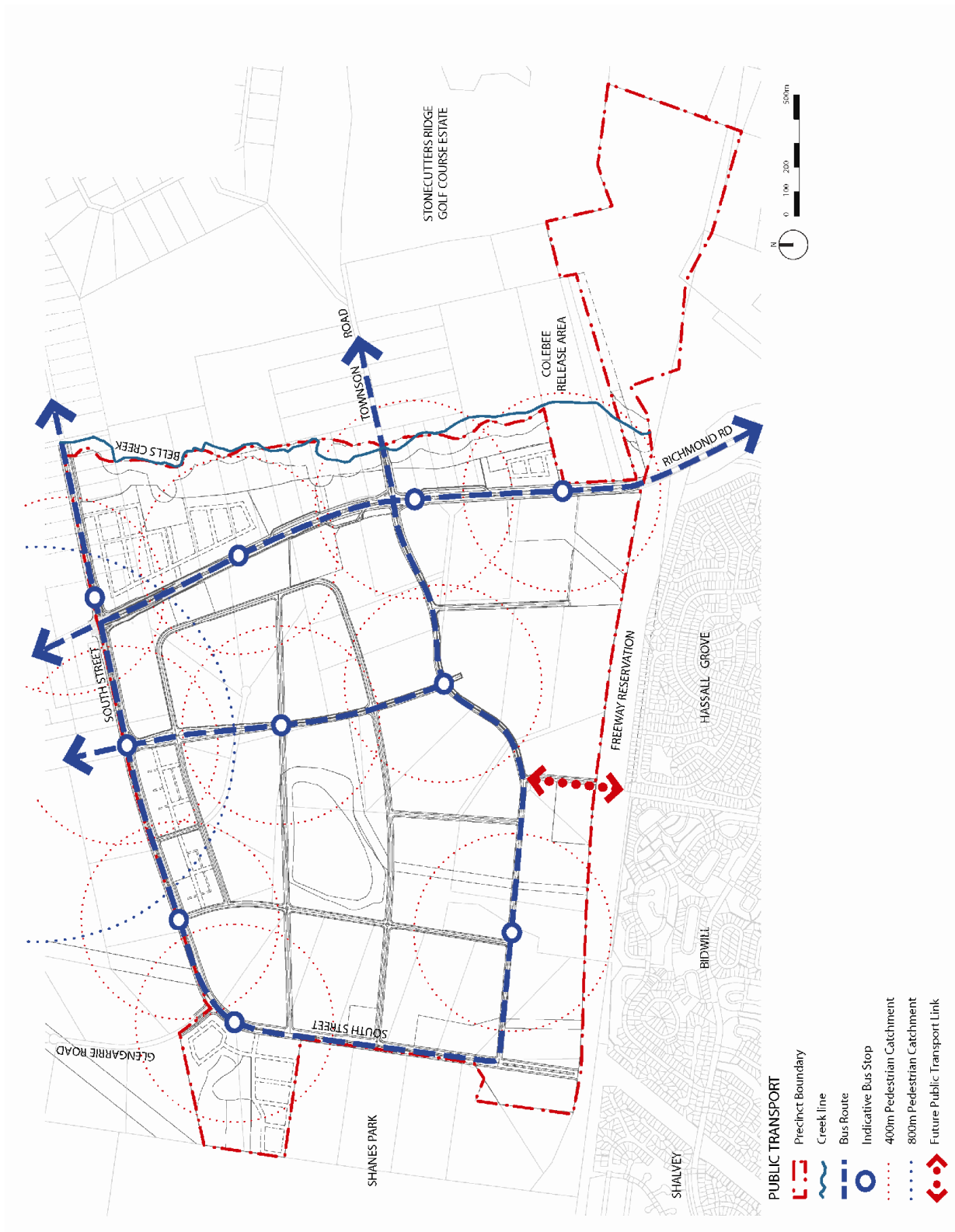
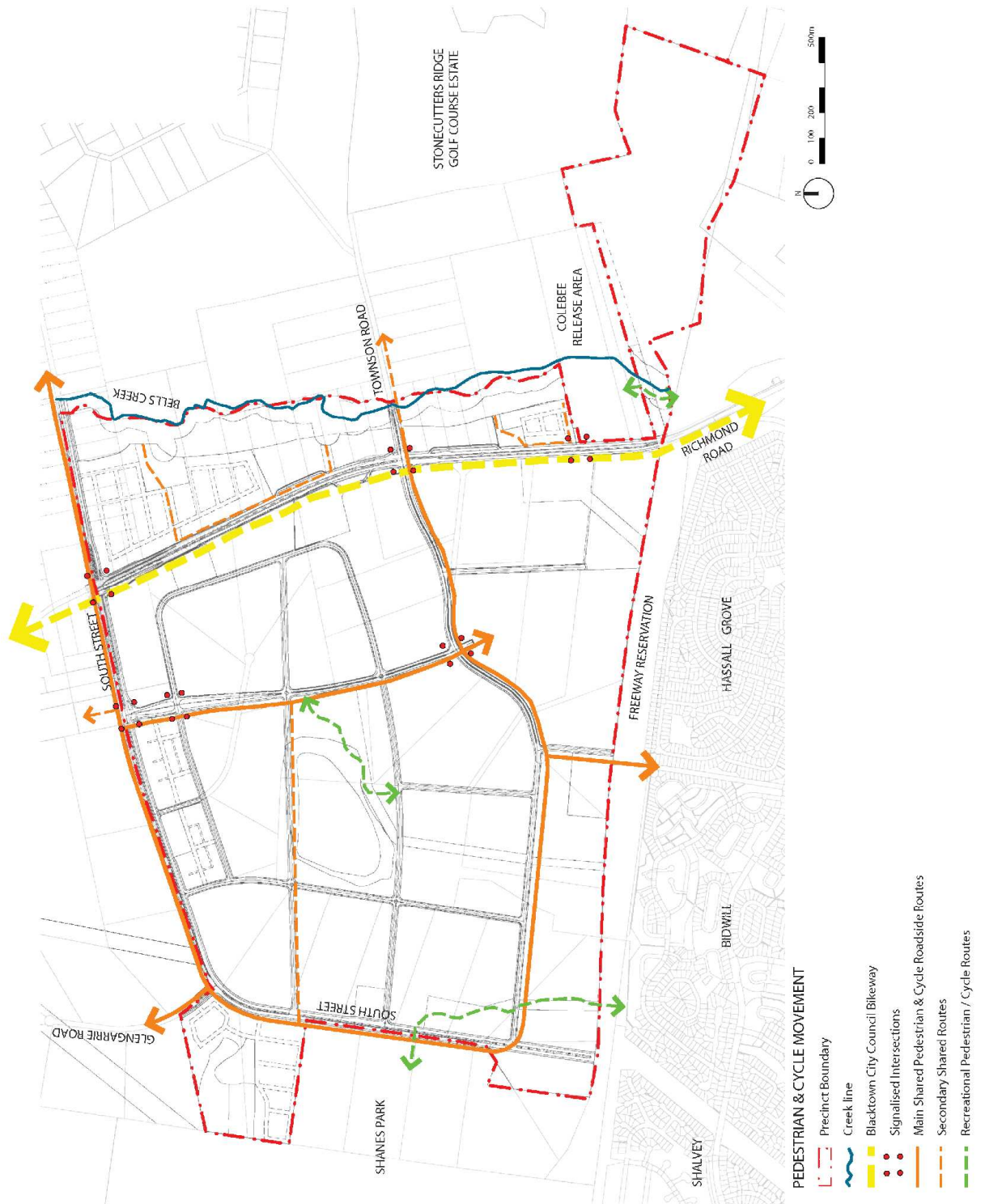


