

# Development Control Plan 2014 – Amendment

## *Oakdale South Industrial Estate (OSE)*

The proposed revisions/amendments to Penrith Development Control Plan 2014 (DCP) to accommodate Oakdale South Estate development controls approved under SSD 6917 and MOD1 are provided in the table below.

E6 – Erskine Business Park		
Existing DCP Control	Proposed DCP Amendments	Comments
6.2 Subdivision		
6.1.2 Land to which this Section Applies	Update Figure 6.1: Land to which this Section applies (see Map 1)	To highlight area known as Oakdale South Industrial Estate (OSE). This will highlight areas where specific controls are applicable.
Minimum allotment size: 10,000m2	Minimum lot size for the OSE is 5,000m2.	As per SSD 6917 development consent condition B10.
Minimum frontage: 60m	Minimum frontage is 40m (excluding cul-de-sacs) and 35m minimum lot width at building line.	
6.3 Site Development and Urban Design		
6.3.1 Height  Maximum height 15m	<p>The proposal seeks to adopt a maximum height limit of 15m across the site.</p> <p>Within the OSE no warehouse buildings in Precinct 4, 5 or 6 shall exceed a ridgeline height of 13.7m.</p> <p>Insert new Figure E6.2 – OSE Precinct Plan (see Map 2)</p>	<p>The existing and proposed control seeks to encourage building forms that respond to the site topography and ensure a scale of development that minimises the impact on adjoining residential areas.</p> <p>New Precinct Plan will identify Precinct 4, 5 and 6.</p> <p>See Conditions B10 and B11 of SSD 6917 consent conditions.</p>
6.3.2 Site Coverage  Site coverage shall not exceed 50%	Site coverage shall not exceed 65% (excluding building awnings)	As per SSD 6917 development consent condition B10.
6.3.3 Setbacks  Erskine Business Park - Rear and side boundaries of 5m  Other road frontages – 15m	<p>Minimum setbacks across the OSE as follows:</p> <p>OSE - Rear and side boundaries to development adjacent to the OSE, <b>excluding</b> the southern property boundary and eastern property boundary – 5m</p>	<p>The key change is a reduction of the minimum side setback of 5m to 0m.</p> <p>Side setbacks are either internal to the site or adjacent to allotments where 0m side and rear setbacks are permitted.</p> <p>A separate setback control for the southern and eastern property boundary of the OSE of 30m and 10m respectively. Increasing these setbacks will mitigate</p>

	<p>Boundary setback to all developments located along the southern property boundary of the OSE – 30m</p> <p>Eastern property boundary setback – 10m</p> <p>Side Setback within OSE – 0m subject to compliance with fire rating requirements</p> <p>Southern Link Road – 20m</p> <p>Estate Roads within the estate – 7.5m</p>	<p>any visual and amenity impacts that may result along this boundary.</p> <p>Other changes were assessed as consistent with existing setback control objectives of the DCP</p> <p>As per SSD 6917 development consent condition B10, B7 and E62</p>
<p>6.3.5 Signage and Estate Entrance Walls</p> <p>No specific controls for OSE</p>	<p>A maximum of one illuminated sign is permitted on each elevation of each warehouse building. All illuminated signage shall be oriented away from residential receivers.</p>	<p>This control is consistent with the signage control objectives including promoting an integrated design approach and minimising visual impact of signage.</p> <p>As per SSD 6917 development consent condition B13.</p>
<p>6.9.5 Landscape Areas</p> <p>No specific controls for OSE</p>	<p>The following min. landscaped setbacks shall be applied at the OSE:</p> <p>a) Southern Link Road: Average of 20m depth along the site frontage. 20m setback / 10 m landscape;</p> <p>b) Collector Road: 7.5m or average of 50% of setback along the frontage;</p> <p>c) Local Estate Road: Average of 50% of setback along frontage;</p> <p>d) Side boundary: no minimum requirement; and</p> <p>e) Rear boundary: 2.5m</p> <p>f) Southern property boundary: perimeter landscape treatments along the 30m earth bund wall on the southern boundary of the OSE; and,</p> <p>g) Eastern property boundary: a 10m wide landscape setback along the entire length of the eastern property boundary.</p>	<p>a) – e) – SSD 6917 proposed landscape treatments were assessed as appropriate by the Department and included in the concept proposal and Stage 1 DA plans.</p> <p>f) and g) – To mitigate visual impacts, being views to the noise wall and buildings from the southern property boundary.</p> <p>As per SSD 6917 development consent condition B7 and B12.</p>

