

### Appendix 3 - PP 2021 – 4118: 170 Russell Street Emu Plains (Old Bathurst Road)

#### Penrith DCP 2014 Amendments Table

DCP Part / Clause	Current Control / Map	Amendment Required
<b>C1 Site Planning and Design Principles</b> <b>Section 1.8</b>	Table of DCP amendments – Pages A5 to A7	<p><i>“Section 1.8 What is the date of commencement for the Plan?”</i> includes a table of amendments to the DCP since adoption.</p> <p>If the Planning Proposal was supported and DCP amendments introduced, this Table would be amended as a procedural outcome to reference the amendments and date of adoption.</p>
<b>C1 Site Planning and Design Principles</b> <b>1.1.2. Key Areas with Scenic and Landscape Values</b>	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.
<b>D4 Industrial Development</b> <b>4.1. Key Precincts</b>	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
<b>Part E5 Emu Plains</b>	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> <ul style="list-style-type: none"> <li>a) No driveway access is to be permitted to Russell Street for industrial vehicles, heavy vehicles, rigid vehicles and trucks.</li> </ul>

		<ul style="list-style-type: none"> <li>a. Driveway Access to Russell Street will be restricted to light vehicles only.</li> <li>b) A detailed traffic study will be required as part of a future Development Application for the site. <ul style="list-style-type: none"> <li>a. The traffic study will be required to address impacts on Russel Street traffic movement and parking management and Old Bathurst Road.</li> </ul> </li> <li>c) 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.</li> <li>d) Construction of kerb and gutter along the Old Bathurst Road frontage is required by the developer.</li> <li>e) 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. <ul style="list-style-type: none"> <li>a. Smaller industrial lots or non-industrial uses if possible are to be positioned along the Russell Street frontage.</li> </ul> </li> <li>f) Larger industrial lots are to be positioned along the Old Bathurst Road frontage.</li> <li>g) Landscaping within the site should, where possible, use species characteristic of the Cumberland Plain Woodland and / or River-flat Eucalyptus Forest</li> <li>h) Filling of the land is to be completed in accordance the endorsed flood impact assessment report and the endorsed filling strategy.</li> </ul> <p>Fill utilised to address flood levels is to be sourced from Lot 2 DP 1273251.</p>
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