

RA:RP
20/15/2-G49

24th October, 1975.

Mr. C.B. Dobson,
Lot 3 Gough Street,
EMU PLAINS 2750

Dear Sir,

Dev. Appn. - Proposed Rural Worker's
Dwelling, Lot 4 D.P. 574650 Russell
Street, Emu Plains - Non Urban (Rural)
(Min. 25 Acres) Zoning

Enclosed please find Council's formal Notice of Consent in
connection with the above development.

Yours faithfully,

Encl.

H. F. CORR, *He*
TOWN CLERK.

file H.

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PENRITH CITY COUNCIL

Local Government Act, 1919 as Amended

PENRITH PLANNING SCHEME

*Photo removed and placed
on BA*

APPLICATION FOR PLANNING CONSENT

AN: 13498

OFFICE USE

Dev.Appn. No. 119/75
Blg.Appn. No. 5/52/76
Rec. Amount \$16.00
No. 39506

File No.

To PENRITH CITY COUNCIL :

Location of proposed development

.. Locality *Emu Plains*
Street and No. *Russell St*
Lot No. *4* .. Sec .. D.P. *574650*
Dimensions .. Area *23.383 ha*
Side of Street *East*
Between *Old Bathurst Road* .. ~~Street~~ and
Nepean River .. ~~Street~~

2. Purpose for which Consent is required *Rural Dwelling*

3. (a) Name of Applicant *Charles Bruce Dobson - on behalf of -
CARTHONA PROPERTIES PTY LTD.*

(b) Address *Lot 3 - Gough St, EMU PLAINS.*

4. (a) Name of Owner of Property *Carthona Properties PTY LTD.* ✓

(b) Address *Lot 3 - Gough St, Emu Plains.*

(c) Date of Acquisition by Owner *1-7-1975*

(d) Particulars of adjoining land in same ownership .. Lot *182* .. Sec. .. D.P. *517958*
Street *Russell St (included in area above).*

5. (a) Present Use of premises *Farming*

(b) When did such use commence? *Prior to 1900*

(c) Use of Premises on 27th June, 1951 *Farming*

Description of existing building:

(a) Type (e.g. dwelling, shop, factory etc.) *Brick dwelling and sheds*

(b) Approx. dimensions of building *14 Sq.*

(c) What machinery or equipment is installed? *Nil*

7. Proposed use of Premises (details) *Dwelling*

GENERAL PURPOSES COMMITTEE MEETING

TOWN PLANNER'S REPORT

Date: 15.5.79

12. Lot 99 Old Bathurst Road, Emu Plains

(Question by Ald. P. Anderson)

A question was raised at Council's last meeting as to the development potential of a large area of land at the rear of the residential properties fronting Greenhaven Drive, Emu Plains.

The land in question is Lot 99, D.P.591759 Old Bathurst Road, which contains an area of 12.79 h.a. and which has legal access from Old Bathurst Road. The property is zoned Non-Urban 1(a) under Interim Development Order No.73 which has a minimum area provision of 40 h.a. As the land was subdivided prior to the gazettal of the Interim Development Order however, Council would be empowered to approve of the erection of one dwelling house on the property. The only development which may be carried out without Council's consent is agriculture. However, the topography of the land would, in all probability, render the land unsuitable for this purpose. Council has discretion under the Interim Development Order to approve of a range of other uses throughout the Non-Urban zone and any such application would need to be determined on its merits.

The land is affected by a Tree Preservation Order and trees are not to be removed without Council's prior approval.

A locality sketch, showing the subject land and disposition of allotments in this locality, is attached to this report.

For Council's information.

(See sketch on Page All)

(See over)

12. Lot 99 Old Bathurst Road, Emu Plains - (P.13504/0121)

RESOLVED on the motion of Ald. Anderson seconded Ald. Pardey that the information contained in the Town Planner's Report be noted.

