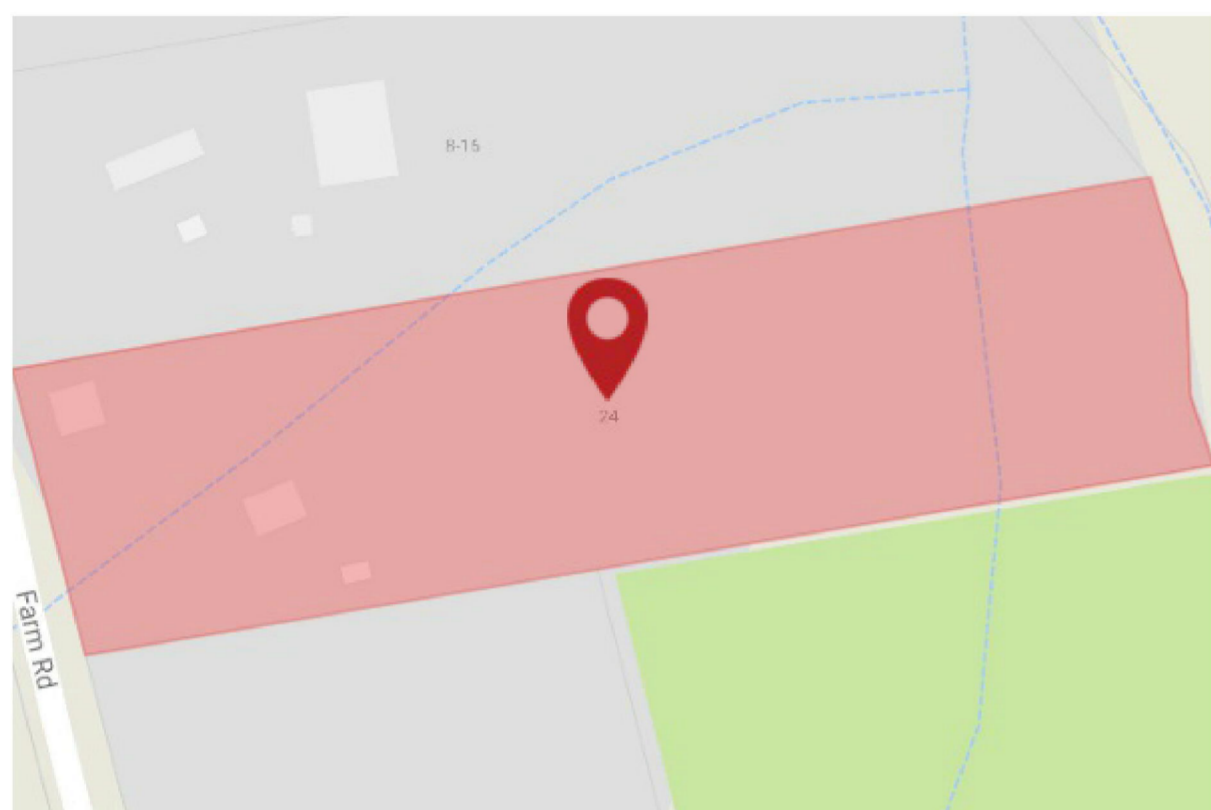


Property Report for 18-24 Farm Road, Mulgoa, 2745

Property Details

Address: 18-24 Farm Road, Mulgoa, 2745
 Lot/Section/Plan no: 39/-/DP2120
 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

- E2 - Environmental Conservation : (pub. 2015-02-25)
- E3 - Environmental Management : (pub. 2010-09-22)

Bushfire Prone Land

- Vegetation Category 2 (pub. 2018-04-12)

Contribution Plans (LGA-Based)

- Penrith CP 1993 - St Marys Town Centre
- Penrith CP 2003 - Cultural Facilities
- Penrith CP 2004 - Claremont Meadows
- Penrith CP 2004 - Lambridge 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
- Penrith DCP 2014 - Volume 1 - as amended 7 Jul 2016
- Penrith DCP 2014 - Volume 2 - as amended 19 Feb 2016

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)

Local Provisions

- Buffer area : Clause Application : Class (Clauses of LEP Apply) (pub. 2010-09-22)

Minimum Lot Size

- AB - 20.00 ha : Range [100000 - 499999 sqm (10 - 49.9 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

- Mulgoa

State Environmental Planning Policies which apply at 18-24 Farm Road, Mulgoa, 2745

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 E2 Environmental Conservation

1 Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.
 - To protect, manage, restore and enhance the ecology, hydrology and scenic values of riparian corridors and waterways, wetlands, groundwater resources, biodiversity corridors, areas of remnant indigenous vegetation and dependent ecosystems.
- To allow for low impact passive recreational and ancillary land uses that are consistent with the retention of the natural ecological significance.

2 Permitted without consent

Nil

3 Permitted with consent

Environmental facilities; Environmental protection works; Flood mitigation works; Recreation areas; Roads

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Planning Controls contained in the Penrith Local Environmental Plan 2010

Land Zoning

Zone E3 Environmental Management

1 Objectives of zone

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.
- To ensure development is compatible with the environmental capabilities of the land and does not unreasonably increase the demand for public services or public facilities.
- To preserve and improve natural resources through appropriate land management practices.

2 Permitted without consent

Extensive agriculture; Home occupations

3 Permitted with consent

Agriculture; Animal boarding or training establishments; Building identification signs; Business identification signs; Cellar door premises; Cemeteries; Community facilities; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Environmental protection works; Farm buildings; Flood mitigation works; Funeral homes; Home-based child care; Home businesses; Home industries; Information and education facilities; Recreation areas; Roads; Roadside stalls; Rural supplies; Secondary dwellings; Tourist and visitor accommodation; Veterinary hospitals

4 Prohibited

Aquaculture; Hotel or motel accommodation; Industries; Intensive livestock agriculture; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Serviced apartments; Turf farming; Warehouse or distribution centres; 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 objectives of this clause are as follows:

- (a) to ensure that lot sizes are compatible with the environmental capabilities of the land being subdivided,
- (b) to minimise any likely impact of subdivision and development on the amenity of neighbouring properties,
- (c) to ensure that lot sizes and dimensions allow developments to be sited to protect natural or cultural features including heritage items and retain special features such as trees and views,
- (d) to regulate the density of development and ensure that there is not an unreasonable increase in the demand for public services or public facilities,
- (e) to ensure that lot sizes and dimensions are able to accommodate development consistent with relevant development controls.

(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.

(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

(4) This clause does not apply in relation to the subdivision of any land:

- (a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015,

or

- (b) by any kind of subdivision under the Community Land Development Act 1989.

(4A) Despite subclause (3), development consent must not be granted for the subdivision of land in Zone R2 Low Density Residential unless each lot to be created by the subdivision would have:

- (a) if it is a standard lot—a minimum width of 15 metres, or
- (b) if it is a battle-axe lot—a minimum width of 15 metres and a minimum area of 650 square metres.

(4B) Despite subclause (3), development consent must not be granted for the subdivision of land in Zone R3 Medium Density Residential unless each lot to be created by the subdivision would have:

- (a) if it is a standard lot—a minimum width of 12 metres, or
- (b) if it is a battle-axe lot—a minimum width of 15 metres and a minimum area of 450 square metres.

(4C) For the purposes of this clause, if a lot is a battle-axe lot or other lot with an access handle, the area of the access handle is not to be included in calculating the lot size.