## C10 – Transport, Access and Parking

Existing DCP Control	Proposed DCP Amendments	Comments
<b>10.5.1 Parking</b>		
Table C10.2: Car Parking Rates  Other site specific requirements  No specific controls for OSE	Car parking shall be provided in accordance with the following rates, unless evidence is provided in accordance with Part C10, Section 10.5.1, C1) f):  a) 1 space per 300m2 of warehouse GFA;  b) 1 space per 40m2 of office GFA; and,  c) 2 disabled spaces for every 100 car parking spaces.  Underground / basement parking is not permitted at OSE	As per SSD 6917 development consent condition C5 and B14.

### *Stormwater Drainage Specifications for Building Developments*

As resolved at Council's Policy Review Meeting of 14 November 2016, information in the DCP is to be updated to reference and be consistent with the *Stormwater Drainage Specification for Building Developments* policy. Amendments to the DCP appear in the table below:

Existing DCP Control	Proposed DCP Amendments
<b>3.1 The Water Cycle/ Water Conservation</b> <b>3.2 Catchment Management and Water Quality</b> <b>3.3 Watercourses, Wetlands and Riparian Corridors</b> <b>3.6 Stormwater Management and Drainage</b>	<i>Insert at</i> E. Other Information  Penrith City Council's Stormwater Drainage Specification for Building Developments
<b>3.5 Flood Management</b>	Insert at 13) Overland Flow Flooding  b) Council's Stormwater Drainage Specification for Building Developments provides information on the details required in the preparation of an overland flow study.  Insert at D. Other Information <ul style="list-style-type: none"> <li>Penrith City Council's Stormwater Drainage Specification for Building Developments.</li> </ul>
<b>3.6 Stormwater Management and Drainage</b>  A. Background  Stormwater that does not soak into the ground becomes surface runoff, which either flows into surface waterways or is channelled into storm sewers. In Penrith, stormwater generally drains to street sewers or drainage easements in urban areas.	<i>Amend wording as follows:</i>  Stormwater that does not soak into the ground becomes surface runoff, which either flows into surface waterways or is channelled into <del>storm sewers</del> stormwater systems. In Penrith, stormwater generally drains to the <del>street sewers</del> drainage system or drainage easements in urban areas.  Insert: <b>Relevant Stormwater Drainage Policy</b> Council has adopted the <i>Stormwater Drainage Specification for Building Developments</i> . This policy provides guidance to ensure that stormwater drainage for building developments is designed to provide a robust, safe and low maintenance system to manage stormwater impacts on the drainage network and surrounding properties in a holistic manner that is incorporated aesthetically with the overall development.  This policy sets out Council's minimum requirements for the provision of stormwater drainage principally to building development sites, and should be used in conjunction with the Penrith DCP and other policies referred to in the <i>Stormwater Drainage Specification for Building Developments</i> .
<b>C3 Water Management</b> <b>3.6 Stormwater Management and Drainage</b>	<i>Insert at 2) Drainage</i> a) Council's Stormwater Drainage Specification for Building Developments provides details

