

MUNICIPALITY OF BLACKTOWN

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Register B
File Reference: 29/72/354

DS

Civic Centre
Flushcombe Road
BLACKTOWN, 2148

Date: 18th July, 1972.

PERMIT NO 1566

BLACKTOWN PLANNING SCHEME

LOCAL GOVERNMENT ACT 1919: PART XIII A

CONSENT

APPLICANT'S FULL NAME: MR. & MRS. L. & D.G. MCCOY
ADDRESS: LOT 1, RICHMOND ROAD, MARSDEN PARK.
PROPERTY: LOT 1, D.P. 27536, RICHMOND ROAD, MARSDEN PARK.

APPROVAL

The Council of the Municipality of Blacktown, as the responsible authority, hereby permits

BUSH AND GREEN HOUSE FOR NURSERY.

CONDITIONS (if any):

45.72 metres

1. All buildings, car parking and commercial activity being set back a minimum distance of 150 feet from the final alignment of Richmond Road.
2. The land within 150 feet of the final alignment of Richmond Road being landscaped to the satisfaction of Blacktown Council.
3. All vehicular access to the property being in accordance with the requirements of the Department of Main Roads and the Police Department, namely:
Points of entry and exit for vehicular traffic be located as close as practicable to the western boundary of the site where the maximum amount of visibility is available.
4. The erection of advertising signs other than one non-illuminated name sign, not exceeding 12 sq. ft. in area being the subject of separate development application.
5. The land being used only for the production and sale of plants. The sale of hardware, outdoor furniture and other goods associated with garden uses being prohibited.
6. No sales to take place on the roadside.
7. Compliance with the requirements of Council's Health and Building Department.
8. Commercial type gutter and footpath crossings to be installed (all costs to be borne by the applicant) to the requirements of Council's Engineering Department.
9. Prior consent of Council being obtained for any on site advertising.
10. The display of plants for sale shall be limited to a distance of not less than 150 ft. from the eastern alignment of Richmond Road.

45.72 metres

AUTHORITY Council's Meeting 31/5/72 - Minute 14255 - Delegated Authority -Town Planner.

This approval does not relieve the applicant of the obligation to obtain any other approval required under the Local Government Act, 1919, and Ordinances (including approval of building plans), or any other Act. Before any building operations may be commenced all plans and specifications must be approved by Council and a "Permit to Build" issued under Ordinance No. 71.

These conditions have been imposed to protect the amenity of the neighbourhood and to ensure compliance with the

[Signature]

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BLACKTOWN MUNICIPAL COUNCIL.

TOWN PLANNER'S REPORT NO. 1124 (D)

P. 7

TPR 1124 Application for Bush & Green House for Nursery Lot 1,
D.P.27536, Richmond Road, Marsden Park. Applicants: L. & D.G.
McCoy 29/72/354

1. INTRODUCTION.

- (a) An application has been received to establish a Bush and Green House for a Nursery on the above site.
- (b) The matter was referred to the State Planning Authority and by letter dated the 27th April, 1972, that Authority states:-

"I refer to the Council's letter of 23rd February, 1972, concerning an application for permission to establish a plant nursery on the abovementioned land in accordance with the plan submitted with the letter.

Pursuant to the provisions of Clause 38 (a) of the Blacktown Planning Scheme Ordinance, the Authority concurs in the proposed development subject to:-

- (a) all buildings, car parking and commercial activity being set back a minimum distance of 150 feet from the final alignment of Richmond Road;
- (b) the land within 150 feet of the final alignment of Richmond Road being landscaped to the satisfaction of Blacktown Council;
- (c) all vehicular access to the property being in accordance with the requirements of the Department of Main Roads and the Police Department;
- (d) the erection of advertising signs other than one non-illuminated name sign, not exceeding 12 sq. ft. in area being the subject of separate development applications; and
- (e) the land being used only for the production and sale of plants. The sale of hardware, outdoor furniture and other goods associated with garden uses being prohibited."

2. REPORT.

This matter was referred to Town Planning Surveyor, Mr. K.W. Burke, who has submitted the following report:-

- (a) The land is on the eastern side of Richmond Road (a County Road), the fourth lot south of Townsend Road, Marsden Park.
- (b) The site is zoned Non Urban 'A', 25 acre minimum and is encumbered by proposed county road widening approximately 120 feet wide. The proposed use is permissible with consent.

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- (c) In view of the Authority's comments, it is suggested that Council approve of the development, this approval being contingent upon the receipt of conditions from both the Department of Main Roads and the Police Traffic Branch which will be included in the consent.
 - (d) It is intended that the proposed commercial use be restricted solely to the purpose of retailing products grown upon the land, thus forbidding the setting up of a full scale commercial outlet dealing in carports, plant pots, barbeques, masonry blocks, fertilizers, etc.

K.W. Burke

K.W. BURKE
TOWN PLANNING SURVEYOR.