Notice No: 169/78

File No: 20/15/2-A55

COUNCIL OF THE CITY OF PENRITH
DEVELOPMENT NOTICE

Local Government Act, 1919, as amended
Part XIIA Town and Country Planning Schemes

Applicant's Name: D. Tong

Address: 3 Sylvan Place, Emu Plains

Premises Referred to in
Development Application: Lot 1 F.P. 34011 Old Bathurst Road,
Emu Plains

Date of Receipt: 21st August, 1978.

Brief Description of
Proposed Development: Erection of a single storey dwelling house
in accordance with plan submitted to Council
on 21st August, 1978.

x

In pursuance of its powers under the abovementioned Act, the Council, as the responsible Authority, resolved at its meeting held on 12th September, 1978 (Minute No. 711) to grant subject to the following conditions the abovementioned Development Application.

Attention is drawn to the provision of Section 342 of the Local Government Act, 1919, as amended giving a right of appeal against the decision of the Council. Appeal forms are available at Council's office.

Conditions attached to granting of application

1. This consent shall be void if the development to which it refers is not substantially commenced within twelve months after the date of the consent; provided that Council may, if good cause be shown in a written application requesting an extension of time, grant an extension of the consent beyond such period.
2. Before usage of the development commences, all of the conditions of this consent are to be complied with to Council's satisfaction, and it is the responsibility of the applicant to advise Council's Town Planning Department when the development is ready for inspection. (This inspection is a separate requirement to the final inspection of the building which is carried out by Council's Health and Building

- G. P. 12.9.78
22. Dev. Appn. - Proposed Dwellings, Lots 1-5 F.P. 34011
Old Bathurst Road, Emu Plains. D. Tong
Residential "A" zoning under I.D.O. No. 2
(20/15/2-A55)

RESOLVED on the motion of Ald. Pardey seconded Ald. Cammack that the interim development applications be approved subject to the following conditions:-

1. All buildings being limited to single storey in height and being of a dark tone colour and of low reflective quality to blend with the landscape of the site and its surroundings.
2. As far as practicable all trees and shrubs on the sites are to be preserved. No trees are to be removed without the approval of the Town Planner. Such approval is to be sought subsequent to the pegging of the building works.
3. Dedication at no cost to Council of part of Lots 2/5 as shown on Council's plan No. A032 to facilitate realignment of Old Bathurst Road.
4. Submission of plans and specifications under cover of a formal building application to the satisfaction of the City Health Surveyor.

(20/15/2-A55)

In February, 1977 interim development applications were submitted for the construction of three brick veneer cottages on Lots 3-5 above.

The allotments were situated on a narrow isolated section of the residential zone that extends up Old Bathurst Road along the mountain escarpment from the main body of the residential area.

Because of the unique geographical qualities of the escarpment and realising that development of these allotments affected not only the immediate area but also the aspect from the plain below, Council resolved that an approach be made to the Planning and Environment Commission to ascertain whether it would be prepared to acquire that land for escarpment preservation purposes.

The Commission subsequently advised that it was not prepared to acquire the subject land but would be prepared to consider an amendment to the Interim Development Order as it affected that land and land to the rear to allow its development for cluster housing.

The interim development applications were disapproved and the applicant advised of the situation.

A request has now been received from the owners solicitor requesting reconsideration of Council's earlier decision together with 2 additional interim development applications over the adjoining lots 1 and 2.

The matter of cluster housing has been explored with the applicant however there does not appear to be an economically viable proposition available for the development of this site in that manner.

It is considered that by sympathetic clearing of the sites for building works and the use of low reflective dark tone materials that the dwellings could be constructed so as not to result in an obvious intrusion into the escarpment when viewed from the lower plain.

This approach appears the only alternative as the Planning and Environment Commission is not prepared to acquire the land and as acquisition by Council is not considered warranted. The applicant's solicitor has confirmed his clients willingness to dedicate part of Lots 2-5 to ease the curvature of Old Bathurst Road. He has requested Council to meet the legal and survey costs, however it is the view of Council officers that this cost should be borne by the applicant.

