

PP 2021 – 4118: 170 Russell Street Emu Plains (Old Bathurst Road)

Penrith DCP 20104 Amendments Table

DCP Part / Clause	Current Control / Map	Amendment Required
C1 Site Planning and Design Principles 1.1.2. Key Areas with Scenic and Landscape Values	Figure C1.1: Gateways and Areas of Visual Sensitivity	Amend Figure C1.1 to include the whole of Lot 1 consistent with LEP mapping amendments.
D4 Industrial Development 4.1. Key Precincts	Figure D4.1: Key Precincts Figure D4.5: Precincts 7 and 8 – Emu Plains	Amend Figures D4.1 and D4.5 to include the whole of Lot 1 consistent with LEP mapping amendments
Part E5 Emu Plains	No current Controls relating to the site	<p>Insert additional Part.</p> <p><i>Part B – Land at 170 Russell Street Emu Plains (Lot 1 DP 1273251)</i></p> <p>Insert new Figure E5.2: Land to which this Part applies identifying 170 Russell Street allotment.</p> <p>Insert clauses as follows:</p> <ol style="list-style-type: none"> 1) No driveway access is to be permitted to Russell Street for industrial vehicles, heavy vehicles, rigid vehicles and trucks. Driveway Access to Russell Street will be restricted to light vehicles only. 2) A detailed traffic study will be required as part of a future Development Application for the site.

		<p>The traffic study will be required to address impacts on Russel Street traffic movement and parking management and Old Bathurst Road.</p> <p>3) A restriction for a single Driveway Access only to the site from Old Bathurst Road, to be located midway or toward the eastern boundary of the site.</p> <p>4) Construction of kerb and gutter along the Old Bathurst Road frontage is required by the developer.</p> <p>5) Insert a clause describing the intended land use arrangements, with any industrial activities or large floorplate buildings to be located along the Old Bathurst road frontage.</p> <p>Smaller industrial lots or non-industrial uses if possible are to be positioned along the Russell Street frontage.</p> <p>6) Larger industrial lots are to be positioned along the Old Bathurst Road frontage.</p> <p>7) Landscaping within the site should, where possible, use species characteristic of the Cumberland Plain Woodland and / or River-flat Eucalyptus Forest</p> <p>8) Filling of the land is to be completed in accordance the endorsed flood impact assessment report and the endorsed filling strategy.</p> <p>Fill utilised to address flood levels is to be sourced from Lot 2 DP 1273251.</p>
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