<p><b>C. Controls</b>  <b>2) Drainage</b></p>	<p>on drainage requirements including on-site detention, new drainage systems and the like.</p> <p><i>Insert at end of 2) b)</i>  This may include the provision of drainage easements.</p> <p><i>Replace wording at 2) d) ii)</i>  Development Services  <i>With:</i>  Development Engineering</p> <p><i>Insert wording at 2) d)</i>  A legal point of discharge will be required.</p>
<p><b>C3 Water Management</b>  <b>3.6 Stormwater Management and Drainage</b></p> <p><b>C. Controls</b>  <b>2) Drainage</b>  <b>On-Site Detention (OSD)</b></p>	<p><i>Insert at 2) Drainage OSD</i>  a) Council's Stormwater Drainage Specification for Building Developments provides details on drainage requirements for on-site detention.</p> <p><i>Replace wording at 2) d)</i>  Engineering Services Unit  <i>With:</i>  Development Engineering Unit</p> <p><i>Delete:</i>  e) For developments above 2 hectares, designs shall be prepared by a suitably qualified civil engineer.</p>
<p><b>C3 Water Management</b>  <b>3.6 Stormwater Management and Drainage</b></p> <p><b>D. Controls</b>  <b>2) Drainage</b>  <b>New Drainage Design</b></p>	<p><i>Insert:</i>  c) Council's Stormwater Drainage Specification for Building Developments provides details on drainage requirements for new drainage systems.</p>
<p><b>C3 Water Management</b>  <b>3.8 Rainwater / Storage Tanks</b></p>	<p><i>Insert:</i>  D. Other Relevant Information  People seeking further information on rainwater/storage tanks may wish to refer to the following:</p> <ul style="list-style-type: none"> <li>• Penrith City Council's Stormwater Drainage Specifications for Building Developments.</li> </ul>
<p><b>C6 Landscape Design</b>  <b>6.1.3 Neighbourhood Amenity and Character</b></p> <p><b>5) Fencing and Retaining Walls</b></p>	<p><i>Insert wording at:</i>  e) Development involving earthworks and retaining walls need to have regard for the amenity of any adjoining/surrounding properties and natural flow of water across the land. See Council's Stormwater Drainage Specification for Building Developments.</p>
<p><b>C13 Infrastructure and Services</b>  <b>13.4 Engineering Works and Construction Standards</b></p>	<p><i>Replace:</i></p> <ul style="list-style-type: none"> <li>• Stormwater Drainage for Building Developments (Working Draft)</li> </ul> <p><i>With:</i></p>

<b>Controls</b>	<ul style="list-style-type: none"> <li>• Council's Stormwater Drainage Specification for Building Developments</li> </ul>
<p><b>DCP Volume 2</b></p> <p><b>Appendix F3 DA Submission Requirements</b></p> <p><b>4.6 Stormwater and Drainage</b></p>	<p><i>Insert:</i>  <b>Relevant Stormwater Drainage Policy</b></p> <p>Council has adopted the <i>Stormwater Drainage Specification for Building Developments</i>. This policy provides guidance to ensure that stormwater drainage for building developments is designed to provide a robust, safe and low maintenance system to manage stormwater impacts on the drainage network and surrounding properties in a holistic manner that is incorporated aesthetically with the overall development.</p> <p>This policy sets out the documentation that is required to be submitted to Council as part of the Development Application.</p>
<p><b>DCP Volume 2</b></p> <p><b>Appendix F3 DA Submission Requirements</b></p> <p><b>4.6 Stormwater and Drainage</b></p>	<p><i>Insert:</i>  <b>Relevant Stormwater Drainage Policy</b></p> <p>Council has adopted the <i>Stormwater Drainage Specification for Building Developments</i>. This policy provides guidance to ensure that stormwater drainage for building developments is designed to provide a robust, safe and low maintenance system to manage stormwater impacts on the drainage network and surrounding properties in a holistic manner that is incorporated aesthetically with the overall development.</p> <p>This policy sets out the documentation that is required to be submitted to Council as part of the Development Application.</p>
<p><b>Appendix F3 DA Submission Requirements</b></p> <p><b>4.6.1 Drainage Plan</b></p>	<p><i>Amend opening sentence:</i>  Where developments result in <del>additional</del> stormwater runoff, detailed stormwater management plans are required.</p> <p><i>Add new wording:</i></p> <p>The submission requirements are contained in Council's Stormwater Drainage Specification for Building Developments.</p> <p><i>Delete:</i>  A Drainage Plan must include details of</p> <ol style="list-style-type: none"> <li>1) Pipe sizes and locations;</li> <li>2) Size and location of pits;</li> <li>3) On site detention areas (if required); and Stormwater calculations.</li> </ol> <p><i>Insert new wording:</i></p> <p>Stormwater design is an important consideration in planning a development and should be considered</p>