Figure 3.3: Pedestrian & Cycle Movement



## 4 Development in Residential Zones

*Note: This part provides an additional control for the Marsden Park Industrial Precinct that support the development controls for Residential Zones in **Part 4** in the main body of the DCP.*

### 4.1 Additional Controls

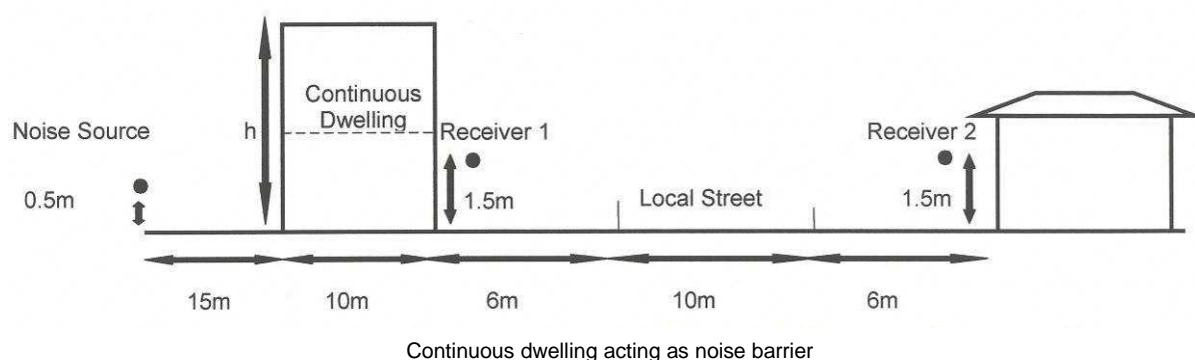
#### 4.1.1 Residential Development Adjacent to Richmond Road

##### Objective

- To minimise the noise impacts generated by traffic along Richmond Road on adjacent residential development.

##### Control

- Residential development along Richmond Road should be designed in accordance with one of the design solutions provided in **Figure 4-1**. Where an alternative solution is proposed, it must demonstrate that the acoustic impacts from Richmond Road traffic can be mitigated by the design of the development to a level comparable to those recommended.



**Figure 4.1:** Design solutions for Residential Development along Richmond Road

### 4.1.2 Connecting the E2 zone to a developable area

#### Objective

- To ensure areas zoned E2 Environmental Conservation are not subdivided into a lot with E2 zoning only and left unmaintained.

#### Control

1. The subdivision of residential zones adjoining to the E2 zone must meet the minimum requirements provided in Figure 4.2.
2. Land with development potential must be attached to the E2 zone.

