

# 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.

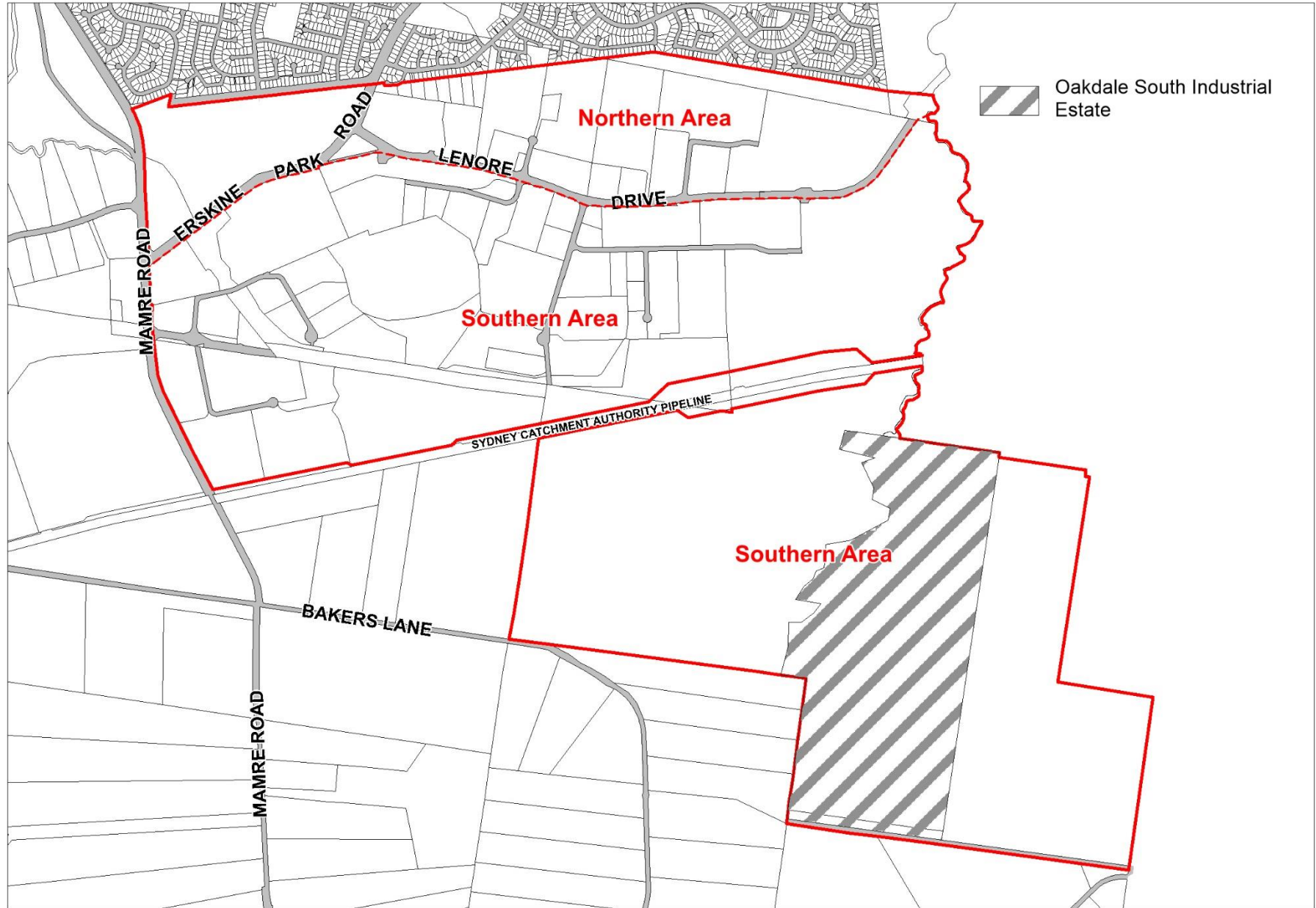
<b>E6 – Erskine Business Park</b>		
<b>Existing DCP Control</b>	<b>Proposed DCP Amendments</b>	<b>Comments</b>
<b>6.2 Subdivision</b>		
6.1.2 Land to which this Section Applies	Update Figure 6.1: Land to which this Section applies (see Map 1)	To highlight area known as Oakdale South Industrial Estate (OSE). This will highlight areas where specific controls are applicable.
Minimum allotment size: 10,000m <sup>2</sup>	Minimum lot size for the OSE is 5,000m <sup>2</sup> .	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.	
<b>6.3 Site Development and Urban Design</b>		
6.3.1 Height  Maximum height 15m	The proposal seeks to adopt a maximum height limit of 15m across the site.  Within the OSE no warehouse buildings in Precinct 4, 5 or 6 shall exceed a ridgeline height of 13.7m.  Insert new Figure E6.2 – OSE Precinct Plan (see Map 2)	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.  New Precinct Plan will identify Precinct 4, 5 and 6.  See Conditions B10 and B11 of SSD 6917 consent conditions.
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	Minimum setbacks across the OSE as follows:  OSE - Rear and side boundaries to development adjacent to the OSE, <b>excluding</b> the southern property boundary and eastern property boundary – 5m	The key change is a reduction of the minimum side setback of 5m to 0m.  Side setbacks are either internal to the site or adjacent to allotments where 0m side and rear setbacks are permitted.  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>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>		
<p>Table C10.2: Car Parking Rates</p> <p>Other site specific requirements</p> <p>No specific controls for OSE</p>	<p>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):</p> <ul style="list-style-type: none"><li>a) 1 space per 300m<sup>2</sup> of warehouse GFA;</li><li>b) 1 space per 40m<sup>2</sup> of office GFA; and,</li><li>c) 2 disabled spaces for every 100 car parking spaces.</li></ul> <p>Underground / basement parking is not permitted at OSE</p>	<p>As per SSD 6917 development consent condition C5 and B14.</p>