	<p>prior to determination of the final building layout and landscaping treatment.</p> <p>A Concept Stormwater Management Plan (SMP), prepared by a suitably qualified person shall be submitted with the Development Application. The SMP shall include a site drainage plan prepared in accordance with the checklist in Appendix A of Council's Stormwater Drainage Specification for Building Developments. The SMP shall also address Council's Water Sensitive Urban Design Policy and Water Sensitive Urban Design Technical Guidelines.</p>
<b>Appendix F3 DA Submission Requirements</b>  <b>4.6.2 Stormwater and Drainage Report</b>	<p><i>Insert:</i> Further details are contained in Council's Stormwater Drainage Specification for Building Developments.</p>
<b>Appendix F3 DA Submission Requirements</b>  <b>4.6.3 One Site Detention Systems Report</b>	<p><i>Amend title as follows:</i> 4.6.3 On Site Detention Systems Report</p> <p><i>Amend wording:</i> An On Site Detention System Report is required for developments over 2 hectares. This report must be prepared by a suitably qualified civil engineer and address the requirements of the DCP.</p> <p><i>With:</i> An On Site Detention System is required for developments as specified in Council's Stormwater Drainage Specification for Building Developments. The system must be designed by a suitably qualified civil engineer and address the requirements of the DCP and Council's Stormwater Drainage Specification for Building Developments.</p>

### *Proposed Road Patterns*

The proposed revisions/amendments to Penrith Development Control Plan 2014 (DCP) to accommodate changes to the proposed road patterns sections of the existing DCP and consolidate all sections on proposed road patterns to a new chapter are provided in the table below:

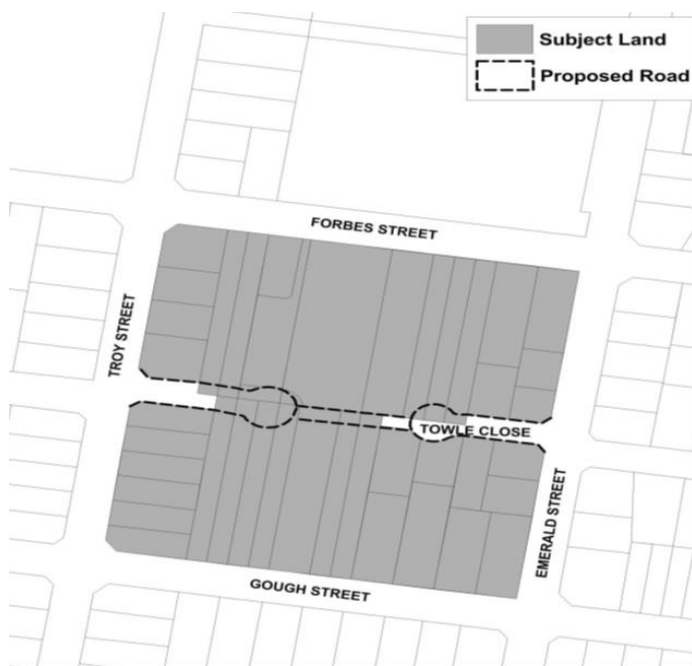
#### **DCP Volume 1 D2 Residential Development 2.7 Proposed Road Patterns (New chapter)**

