



NEWS RELEASE
The Hon. Kristina Keneally MP
Member for Heffron
Minister for Planning
Minister for Redfern Waterloo

Tuesday 1 December, 2009

UP TO 13,000 NEW JOBS PROPOSED FOR WESTERN SYDNEY

An industrial estate at Greystanes that would support 2,000 workers and 800 construction jobs has been approved, and comment is being sought on a proposed industrial precinct at Marsden Park that could support another 10,000 jobs.

Planning Minister, Kristina Keneally, said that both projects are in line with the NSW Labor Government's plans to create jobs closer to where people live in Western Sydney.

"Planning approval has been given for an industrial park at Greystanes, which has potential to create up to 800 construction jobs and accommodate 2,000 workers," Ms Keneally said.

"DEXUS advises that preliminary construction work could get underway in early 2010.

"The \$150 million DEXUS Estate Industrial Park, to be developed on the site of a former quarry, would deliver jobs close to where people live in a state-of-the-art warehousing and office facility.

"The estate will include about 220,000 square metres of warehouse space and 21,000 square metres of office space, turning the former quarry into a modern complex.

"The new industrial estate would complement the large scale warehousing and distribution centres to the north, including Allied Pickfords, Linfox, Cadbury Schweppes and Laminex.

"Plans include a dedicated bus Transitway running along Reconciliation Drive to the employment precinct, meaning workers will be able to leave their cars at home."

Ms Keneally said the approval is for one part of larger parcel of land identified as strategically important employment land through the NSW Government's Metropolitan Strategy.

"This area was designated State significant in December 2008, allowing the planning and assessment process to be streamlined so jobs could be created as soon as possible," Ms Keneally said.

"This meant that DEXUS was able to put forward its proposal for the new industrial estate without any unnecessary delays due to zoning or land use constraints.

"This demonstrates how the State's planning system streamlines investment from the private sector, in this case delivering thousands of jobs and millions of dollars of investment in Western Sydney."

Ms Keneally said that following public comment, she imposed a number of conditions on the approval to ensure visual impact and traffic management issues are dealt with appropriately.

"Views from the surrounding ridgeline will not be obstructed and a revised internal road layout has also opened up two significant view corridors within the site," Ms Keneally said.

Ms Keneally also called for public comment on draft plans for a new employment hub at Marsden Park that could support 10,000 jobs.



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“Draft plans for Marsden Park Industrial Precinct include 205 hectares of land for warehousing and distribution, a 67 hectare business park and 36 hectares for bulky goods retailing,” Ms Keneally said.

“This is the first precinct released under the Government’s Precinct Acceleration Protocol, which allows planning and development to proceed earlier than proposed, provided it is at no extra cost to taxpayers.

“While predominantly an employment zone, the draft plans would also allow for 1,121 new residential dwellings to house 3,200 people close to the planned Marsden Park town centre to the north.

“The plans also feature 92 hectares of conservation land and open space.

Member for Riverstone, John Aquilina, said the precinct is well positioned to become a major employment centre.

“The site has access to the M7 and other major roads, and is close to established suburbs of Hassall Grove, Bidwell and Shalvey to the south,” Mr Aquilina said.

“The Marsden Park Industrial Precinct would also be well linked with its surrounding suburbs, with major road upgrades including Richmond Road, Townson Road and New Shanes Park Road.”

Ms Keneally said planning costs will be borne by Marsden Park Developments Pty Ltd – the precinct’s largest landholder – under the requirements of the Precinct Acceleration Protocol.

“Marsden Park Developments would deliver a \$30 million upgrade of part of Richmond Road from two lanes to four, as well as water, sewerage and recycled water infrastructure,” Ms Keneally said.

“I urge the local community to inspect the plans and have their say on the new employment zone.”

Exhibition documents are available at www.growthcentres.nsw.gov.au or by calling 1300 730 550.

Comments and submissions on draft plans for Marsden Park must be received by Monday 1 February 2010.

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ABOUT THE NORTH WEST GROWTH CENTRE

The North West Growth Centre is in Sydney’s north western suburbs and comprises 16 areas called Precincts in the suburbs of Riverstone, Schofields, Box Hill, North Kellyville, Marsden Park and Shanes Park. The Precincts will be gradually rezoned and developed over the next 25 - 30 years to provide employment areas and land for around 70,000 new homes.

IMPORTANT STATEMENT ABOUT POLITICAL DONATIONS

New political donation disclosure laws came into effect in 2008 imposing obligations on applicants making applications for project approval to the Minister for Planning from 1 October 2008 to disclose all reportable political donations (if any) made by anyone with a financial interest in the application within the period commencing two years before the application is made and ending when the application is determined. More information on these obligations is available at

www.planning.nsw.gov.au/DevelopmentAssessments/Donationandgiftdisclosure/tabid/209/Default.aspx

Page 2 of 3



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DEXUS Estate Industrial Park, Greystanes

The Electoral Funding Authority website shows that no declarable donations were made by DEXUS

Marsden Park Industrial Precinct

This is a proposal to rezone land, which was lodged before 1 October 2008. Records on the Electoral Funding Authority website show that two land owners, Winten Property Group, Valad Funds Management, and a third company which is in a joint venture with separate land owners (Johnson Property Group) have made donations to the Labor, Liberal and National parties. The plan is on public exhibition and will be sent to the Planning Assessment Commission following exhibition and consideration of any submission for independent advice, and to assess the reasonableness of the Department of Planning's recommendations. This will occur before any decision is made on whether to approve the rezoning.