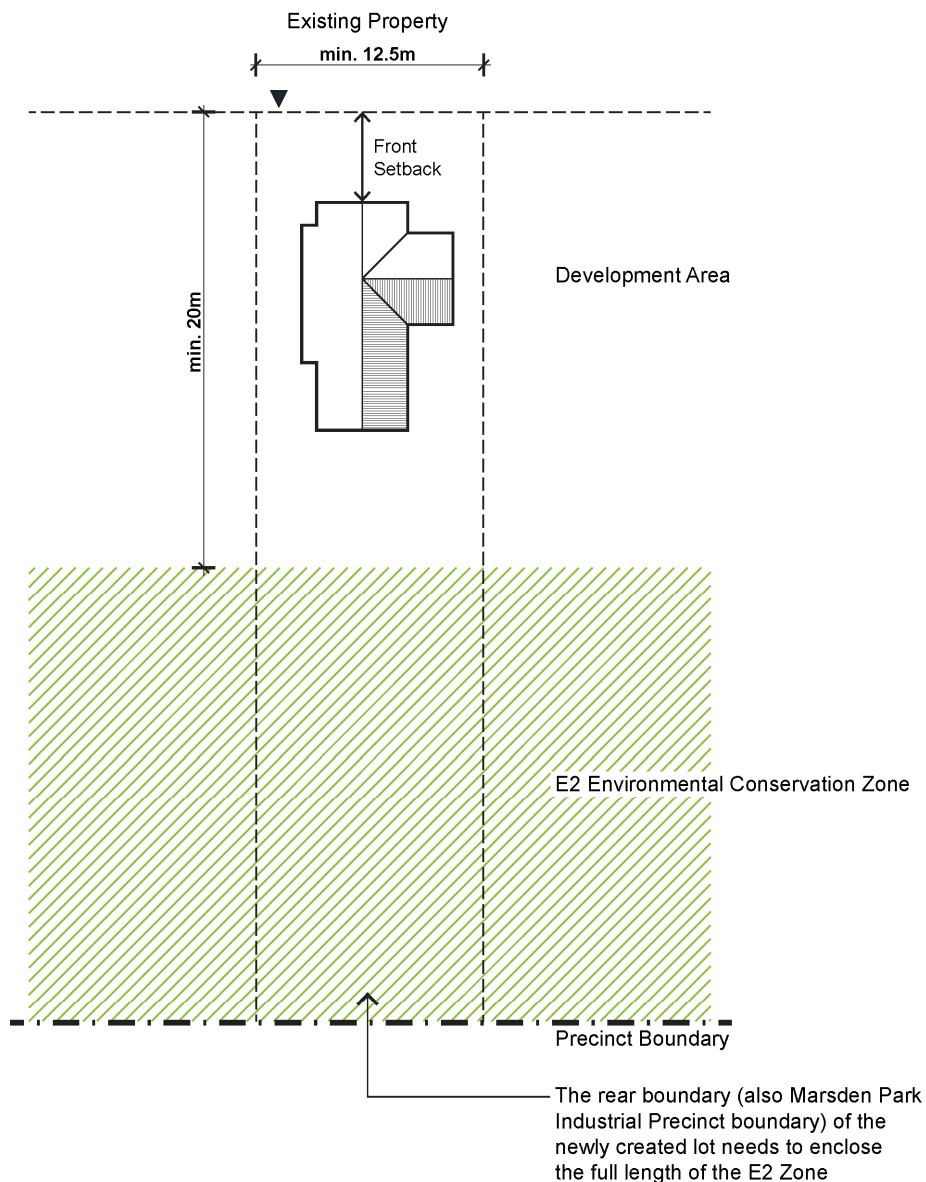
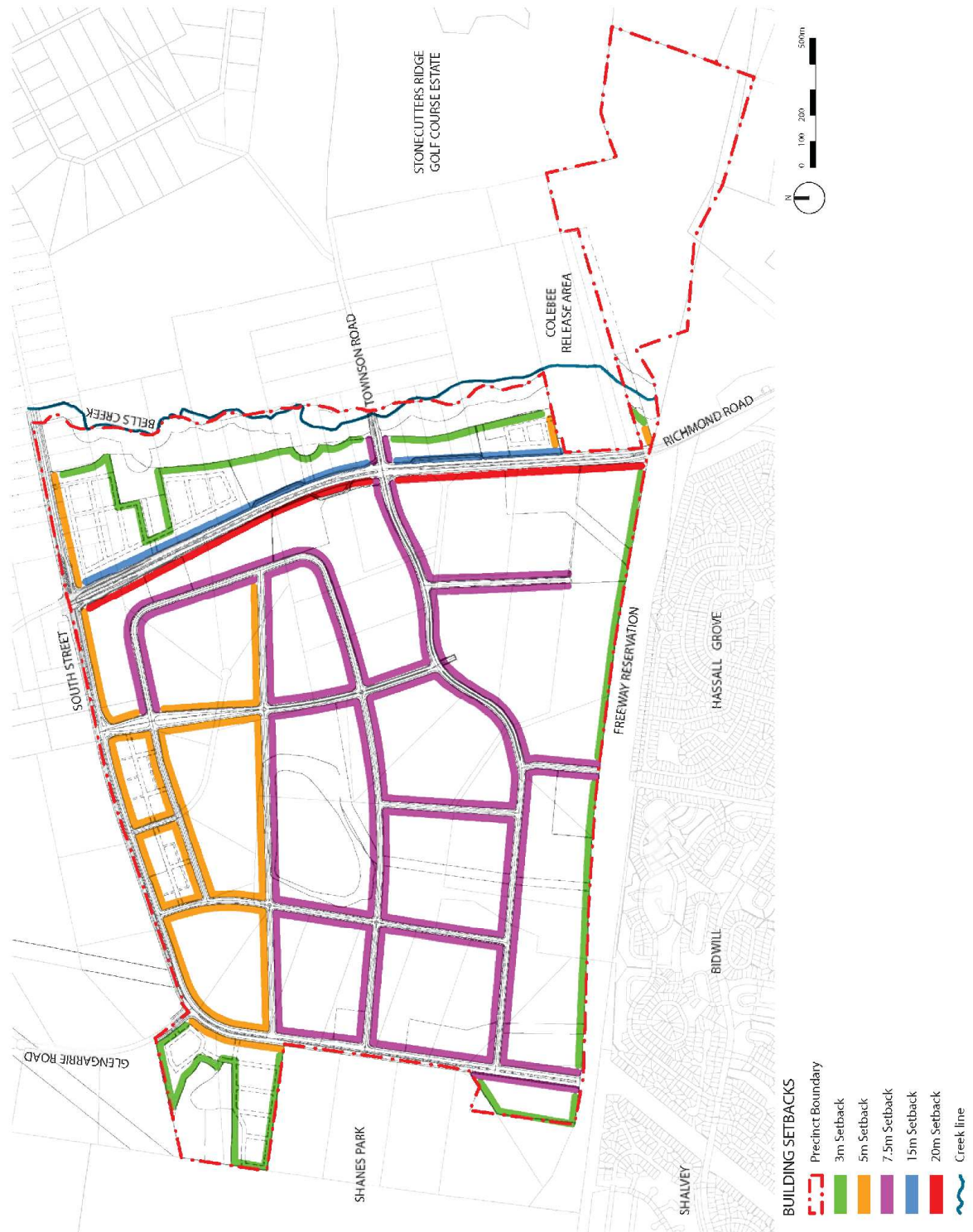