##### **Key Changes to Existing DCP and new chapter 2.7 Proposed Road Patterns**

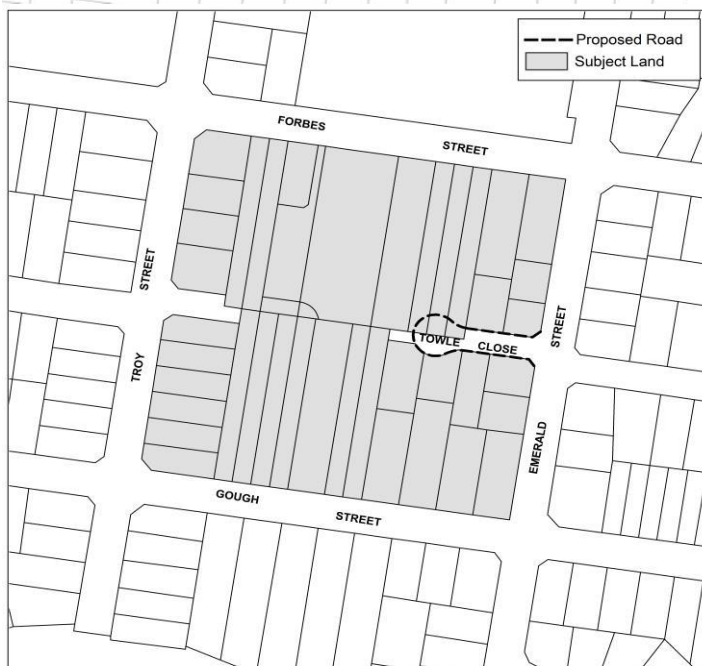
- E5 – Emu Plains

A review of the proposed pattern fronting Troy Street has shown that there is no identified need from a strategic planning perspective for a road in that location. Council's resolution at its Ordinary Meeting 22 August 2017 has supported this amendment.

Current DCP Figure E5.2 to be amended to remove road pattern fronting Troy Street:



Current DCP Figure E5.2



Amended Figure to be included in new DCP Chapter

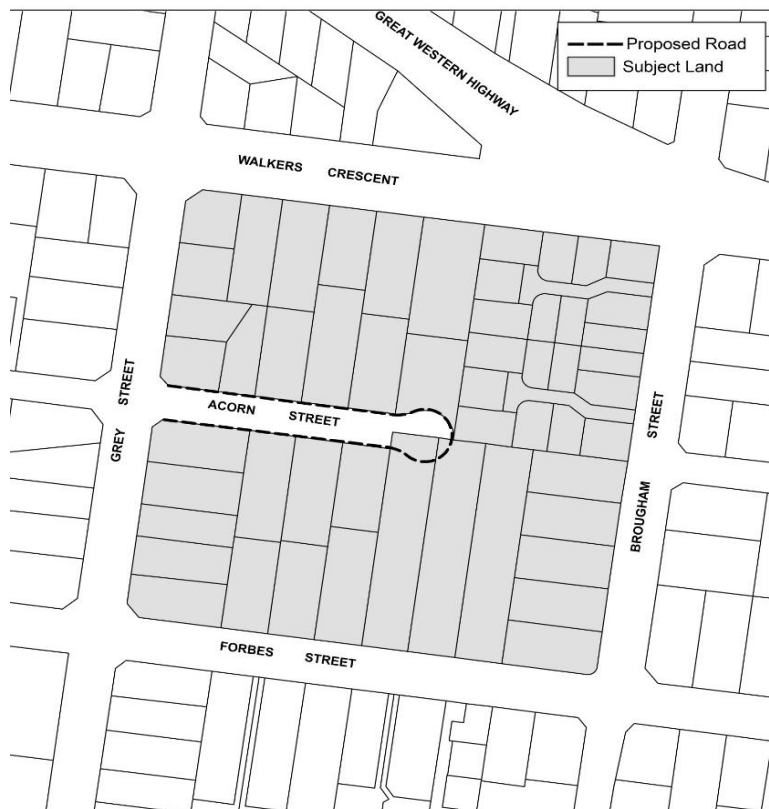


## E5 Emu Plains

Proposed road for Walkers Crescent on the current DCP figure has been removed. Walkers Crescent has been constructed.



