



# THE COUNCIL OF THE SHIRE OF WARRINGAH

File No.: PF 5012/Lot X RM.mb/1051D  
Enquiries:

Telephone: (02) 982 0333

## CONSENT NO: 89/22

### ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

#### NOTICE TO APPLICANT OF DETERMINATION

#### OF A DEVELOPMENT APPLICATION

Applicant's Name and Address: Hampton Interiors P/L, PO Box 91,  
Brighton-Le-Sands

Being the applicant in respect of Development Application  
No. 1988/563.

Pursuant to section 92 of the Act, notice is hereby given of the  
determination by the Council of the Shire of Warringah, as the  
consent authority, of the Development Application No. 1988/563  
relating to the land described as follows:-

Lot X, DP 405206, No 39 Frenchs Forest Rd, Frenchs Forest

For the following development:-

Alterations to the Parkway Hotel

The Development Application has been determined by granting of  
consent subject to the following conditions:-

1. Development being generally in accordance with plans numbered  
PH/1-3, dated November 1988, submitted 7.12.1988, as modified  
by any conditions of this consent.
2. The colour, texture and substance of all external components  
of the building and hard surfaced areas being to Council's  
satisfaction, details to be included at building application  
stage.
3. Compliance generally with Council's Car Parking Policy  
(Warringah Development Control Plan No 2) including the number  
of car parking spaces, the dimensions of parking bays, width  
of access driveway, widths and gradients of ramps,  
particularly that all dimensions be clear of obstructions.
4. The hours of construction and/or work being restricted to  
Monday to Friday 7am to 5pm, Saturday 7am to 1pm, no work on  
Sunday, where the construction or work in the opinion of  
Council interferes with the amenity of the neighbourhood by

## CONSENT

All correspondence to be addressed  
The General Manager,  
Civic Centre, Pittwater Road, Dee Why, 2099  
DX 9118 Dee Why Fax: (02) 982 4770





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the emission of noise, chemical or physical pollutants or otherwise. In respect of noise, the L10 level (average maximum noise levels) measured over a period of 15 minutes when the construction site is in operation must not exceed background noise level by more than 10 d B(A).

5. Landscaping plans shall be submitted to Council together with any building application required, or where no building application is required, prior to the commencement of the development approved by this consent. The plans shall indicate all existing trees specifying those trees to be retained and those proposed to be removed. It shall specify details of proposed planting, including common and botanical names and height and spread at maturity. Such landscaping shall be designed and executed to Council's specification and shall be maintained in perpetuity to Council's satisfaction by the existing or future owners and occupiers of the property. Such landscaping shall be completed prior to the occupation of the building, or prior to the issue of a Building Certificate under Section 317AB of the Local Government Act, whichever occurs first. Furthermore, no tree or shrub of any kind whatsoever planted or retained pursuant to this consent shall be lopped, topped, pruned or removed without the prior written approval of the Council as a variation of this consent.
6. The area between the carriageway and the boundary being graded for its full width to a cross fall of 3% towards the kerb, construction of a concrete footpath 1.2 metres wide on an approved alignment within that area and restoration of grass to unpaved areas to Council's satisfaction.
7. All design and/or construction of works shall comply with the Standard Specifications of the Council of the Shire of Warringah. Copies of these are available at the prescribed fee from the Public Works Division of the Council.
8. The adjustment of public utilities and services as necessary to be effected at full cost to the applicant.
9. Provision of emergency lighting and illuminated exit signs, throughout the building, in accordance with the provisions of Part 55 of Ordinance 70. Details are to be supplied prior to commencement of work.

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10. Provision of hose reels within 36m of any part of the floor area in accordance with Part 27 of Ordinance 70. Details are to be supplied prior to commencement of work.
11. With regard to condition 5, the landscape plans are to indicate the planting of trees and shrubs to increase the intensity of landscaping in the strip fronting Frenchs Forest Road to screen the carpark from public view.
12. The proposed alterations and additions being in Type III construction in accordance with the provisions of Ordinance 70. Details to be submitted with the building application.
13. Total noise emitted from the premises is not to exceed 5dB(A) above background noise level, up to 12 midnight, when measured at any residential boundary.

The reason for the imposition of the above consent conditions is as follows:-

To ensure that the development consented to is carried out in such a manner as to achieve the objectives of the Environmental Planning and Assessment Act, pursuant to section 5(a) of the Act, having regard to the relevant matters for consideration contained in section 90 of the Act and the Environmental Planning Instrument applying to the land, as well as section 91(3) of the Act which authorises the imposing of the consent conditions.

Endorsement of date of consent 17 JAN 93

**IMPORTANT:** You are advised to read these notes in addition to the Conditions of your consent.

- (1) It is to be clearly understood that the above consent is not an approval to carry out any structural work. A formal building application must be submitted to Council and be approved before any structural work is carried out to implement the above consent. Also the applicant is not relieved of any obligation to obtain any other approval required under any other Act.

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- (2) Section 97 of the Environmental Planning and Assessment Act confers on the applicant who is not satisfied with the determination of the consent authority a right of appeal to the Land and Environment Court exercisable within 12 months of receipt of this notice.
- (3) This consent shall be effective and operative from the endorsement date of this consent; however should an appeal be lodged against Council's determination of the application, the consent shall cease to be, or shall not become, operative, until that appeal is determined. See section 93 of the Act.
- (4) For information about the circumstances in which this consent may lapse; about commencement of a development granted consent; about extension of the consent; and about the circumstances in which Council may require completion of the development, see Section 99 of the Act.
- (5) For information about the procedure for the modification of this consent by Council, see Section 102 of the Act.
- (6) Any person who contravenes this notice of determination of the abovementioned development application shall be guilty of a breach of the Environmental Planning and Assessment Act, 1979, and shall be liable to a monetary penalty and for a restraining order which may be imposed by the Land and Environment Court.