Figure 4.2: Connecting the E2 zone to a developable area

## 5 Employment Lands Subdivision & Development Controls

*Note: This part provides figures and additional controls for the Marsden Park Industrial Precinct that support the subdivision and development controls for Employment Lands in **Part 6** in the main body of the DCP.*

Figure 5.1: Building Setbacks





## **5.1 Additional Controls**

### **5.1.1 Street Types**

#### **Objective**

- To ensure sufficient carriageway and verge widths are provided to allow streets to perform their designated functions within the employment areas of the precinct.

#### **Control**

1. Street types are to be provided generally in accordance with **Figures 5-2 to 5-5**.

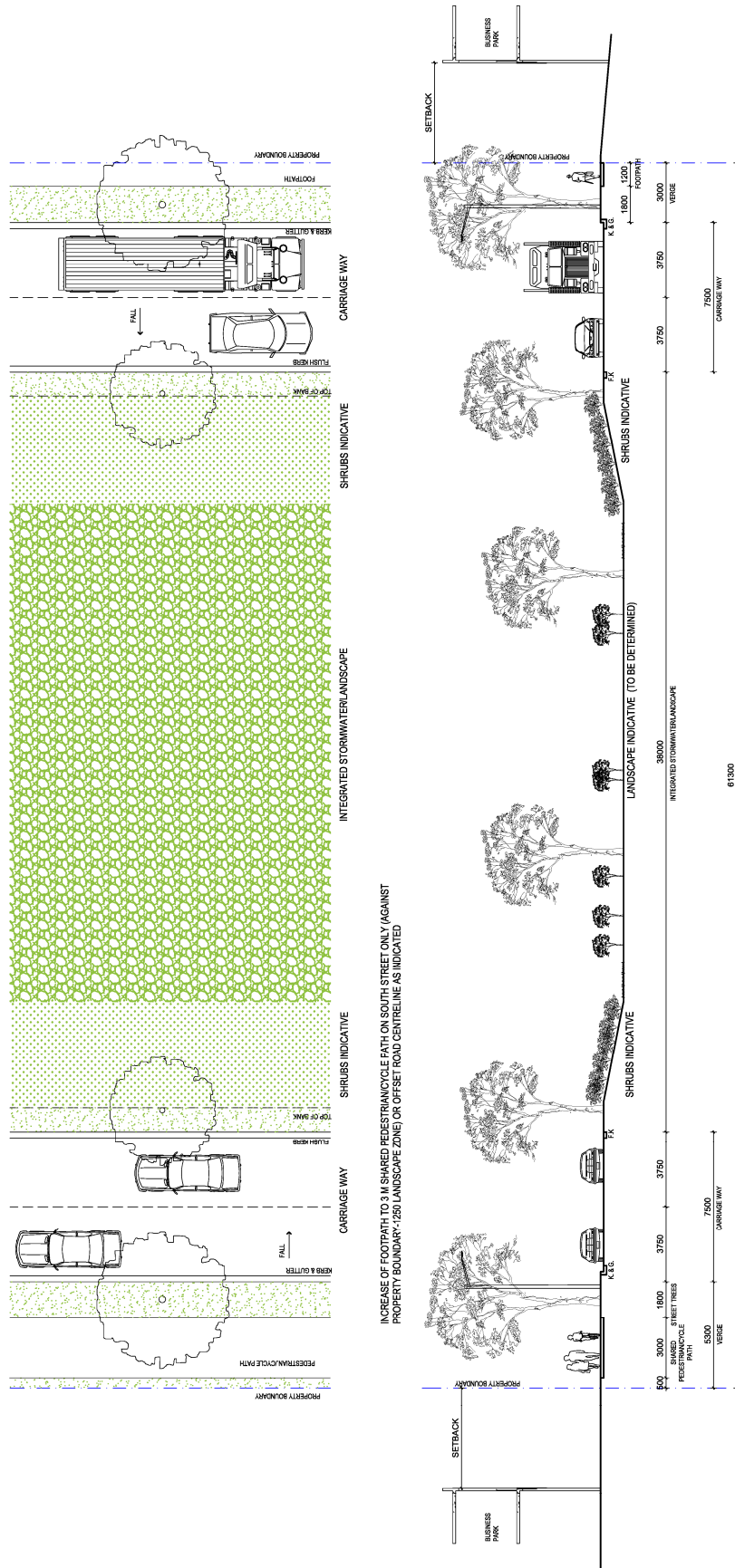
### **5.1.2 Connecting the E2 zone to a developable area**

#### **Objective**

- To ensure areas zoned E2 Environmental Conservation are not subdivided into a lot with E2 zoning only and left unmaintained.