Current DCP Figure E5.4



Amended Figure to be included in new DCP Chapter.

- E8 Kingswood  
Proposed road on 67 Jones Street in the vicinity of Jones Street has been removed. 67 Jones Street has been developed with 5 x townhouses – See DA02/2551 and SP86921



Current DCP Figure E8.3



Amended Figure to be included in new DCP Chapter.

- E15 St Marys / North St Marys

The land to which this section applies has been developed with a Residential Seniors Living – Residential Care Facility.

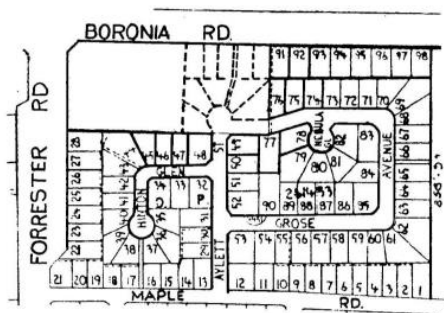
The subdivision and road pattern is now obsolete. This section will be removed from the DCP.

### **Part A Road Pattern in the vicinity Boronia Road, St Marys North**

#### **Land to which Section Applies:**

This section applies to the following land:

**Figure E15.1: Subdivision Pattern for the land in the vicinity of Boronia Road, St Marys**



#### **Development Controls**

Any subdivision proposal for the subject land should follow the above subdivision pattern, as shown in Figure E15.1.

- This new chapter provides amendments to existing chapters relating to proposed road patterns which require half road construction and land dedication.
- Amendments are to ensure the development of the land is consistent with proposed road patterns and provides incentives to do so.
- As resolved on 22 August 2016, Council will amend the DCP to provide revised controls relating to proposed road patterns that will clarify Council's position for proponents to:
  - construct and dedicate the road; create a stronger nexus between the proposed development and the proposed road;
  - incentivise the dedication and construction of road by reducing landscaped area requirements; and
  - ensure appropriate development controls for fences fronting the proposed road.
- The following provides new DCP Chapter 2.7 Proposed Road Patterns

## 2.7 Proposed Road Pattern Designs

The following developments are covered by this section:

Development patterns shall be consistent with the road patterns as shown in Figures D2.15 to D2.18:

**Figure D2.15: Proposed road pattern for Kohlenberg Close in the vicinity of Brougham Street, Emu Plains**

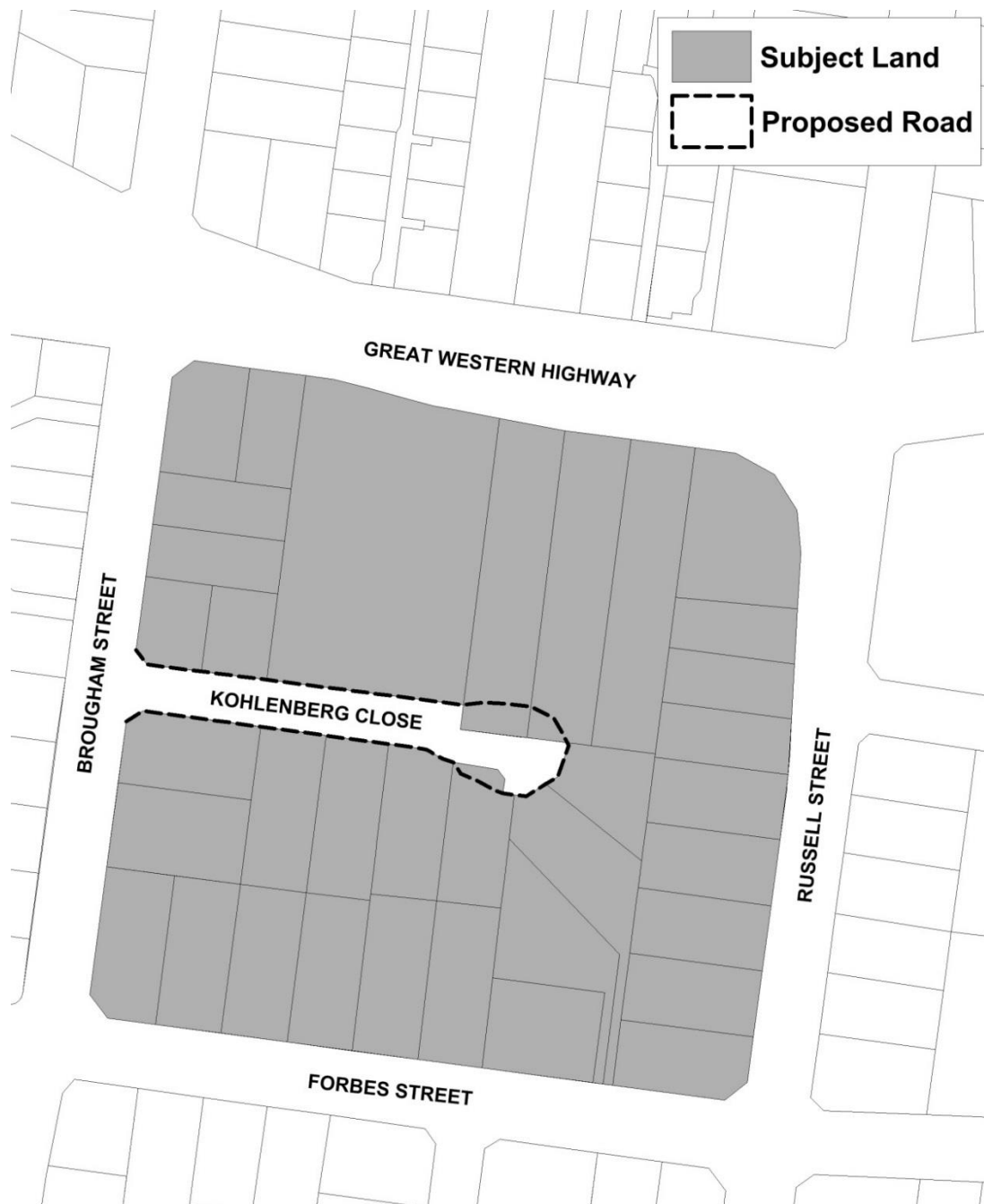


Figure D2.16: Proposed road pattern for Acorn Street in the vicinity of Grey Street, Emu Plains



Figure D2.17: Proposed road pattern in the vicinity of Towle Close, Emu Plains





Figure D2.18: Proposed road pattern in the vicinity of Stock Avenue, Kingswood



This section provides specific controls for development where specific road patterns have been identified. In the event of any inconsistency between this section and the rest of this DCP, the requirements of this section prevail.

## **A. Objectives**

1. To facilitate the creation and construction of public roads,
2. To create a strong nexus between public roads and future development,
3. To maintain and enhance the amenity, safety and access of these public roads.

## **B. Controls**

### **1) Street Frontage**

Development on land that abuts a proposed road (as shown in Figure D2.15 to D2.18) shall be oriented to the proposed road and provide pedestrian and vehicular access to the proposed road.

### **2) Fencing**

Any fencing along the frontage to the proposed road must be “see-through” construction.

Fencing of a “see-through” construction includes:

1. Panels set into a timber frame or between brick piers; where
2. Any solid base is not taller than 1m; and
3. Panels are spaced pickets or palings, or lattice.

### **3) Landscaping**

Despite the landscaped area controls contained elsewhere within Section D2 of this Development Control Plan:

A maximum of 10% reduction in the minimum landscaped area requirement may apply to development of the specified sites where an application proposes construction of the proposed road and subsequent dedication of the land.



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