I concur with the Town Planning Surveyor's recommendation which is as follows:-

3. RECOMMENDATION.

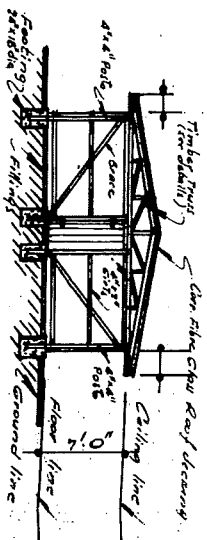
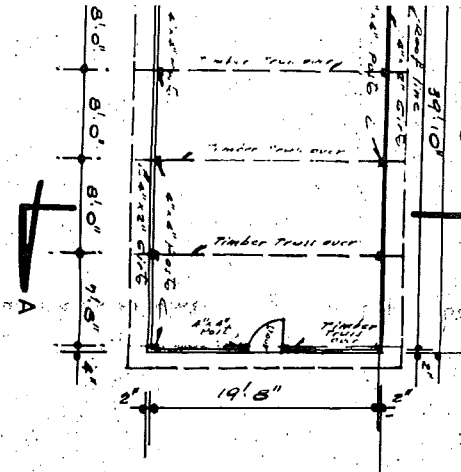
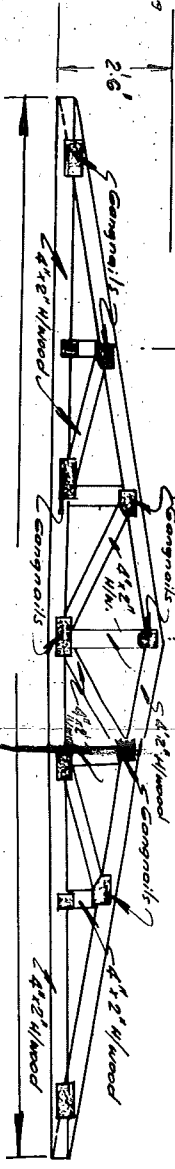
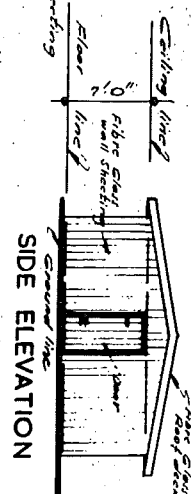
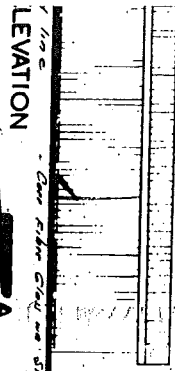
It is recommended that -

- (a) The application be referred to the Department of Main Roads and the Police Traffic Branch for comment.
- (b) On receipt of the views of these Authorities, the Municipal Health Surveyor and Town Planner be given delegated authority to issue the relevant consent subject to -
 - (i) compliance with the requirements of the State Planning Authority's letter dated 27th April, 1972, namely -
 - A. All buildings, car parking and commercial activity being set back a minimum distance of 150 feet from the final alignment of Richmond Road;
 - B. the land within 150 feet of the final alignment of Richmond Road being landscaped to the satisfaction of Blacktown Council;
 - C. all vehicular access to the property being in accordance with the requirements of the Department of Main Roads and the Police Department;
 - D. the erection of advertising signs other than one non-illuminated name sign, not exceeding 12 sq.ft. in area being the subject of separate development application;
 - E. the land being used only for the production and sale of plants. The sale of hardware, outdoor furniture and other goods associated with garden uses being prohibited;
 - (ii) compliance with the requirements of Council's Health and Building Department;
 - (iii) commercial type gutter and footpath crossings to be installed (all costs to be borne by the applicant) to the requirements of Council's Engineering Department.
 - (iv) prior consent of Council being obtained for any on site advertising;
 - (v) compliance with any requirements of the Police Traffic Branch and Department of Main Roads;
 - (vi) the display of plants for sale shall be limited to a distance of not less than 150 ft. from the eastern alignment of Richmond Road.
- (c) The applicant be informed of Council's decision.

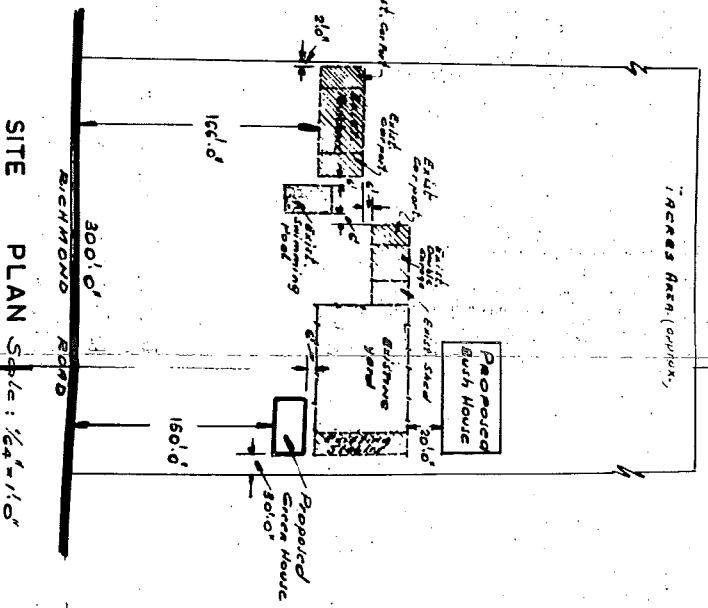
K.W. Burke

29/72/354

Car fibre glass Roof drawing



PROPOSED TIMBER FRAMED FIBRE GLASS GREEN HOUSE.
 T LOT 1 RICHMOND ROAD, MARSDEN PARK.
 DR MR. & MRS. L. & D. G. MC-COY.



GRANIC'S PLAN SERVICE
 48 Flushing Road,
 BLACKTOWN, Tel. 622-5659