#### **Control**

1. Land with development potential must be attached to the E2 zone.
2. Refer to Figure 4.2 for guidance.



INCREASE OF FOOTPATH TO 3 M SHARED PEDESTRIAN/CYCLE PATH ON SOUTH STREET ONLY (AGAINST PROPERTY BOUNDARY - 1200 LANDSCAPE ZONE) OR OFFSET ROAD CENTRELINE AS INDICATED

Figure 5.2: Typical sub-arterial road with drainage channel

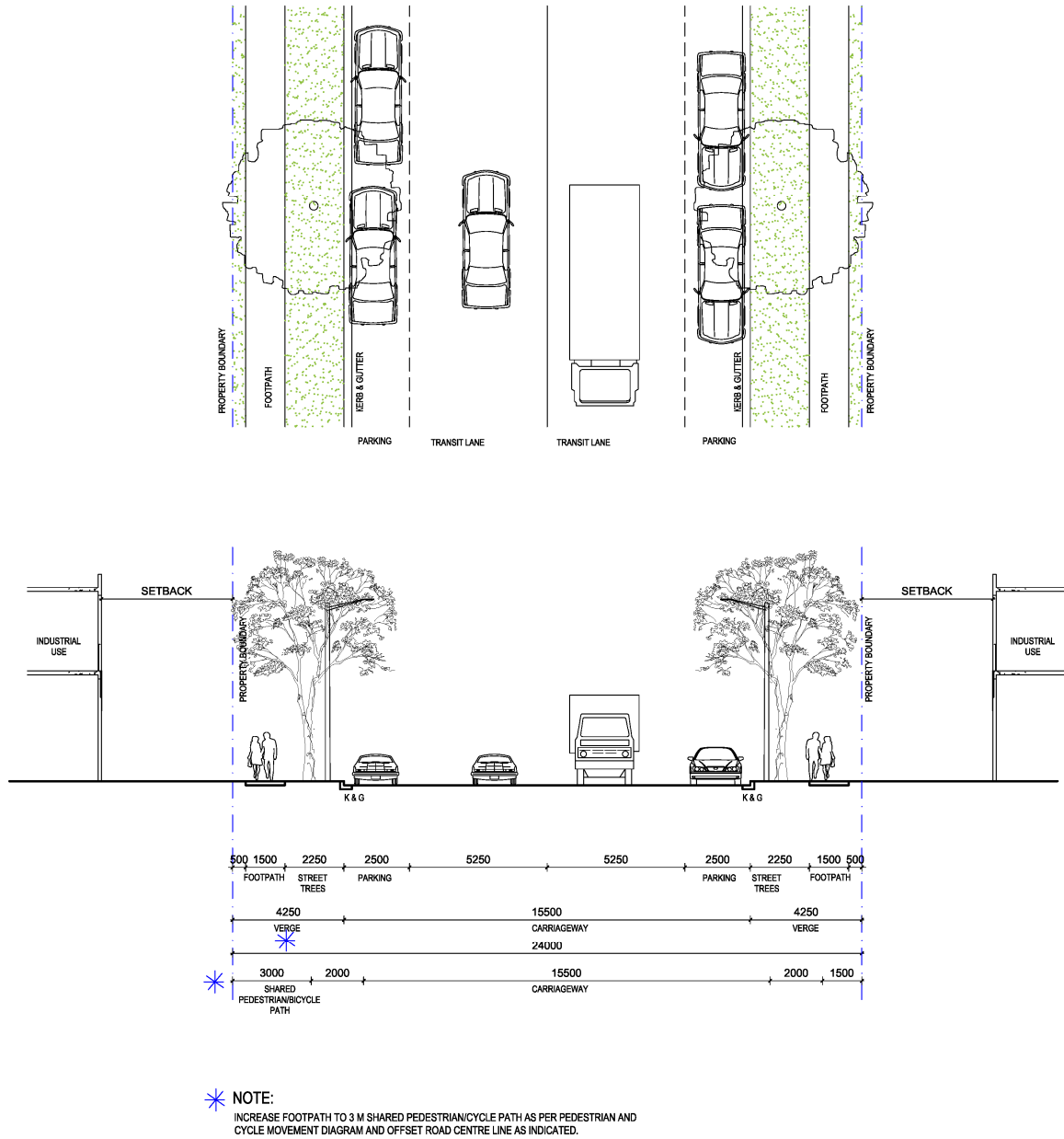


Figure 5.3: Typical industrial collector road cross section

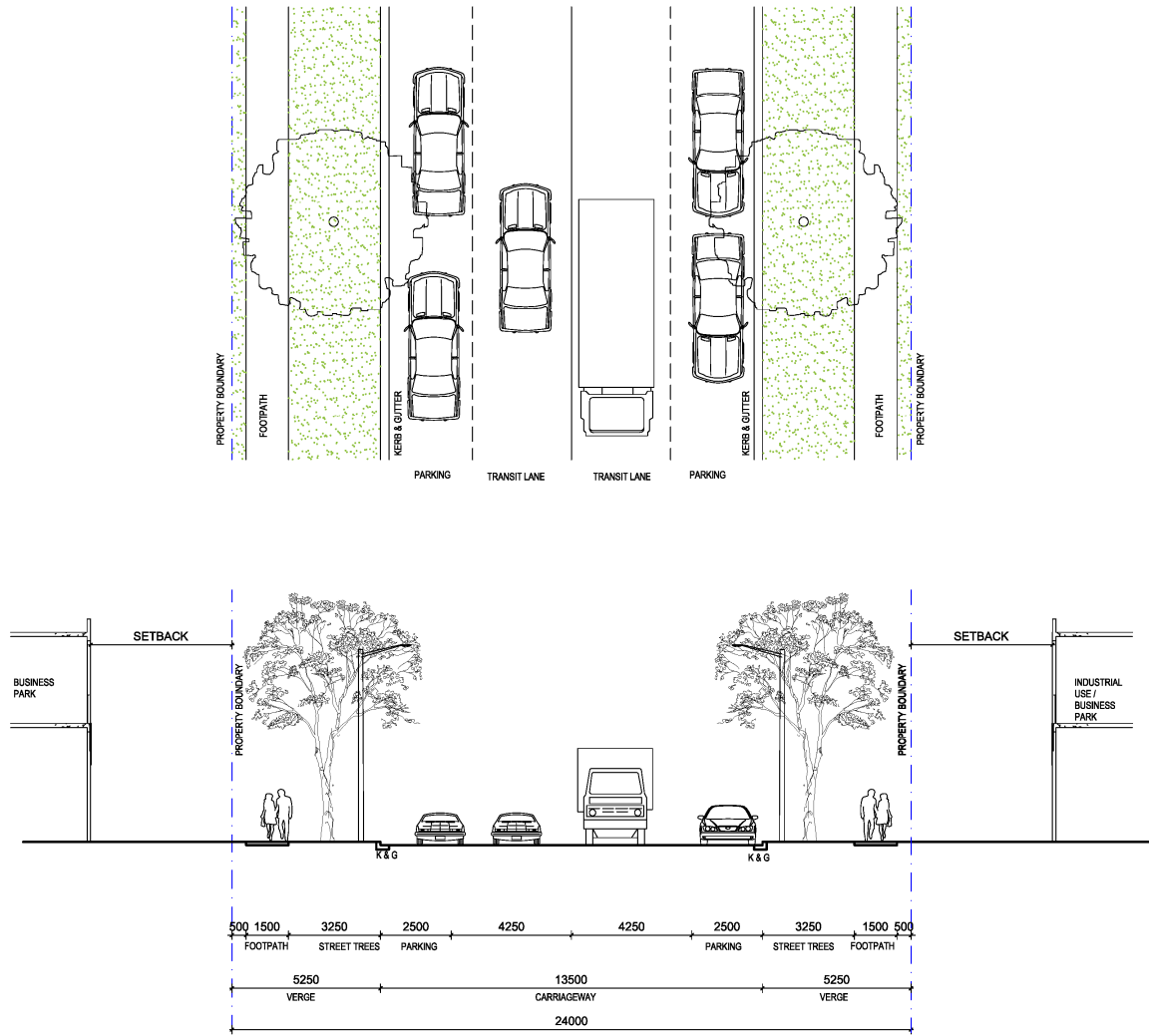


Figure 5.4: Typical local industrial street cross section

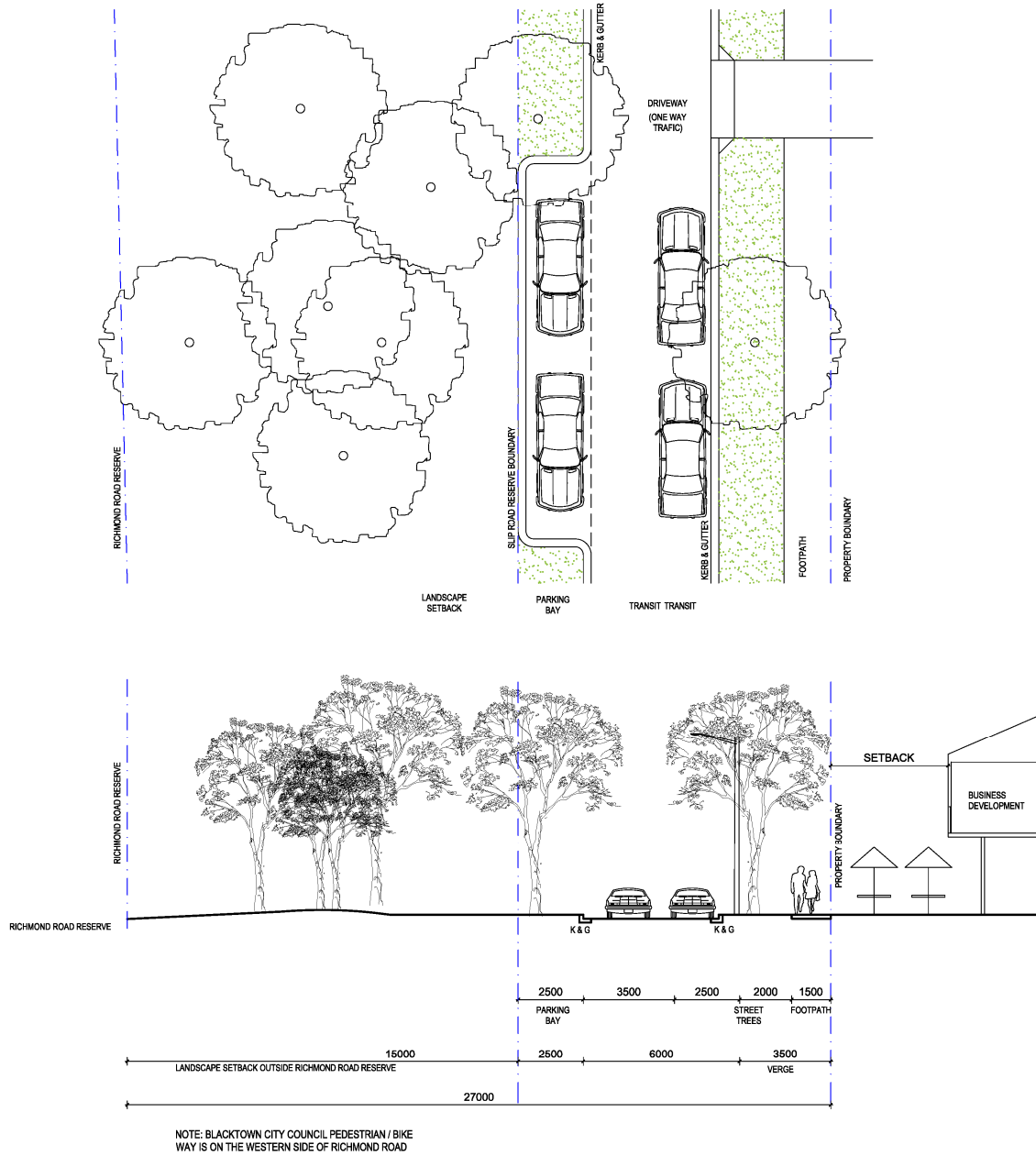


Figure 5.5: Typical slip/service road cross section

### 5.1.3 Development Adjoining Richmond Road and South Street

#### Objectives

- To enhance the quality of the Richmond Road streetscape.
- To provide for a predominantly landscaped buffer along Richmond Road.
- To ensure that the frontage of development sites are not dominated by parking areas.
- To allow for co-ordinated and appropriate signage along Richmond Road.
- To ensure certain land uses do not have a direct frontage to Richmond Road or South Street.

#### Control

1. In addition other provisions that may apply to development contained in this DCP, the following provisions apply to all development with a frontage to Richmond Road as set out in **Table 5-1** below.