R Symons  
ACTING SHIRE CLERK

per *R. Symons*

Date 17 JAN 90

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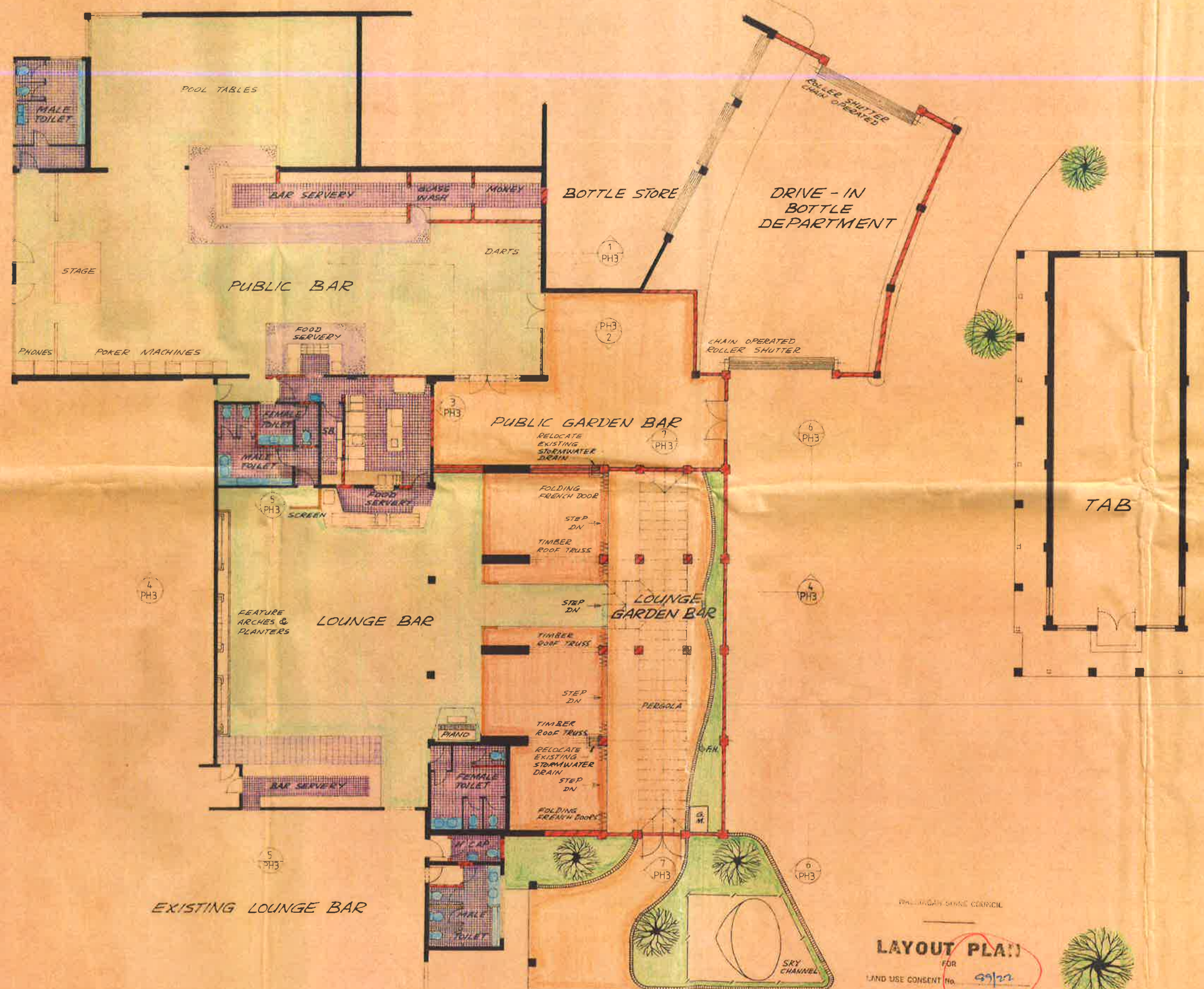




NOTES

THIS DRG SHALL BE READ IN CONJUNCTION  
WITH DRG NO PH 1 PART SITE PLAN  
DRG NO PH 3 ELEVATION & SECTIONS  
DRG NO PH 4 REFLECTED CEILING PLAN

89/22



LEGEND

- EXISTING BRICKWORK
- REMOVE EXISTING BRICKWORK
- NEW BRICKWORK
- FH FIRE HYDRANT EXISTING
- S.B. SWITCH BOARD EXISTING
- G.M. GAS METER EXISTING
- INTERNAL QUARRY TILES
- EXTERNAL QUARRY TILES
- NON SLIP TILES
- DRESS NON SLIP TILES
- CARPET
- GREENERY

CAR PARK

TAB

GROUND FLOOR PLAN

LAYOUT PLAN

FOR  
LAND USE CONSENT No. 89/22  
DATE 17-1-1989



Hampton Studios Pty Ltd

PROJECT

PARKWAY HOTEL

TITLE

ALTERATIONS & ADDITIONS  
TO GROUND FLOOR PLAN



DRAWN H.G. DATE 15.11.86 SCALE 1:100  
DRAWING No. PH 2 REVISION



LEGEND

NOTES

89 | 22

FRENCHS FOREST ROAD WEST



2716  
 Brighton Le Sands  
 Paddington  
 4064  
 3205  
 South Melbourne

PARKWAY HOTEL

ALTERATIONS & ADDITIONS  
PART SITE PLAN

DRAWN	DATE	SCALE
H.G.	30. 11. 88	1 : 200

PH 1