

DRAFT AMENDMENT TO DEVELOPMENT CONTROL PLAN 2014 FACTSHEET

BACKGROUND

Council has prepared a Draft Amendment to the Penrith Development Control Plan 2014 (DCP). The proposed changes relate to the Oakdale South Industrial Estate, Proposed Road Patterns, and Council's adopted *Stormwater Drainage Specification for Building Developments* policy. The draft is currently on public exhibition and Council invites the public to inspect and comment on the draft.

OAKDALE SOUTH INDUSTRIAL ESTATE (OSIE)

The existing DCP contains controls that guide development in Erskine Business Park. OSIE is within Erskine Business Park. A State Significant Development Application was approved by the NSW Minister for Planning that includes variations to the existing DCP controls relating to subdivision, site development and urban design, and car parking. The intention of the draft is to align the DCP with the SSDA and provide consistency of the built form across the site.

PROPOSED ROAD PATTERNS

The DCP contains chapters which require half road construction and dedication of land at locations in Emu Plains, Kingswood and St Marys.

The proposed DCP changes are intended to ensure development of the land is consistent with the proposed road patterns. It is proposed to insert new controls which provide for dual frontage and fencing

requirements, reduce landscape area requirements, and remove road patterns which are no longer required.

STORMWATER DRAINAGE SPECIFICATION FOR BUILDING DEVELOPMENTS POLICY

Council adopted this policy (available on our website) in November 2016 to clarify stormwater drainage requirements for building development. The proposed changes will update references and information in the DCP to be consistent with this policy.

THE PUBLIC EXHIBITION

The Draft Amendment is on exhibition from Monday **19 March 2018** to **Tuesday 17 April 2018** and can be viewed along with supporting documentation can be viewed at the following locations.

- Online at penrithcity.nsw.gov.au
- Penrith Civic Centre, 601 High Street (Weekdays 8.30am to 4pm)
- Penrith Library, 601 High Street, Penrith (Weekdays 9am-8pm; Sat 9am-5pm; and Sun 10am-5pm).

HOW CAN I HAVE MY SAY?

You can make a submission in writing by **Tuesday 17 April 2018**.

We will send an acknowledgment in response to all submissions, so if you do not receive acknowledgement within 10 working days, please contact us.

Post to:

The General Manager

(Attention Danielle Fox)
Penrith City Council
PO Box 60 PENRITH NSW 2751.

Email:

cityplanningteam@penrithcity.nsw.gov.au

In person:

Submissions can also be left with
Council staff at the Penrith Civic
Centre or St Marys Business office.

**If you have any questions regarding
the public exhibition, please call
Council's Planner, Danielle Fox on
4732 8196.**