Table 5-1: Specific provisions for development along Richmond Road

Location	Provisions
Development to the east of Richmond Road	<p>Development adjoining Richmond Road should:</p> <ul style="list-style-type: none"> <li>▪ Demonstrate consideration of the design principles in Clause (4) of Section 5.2.1</li> <li>▪ Have a consistent front building alignment with adjoining development.</li> <li>▪ Provide visual interest through active frontages and articulated building facades with recessing or projecting architectural elements.</li> <li>▪ Address both the slip road and Richmond Road.</li> <li>▪ Include high quality landscaping.</li> <li>▪ Locate car parking areas generally to the side and rear of buildings.</li> <li>▪ Emphasise entry points and corner elements.</li> <li>▪ Provide pedestrian amenity and shelter at the entrances to buildings.</li> <li>▪ Provide a co-ordinated signage theme, which minimises the number, size and extent of signage.</li> </ul>
Development to the west of Richmond Road	<p>Development adjoining Richmond Road should:</p> <p>Provide a high quality co-ordinated landscaping theme in the 20m setback between the development and Richmond Road.</p> <ul style="list-style-type: none"> <li>▪ Be designed so that the rear of the building provides visual interest through articulated building facades when viewed from Richmond Road.</li> <li>▪ Avoid long expanses of blank walls.</li> </ul> <p>Provide a co-ordinated signage theme, which minimises the</p>

	<p>number, size and extent of signage.</p> <ul style="list-style-type: none"> <li>▪ Address both the slip road and Richmond Road.</li> </ul>
Development along Richmond Road and South Street	<ul style="list-style-type: none"> <li>▪ Development for the purposes of Child Care Centres, Public Places of Worship and Meeting Halls and Educational Establishment must not have direct access and/or frontage to Richmond Road and/or South Street.</li> </ul>

### 5.1.4 Development Surrounding the Existing Caravan Park

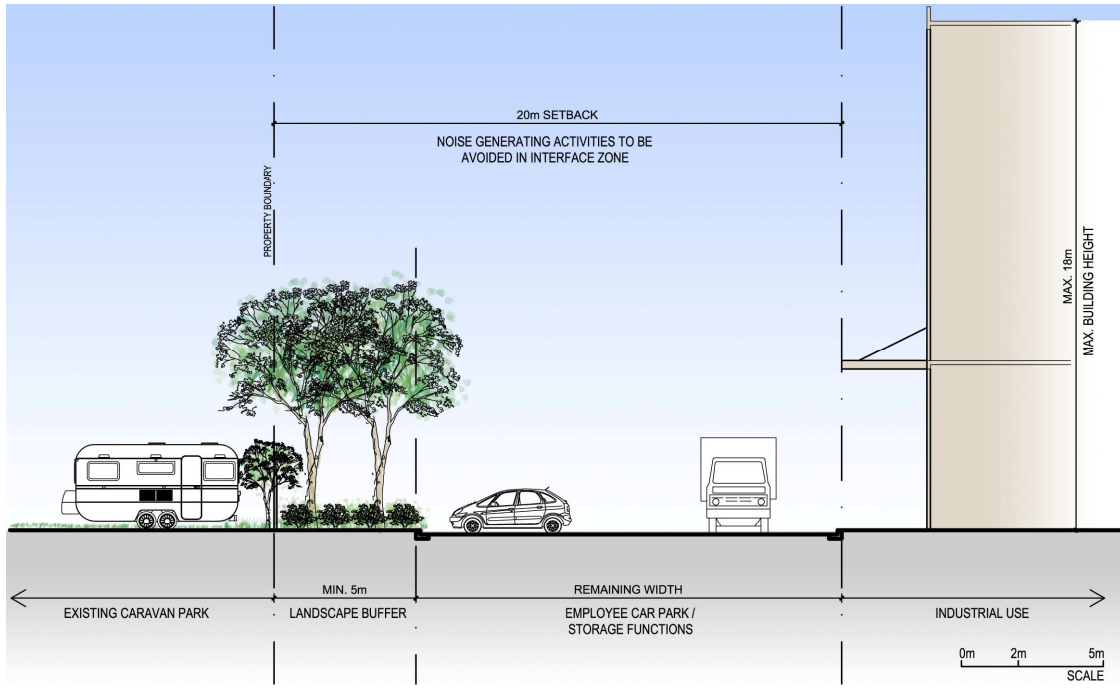
#### Objectives

- To minimise impacts from industrial development on the existing Caravan Park.
- To provide for a landscaped buffer between industrial development and the existing Caravan Park.
- To ensure the boundary between industrial development and the Caravan Park is not dominated by over-shadowing or noise generating activities.