IT IS RECOMMENDED that the interim development applications be approved subject to the following conditions:-

- (1) All buildings being limited to single storey in height and being of a dark tone colour and of low reflective quality to blend with the landscape of

PENRITH CITY COUNCIL

Local Government Act, 1919 as Amended

PENRITH PLANNING SCHEME

OFFICE USE

Dev. Appn. No. 169/78

Blg. Appn. No.

Rec. Amount

No.

File No.

APPLICATION FOR PLANNING CONSENT

Pl 13504-C7

To PENRITH CITY COUNCIL :

1. Location of proposed development .. Locality Emu Plains ..
 Street and No. Old Bathurst Road ..
 Lot No. 1 Sec D.P. 3401 ..
 Dimensions Area
 Side of Street
 Between Street and
 Street.
2. Purpose for which Consent is required Dwelling ..
3. (a) Name of Applicant D. TONG ..
 (b) Address 3 SYLVAN PC EMU PL
4. (a) Name of Owner of Property
 (b) Address
 (c) Date of Acquisition by Owner
 (d) Particulars of adjoining land
 in same ownership Lot Sec. D.P.
 Street
5. (a) Present Use of premises
 (b) When did such use commence?
 (c) Use of Premises on 27th June, 1951
6. Description of existing building:
 - (a) Type (e.g. dwelling, shop, factory etc.)
 - (b) Approx. dimensions of building
 - (c) What machinery or equipment is installed?
7. Proposed use of Premises (details)

9. Description of machinery or equipment
to be installed

10.(a) Nature of any trade wastes or other
emissions (eg. noise, vibration,
smoke, dust, fumes etc.).. .. .

(b) Intended method of waste disposal
or nuisance abatement

11.(a) What provision is to be made for
off-street loading/unloading?

(b) State no. and type of vehicles

(c) What provision is to be made for
off-street parking?

(d) State employee and client parking
demand

12. Additional information.(attach separate
sheet if space insufficient)

.....
Date

.....
Signature of Applicant

Owners Authorisation:

I hereby appoint
as my representative to apply for planning consent for premises described herein.

.....
Date

.....
Signature of Owner

LOCALITY SKETCH

(Indicate the site of the land and
the nearest street intersections)

NOTE: All applications for planning consent are to be submitted on this form
accompanied by plans in triplicate sufficient to identify the land to
which the application relates and the location of any buildings or works
erected or proposed to be erected thereon in relation to the boundaries
of the site, together with particulars and drawings sufficient to describe
the buildings or works and the purpose for which they are to be used.
Where required, sufficient details of the site and its surroundings to enable the
authorities to assess the likely effects of the proposed development on the
environment and the interests of the community.

PENRITH CITY COUNCIL

Local Government Act, 1919 as Amended

PENRITH PLANNING SCHEME

OFFICE USE

Dev.Appn. No. ... 179/78

Blg.Appn. No.

Rec. Amount

No.

File No.

APPLICATION FOR PLANNING CONSENT

Pt 13504-07

To PENRITH CITY COUNCIL :

Location of proposed development

.. Locality ... Emu Plains
Street and No. ... Old Bathurst Road
Lot No. ... 2 ... Sec ... E.P. 34011
Dimensions ... Area ...
Side of Street ...
Between ... Street and
... Street.

2. Purpose for which Consent is required

... Dwelling

3. (a) Name of Applicant

D. Tong

(b) Address

3 Sylvan Place Emu Plains

4. (a) Name of Owner of Property

(b) Address

(c) Date of Acquisition by Owner

(d) Particulars of adjoining land
in same ownership

.. Lot ... Sec. ... D.P. ...
Street ..

5. (a) Present Use of premises

(b) When did such use commence?

(c) Use of Premises on 27th June, 1951

6. Description of existing building:

(a) Type (e.g. dwelling, shop, factory etc.)

