

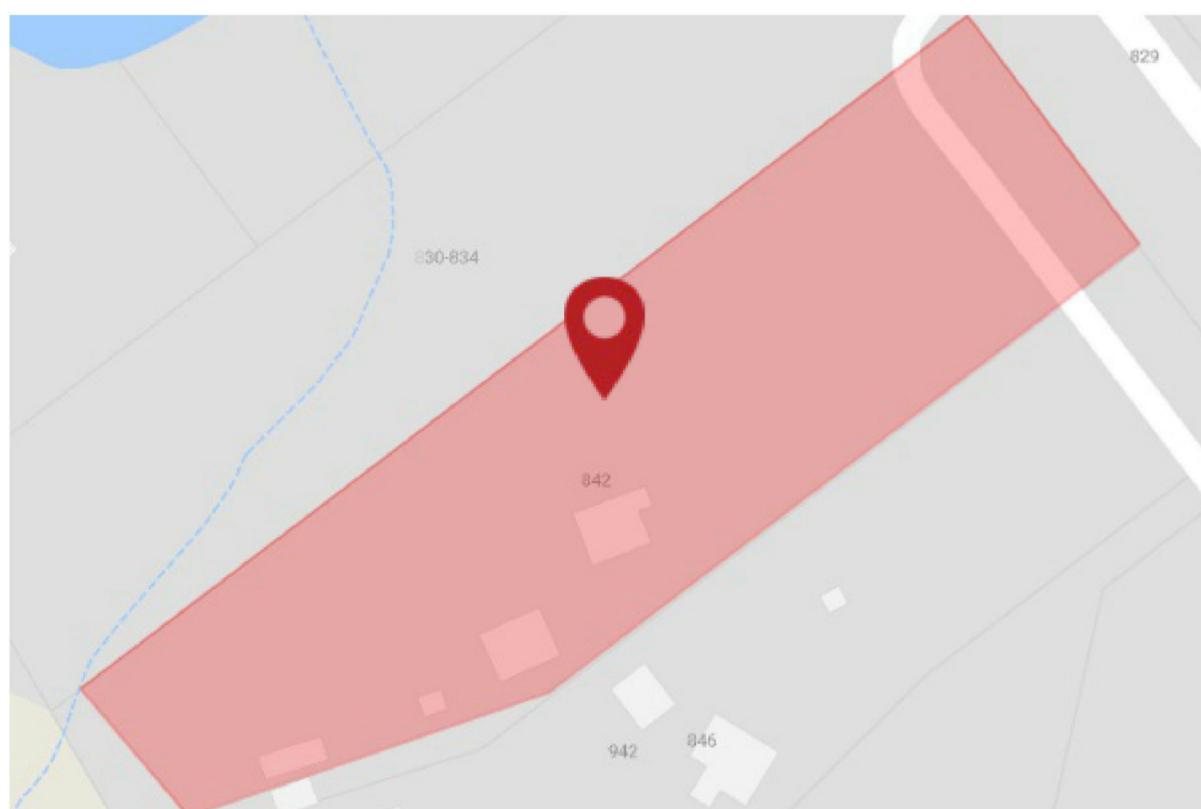
Property Report for 836-842 Richmond Road, Berkshire Park, 2765

Property Details

Address: 836-842 Richmond Road, Berkshire Park, 2765

Lot Plan No: 2/DP1097876

Council: PENRITH



Council Details

PENRITH CITY COUNCIL

Website <http://www.penrithcity.nsw.gov.au>
 Phone Number 02 4732 7777
 Email Address council@penrithcity.nsw.gov.au
 Council Address Civic Centre
 Penrith 2750

Planning Controls associated with this property

Land Zoning

- RU4 - Primary Production Small Lots : (pub. 2010-09-22)

Bushfire Prone Land

- Vegetation Category 2 (pub. 2018-03-12)

Contribution Plans (LGA-Based)

- Penrith CP 1993 - St Marys Town Centre
- Penrith CP 2003 - Cultural Facilities
- Penrith CP 2004 - Claremont Meadows
- Penrith CP 2004 - Cambridge Industrial Estate North Penrith
- Penrith CP 2005 - Lakes Environs (WatersideGreen)
- Penrith CP 2007 - District Open Space Facilities
- Penrith CP 2007 - Glenmore Park Stage 2
- Penrith CP 2007 - Local Open Space
- Penrith CP 2008 - Erskine Business Park
- Penrith CP 2008 - Penrith City Centre Civic Improvement - as amended 7 Aug 2015
- Penrith CP 2008 - Werrington Enterprise Living and Learning (WELL) Precinct Contributions Plan PDF
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Development Control Plans (LGA-Based)