Map 1



Map 2

Site Area Schedule	
Total Site Area	117.11 ha
Less:	
Non Developable Land	33.46 ha
Easements	4.56 ha
Regional Roads	1.74 ha
Estate Roads	5.70 ha
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	45.46 ha
Development Areas	
Precinct 1	18.81 ha
Precinct 2	5.43 ha
Precinct 3	18.94 ha
Precinct 4	14.27 ha
Precinct 5	6.46 ha
Precinct 6	6.84 ha
Amenity Lot	0.58 ha
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Total Developable	71.33 ha
Total Warehouse	316,596 sqm
Total Office	14,715 sqm
Total Facility	331,311 sqm

**NSW GOVERNMENT**  
Planning

Issued under the Environmental Planning and Assessment Act 1979

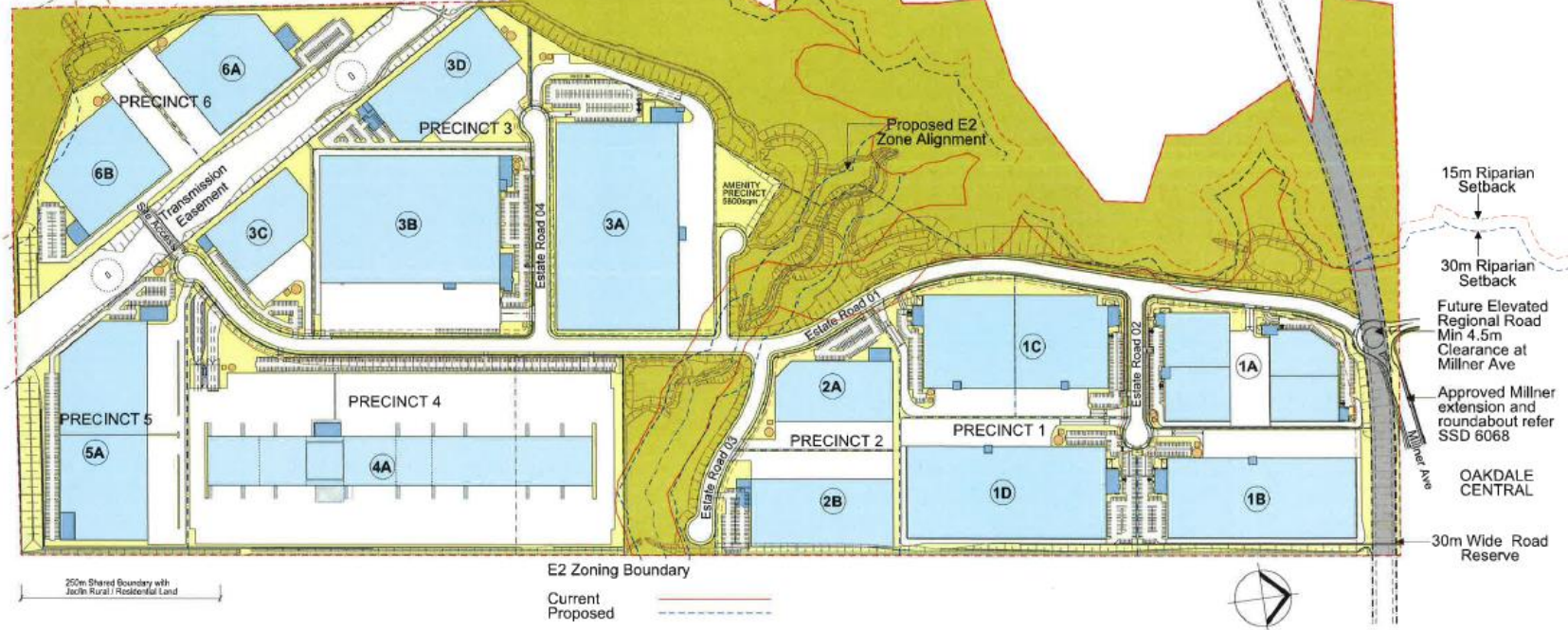
Approved Section 96 (1A) (1) (2) Modification Application  
No. 1 granted on the 21/4/17  
in respect to MP SSD 6917

Signed: TP

Sheet No. 2 of 51

OAKDALE WEST  
LOT 1  
DP 120679

Subject to Condition B7A



Oakdale South Estate  
Horsley Park

SSDA Masterplan

1:2500 @ A1  
1:5000 @ A3  
16 Feb 2017

OAK MP02 (EE)