(b) Approx. dimensions of building

(c) What machinery or equipment is
installed?

7. Proposed use of Premises (details)

PENRITH CITY COUNCIL

Local Government Act, 1919 as Amended

PENRITH PLANNING SCHEME

APPLICATION FOR PLANNING CONSENT

OFFICE USE

Dev.Appn. No. 180/78

Blg.Appn. No.

Rec. Amount

No.

File No.

Pt 13504-07

To PENRITH CITY COUNCIL :

1. Location of proposed development

.. Locality .. Emu Plains
Street and No. .. Old Bathurst Road.
Lot No. 3 .. Sec .. E.P. 34011
Dimensions .. Area
Side of Street
Between Street and
..... Street.

2. Purpose for which Consent is required

..... Dwelling

3.(a) Name of Applicant

(b) Address

D. Tong.
3 Sylvan Place Emu Plains

4.(a) Name of Owner of Property

(b) Address

(c) Date of Acquisition by Owner

(d) Particulars of adjoining land
in same ownership

Lot Sec. D.P.
Street

5.(a) Present Use of premises

(b) When did such use commence?

(c) Use of Premises on 27th June, 1951

6. Description of existing building:

(a) Type (e.g. dwelling, shop, factory etc.)

(b) Approx. dimensions of building

(c) What machinery or equipment is
installed?

7. Proposed use of Premises (details)

PENRITH CITY COUNCIL

Local Government Act, 1919 as Amended

PENRITH PLANNING SCHEME

APPLICATION FOR PLANNING CONSENT

OFFICE USE

Dev.Appn. No. ... 181/78.

Blg.Appn. No.

Rec. Amount

No.

File No.

To PENRITH CITY COUNCIL :

Pt 13504-07

1. Location of proposed development

.. Locality Emu Plains
Street and No. Old Bathurst Road
Lot No. ... 4 ... Sec ... E.P. 34011
Dimensions Area
Side of Street
Between Street and
..... Street.

2. Purpose for which Consent is required

..... Dwelling

3. (a) Name of Applicant

D. Tong

(b) Address

3 Sylvan Place Emu Plains

4. (a) Name of Owner of Property

(b) Address

(c) Date of Acquisition by Owner

(d) Particulars of adjoining land
in same ownership

.. Lot Sec. D.P.
Street

5. (a) Present Use of premises

(b) When did such use commence?

(c) Use of Premises on 27th June, 1951

6. Description of existing building:

(a) Type (e.g. dwelling, shop, factory etc.)

(b) Approx. dimensions of building

(c) What machinery or equipment is
installed?

7. Proposed use of Premises (details)

PENRITH CITY COUNCIL

Local Government Act, 1919 as Amended

PENRITH PLANNING SCHEME

APPLICATION FOR PLANNING CONSENT

OFFICE USE

Dev.Appn. No. ... 182178...

Blg.Appn. No.

Rec. Amount

No.

File No.

To PENRITH CITY COUNCIL :

1. Location of proposed development

.. Locality ... Emu Plains
Street and No. ... Old Bathurst Road
Lot No. ... 5 ... Sec ... D.P. 34011
Dimensions ... Area ...
Side of Street ...
Between ... Street and
... Street.

2. Purpose for which Consent is required

... Dwelling

3.(a) Name of Applicant

(b) Address

D. Tong
3 Sylvan Place Emu Plains

4.(a) Name of Owner of Property

(b) Address

(c) Date of Acquisition by Owner

(d) Particulars of adjoining land
in same ownership

.. Lot ... Sec. ... D.P. ...
Street ..

5.(a) Present Use of premises

(b) When did such use commence?

(c) Use of Premises on 27th June, 1951

6. Description of existing building:

(a) Type(e.g. dwelling, shop, factory etc.)

(b) Approx. dimensions of building

(c) What machinery or equipment is
installed?

7. Proposed use of Premises (details)