#### Control

1. In addition other provisions that may apply to development contained in this DCP, the following provisions apply to all development adjacent to the existing Caravan Park.
2. A minimum 20 metre buffer zone is to be provided between the Caravan Park boundary and any industrial development.
3. The buffer zone is to include high quality landscaping.
4. Employee car parking, storage and other non-intrusive uses are permitted within the buffer zone. Noise generating activities are not permitted within the buffer zone.
5. If the Caravan Park ceases to continuing operating as a business, Clause 5.1.4 will no longer apply.

Figure 5.6: Typical buffer zone cross section





## 5.1.5 Environmentally Sustainable Design (ESD) Controls

*Note: This part provides additional controls for the Marsden Park Industrial Precinct that support the ESD controls for Employment Lands in Part 6.5 in the main body of the DCP.*

### 5.1.5.1 Building Design

#### Objectives

- To save energy through well considered passive building design applications.

#### Controls

- An architect or appropriate building design consultant with demonstrated ESD skills should be engaged to consider the following issues:
  1. Scale and massing of the built form
  2. Building and window orientation
  3. Window size and glass type
  4. Roof materials and colour
  5. Thermal mass and floor material
  6. Façade material, colour and surface treatments
  7. Insulation
  8. Landscape to provide amenity, shade and moderation of the building microclimate
  9. External shading to reduce summer heat particularly on windows and roofs
  10. Natural ventilation with generous, all weather openings which take advantage of the height of the spaces
  11. Natural light preferred over artificial
  12. Utilise extensive roof areas for energy and water collection.

### 5.1.5.2 Building Services (excluding manufacturing plant and operations)

#### Objectives

- To improve the environmental performance and efficiency of buildings.

#### Controls

1. Separate metering of water and electricity is required for buildings with multiple uses or multiple tenants.
2. Zoning of lighting to match use, and movement sensitive lighting controls.
3. Shut-off valve at stormwater outlets is required to trap any toxic spills into piped stormwater systems.

4. Waterless urinals are required at a minimum.
5. Energy efficient lighting to be used throughout.
6. Gas boosted solar hot water for staff amenities (kitchen, toilets, showers) unless approved otherwise.
7. A rainwater and recycled water storage tank of 10,000 litres minimum is required for toilet flushing, irrigation or other permissible non-potable water uses.
8. Strategic use of translucent/transparent wall and roof cladding to increase natural light.
- Other opportunities include:
9. Waste heat recovery systems which use waste heat from refrigeration systems or other sources for uses such as preheating hot water.
10. Alternatives to cooling towers such as air-cooled systems, ground source heat rejection or pond heat rejection.
11. State of the art energy storage systems combined with the use of photo voltaic cells for roof areas.

### **5.1.5.3 Air Quality and Visual and Thermal Comfort**

#### **Objectives**

- To improve worker health, satisfaction and retention rates and to improve productivity.

#### **Controls**

1. Ventilation systems are to be designed to supply a generous amount of fresh air through the use of natural cross flow ventilation.
2. Low VOC paints and low-formaldehyde floor covering, adhesives and furniture are to be used;
3. Provision of natural light over artificial light.
4. Control of direct sun in working areas.
5. Two component artificial lighting is required which includes reflected light to ceiling and task lighting for desks.
6. Radiant heat is to be controlled though glazed facades by shading and/or performance glass.
7. Occupant control of comfort parameters (e.g. operable windows, control of temperature and air flow).
- Other opportunities include:
8. Protection from excessive noise, particularly when windows are open or between production and office areas.
9. Provision of quality landscaped outdoor amenity areas for staff for lunch and recreation;

10. Hydronic heating and ceiling fans.
11. Materials with low reflectance values, Solar Reflective Index (SRI) < 4.0 are to be used.

#### **5.1.5.4 Water Sensitive Urban Design**

##### **Objectives**

- To improve environmental protection of downstream waters.
- To minimise the volume of potable water consumed at Marsden Park Industrial Precinct.
- To minimise the volume of water consumed by irrigation systems.

##### **Controls**

1. The early connection of building roof to on-site water storage or to discharge as early as possible.
2. Construction operations, including cleaning of equipment and tools, within the site boundaries and in designated areas to contain pollutants.
3. Accidental spills of soil or other materials on roads, drains swales or other locations must be removed promptly. Washing of any such materials down drains is strictly prohibited.
4. A Construction Management Plan to address how WSUD will be implemented across the site is to be prepared.
5. Encourage localised raingardens on large sites prior to discharge from the site.
6. Landscape should be designed to minimise irrigation however, some limited irrigation may still be required. These irrigation systems are to incorporate demand management initiatives and practices such as drip flow irrigation and night-time/early morning irrigation to reduce evaporation losses.
7. All impervious surfaces must be adequately served with appropriate stormwater inlets to ensure all stormwater is handled within the site boundary prior to legal discharge.

#### **5.1.5.5 Landscape Design**

##### **Objectives**

- To promote landscape design that is both beneficial and appropriate for an industrial setting.

##### **Controls**

- A landscape design for each site is to be prepared. The design shall consider the following issues:
  1. Provide a high level of amenity for workers and visitors by providing summer shade and winter sun.
  2. Outdoor staff amenity areas should be comfortable and screened from potentially harmful uses on site.

3. Paved areas are to be shaded to reduce the 'heat island effect'. At least 30% of the paved areas (hardstand and car parking) is to be shaded.
4. Minimum of 15% of the site area is to be pervious. Achieved via either landscaping or the use of permeable paving materials.
5. Irrigation systems are to be fed by water captured and reused on the site backed up by recycled water.
6. All areas must be landscaped with a particular emphasis on street frontages. Side and rear boundaries must be landscaped and maintained.