- Penrith DCP 2014 - Volume 1 - as amended 7 Jul 2016
- Penrith DCP 2014 - Volume 2 - as amended 19 Feb 2016

Land Application LEP

- Included : Penrith Local Environmental Plan 2010 (pub. 2017-08-11)

Minimum Lot Size

- Z - 2.00 ha : Range [20000 - 49999 sqm (2 - 4.9 ha)] (pub. 2010-09-22)

Scenic Protection Land

- Scenic & Landscape Values (pub. 2010-09-22)

Other spatial data associated with this property

Local Government Area

- Penrith

Suburbs

- Berkshire Park

State Environmental Planning Policies which apply at 836-842 Richmond Road, Berkshire Park, 2765

State Environmental Planning Policy (Affordable Rental Housing) 2009 : (pub. 2009-07-31)
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 : (pub. 2004-06-25)
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 : (pub. 2008-12-12)
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 : (pub. 2004-03-31)
State Environmental Planning Policy (Infrastructure) 2007 : (pub. 2007-12-21)
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 : (pub. 2007-02-16)
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007 : (pub. 2007-09-28)
State Environmental Planning Policy No 19-Bushland in Urban Areas : (pub. 1986-10-24)
State Environmental Planning Policy No 1-Development Standards : (pub. 1980-10-17)
State Environmental Planning Policy No 21-Caravan Parks : (pub. 1992-04-24)
State Environmental Planning Policy No 30-Intensive Agriculture : (pub. 1989-12-08)
State Environmental Planning Policy No 33-Hazardous and Offensive Development : (pub. 1992-03-13)
State Environmental Planning Policy No 36-Manufactured Home Estates : (pub. 1993-07-16)
State Environmental Planning Policy No 50-Canal Estate Development : (pub. 1997-11-10)
State Environmental Planning Policy No 55-Remediation of Land : (pub. 1998-08-28)
State Environmental Planning Policy No 62-Sustainable Aquaculture : (pub. 2000-08-25)
State Environmental Planning Policy No 64-Advertising and Signage : (pub. 2001-03-16)
State Environmental Planning Policy No 65-Design Quality of Residential Apartment Development : (pub. 2002-07-26)
State Environmental Planning Policy No 70-Affordable Housing (Revised Schemes) : (pub. 2002-05-01)
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 : Subject Land (pub. 2017-08-25)
Sydney Regional Environmental Plan No 20-Hawkesbury-Nepean River (No 2-1997) : (pub. 1997-11-07)

Planning Controls contained in the Penrith Local Environmental Plan 2010

Land Zoning

Zone RU4 Primary Production Small Lots

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure land uses are of a scale and nature that is compatible with the environmental capabilities of the land.
- To preserve and improve natural resources through appropriate land management practices.
- To maintain the rural landscape character of the land.
- To ensure that development does not unreasonably increase the demand for public services or facilities.

2 Permitted without consent

Extensive agriculture; Home occupations

3 Permitted with consent

Agricultural produce industries; Agriculture; Animal boarding or training establishments; Building identification signs; Business identification signs; Cellar door premises; Cemeteries; Community facilities; Crematoria; Dual occupancies; Dwelling houses; Environmental facilities; Environmental protection works; Farm buildings; Flood mitigation works; Home-based child care; Home businesses; Home industries; Intensive plant agriculture; Information and education facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Roads; Roadside stalls; Rural supplies; Schools; Secondary dwellings; Tourist and visitor accommodation; Veterinary hospitals

4 Prohibited

Dairies (restricted); Feedlots; Hotel or motel accommodation; Serviced apartments; Any other development not specified in item 2 or 3

Planning Controls contained in the Penrith Local Environmental Plan 2010

Minimum Lot Size

- (1) The objective of this clause is to provide flexibility in the application of standards for subdivision in rural zones to allow land owners a greater chance to achieve the objectives for development in the relevant zone.
- (2) This clause applies to the following rural zones:
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU2 Rural Landscape,
 - (c) Zone RU4 Primary Production Small Lots,
 - (d) Zone RU6 Transition.
- (3) Land in a zone to which this clause applies may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) However, such a lot cannot be created if an existing dwelling would, as the result of the subdivision, be situated on the lot.
- (5) A dwelling cannot be erected on such a lot.

A dwelling includes a rural worker's dwelling (see definition of that term in the Dictionary).

