



FILE No. RK/AF; SF 5008/Lot X

CONSENT NO: 82/67

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

NOTICE TO APPLICANT OF DETERMINATION

OF A DEVELOPMENT APPLICATION

Applicant's Name & Address: Lion Breweries Architectural Services, P.O. Box 211, WELLINGTON, NEW ZEALAND.

Being the applicant in respect of Development Application No. 1981/478.

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. 1981/478 relating to the land described as follows:-

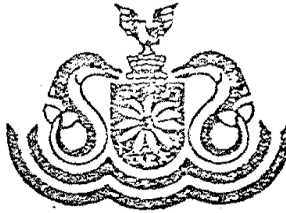
Lot X, MPS (R.P.) 105206, Volume 7553, Folio 216, No. 5 Frenchs Forest Road, Frenchs Forest.

For the following development:-

Additions and alterations to existing hotel to provide restaurant facilities.

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

1. Compliance with Council's Health and Building Department requirements and no work of any kind, clearing or vegetation removal, pursuant to this Consent, to be done on the site until after a valid Building Approval has been issued.
2. All loading and unloading to take place within the boundaries of the subject property.
3. All parking areas on approved building plans being used solely for this purpose.
4. Compliance with Council's car parking policy, especially that all dimensions of accessway and parking bays be clear of all obstructions.
5. Any further development be subject to a separate development application and Council policies and codes at the date of submission.
6. Development being in accordance with plans numbered 1267, dated 14.7.1981 and 2.12.1981, submitted 19.11.1981 and 8.1.1982.



CIVIC CENTRE
PITTWATER RD.
DEE WHY
962-0333

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7. Submission of four copies of engineering plans, sections, etc., in accordance with Ordinance 32, together with prescribed road and/or drainage fees. One stamped copy to be held available on the site by the contractor. One additional copy, suitably amended if necessary, to be supplied, on completion of the work and certified as "Work as Executed" by the Consulting Engineer or Surveyor.
8. Construction and drainage of internal roads/pathways/parking areas to Council's requirements.
9. Buildings to be located clear of any pipeline, natural watercourse or Council easement. Footings of any building adjacent to an easement to be a minimum of 300mm. below the invert of the pipe and may rise by 300mm. for each 300mm. removed therefrom.
10. Connection of roof and site drainage to Council's stormwater system from a pit within the property boundary by means of a R.C.P. of 375mm. minimum diameter. For this purpose 3 copies of stormwater runoff calculations and plans of the proposed drainage structures, prepared in accordance with Council's standards are required to be submitted and approval received before work is commenced.
11. Hose reels and hydrants being provided internally within the entire building at 3.6m radius.
12. Provide an external hydrant within 90m from the external door.
13. Provide emergency lighting and illuminated exist signs to the entire building.
14. The entire building being ventilated in accordance with the provisions of Ordinance 70.
15. Kitchen to comply in all respects with Council's Food Code.
16. Access and facilities for disabled people in accordance with Clause 53.10 and Specification 9 of Ordinance 70 to be complied with.



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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 & 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 12 FEB 1982

NOTES:

- (1) This consent shall be effective and operative, pursuant to section 93 of the Act, from the endorsement date of this consent.
- (2) To ascertain the extent to which the consent is liable to lapse refer to section 99 of the Act.
- (3) Section 97 of the Act confers on the applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land & Environment Court exercisable within 12 months after receipt of this notice.

IMPORTANT

- (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.
- (2) Any person who contravenes this notice of determination of the abovementioned development application shall be guilty of a breach of the Environmental Planning & Assessment Act, 1979, and shall be liable to a monetary penalty and for a restraining order which may be imposed by the Land & Environment Court.

L. G. RIORDAN
Shire Clerk

per

F5008/LOT X

E WITH:

T.P 30/10/81

CORRESPONDENCE TO:

S. Bowden

WARRINGAH SHIRE COUNCIL

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (SECTION 77(3))

(2)

REC'D. 19 NOV 1981

REGULATION 27(1) - FORM 3

OFFICE USE ONLY

Date Received . . . 19.11.81

File No.

Est. cost bldg. \$

Fee \$ 1120. Rcpt. No 617257

Dev. Planr.

DEVELOPMENT APPLICATION

I / We . LION BREWERIES ARCHITECTURAL SERVICES.
(A.M. ROBERTSON, MANAGER)

of (full postal address)

. . . . P.O. BOX 211

Telephone No.
(business hours) . 0064-4-737377 *

. . . . WELLINGTON, NEW ZEALAND

hereby apply for development consent to carry out the development described below.

A. Description of the land to which the development application relates:

No. Street. FRENCH'S FOREST ROAD

Locality/Suburb. FRENCH'S FOREST

Real property description. LOT X Portion 52.

. Vol 7553 Folio 216, DP Plan No 3392

(e.g. Lot, D.P./M.P.S., Vol./Fol.
Parish, Portion)

NOTE: A plan (in triplicate) of the subject land must
accompany the application - Refer to Nota 2 of
Instructions for Completing Development Application

B. Description of development or other activity (e.g. advertisement, demolition, etc.) for which development consent is sought:

ADDITIONS AND ALTERATIONS TO EXISTING HOTEL WITH NO

CHANGE OF USE.

Where development involves the erection of a building the proposed use of that building when erected: . KITCHEN AND STAFF FACILITIES AS EXTENSIONS TO EXISTING HOTEL PLUS ASSOCIATED SITEWORKS. . .

NOTE: Plans/drawings and other information (in triplicate) describing the development must accompany the application - Refer to
Notes 3 & 4 of Instructions for completing Development Application

- C. Estimated Cost of the proposed
development (where it involves
the erection of a building or
the carrying out of a work)

\$ 720,000

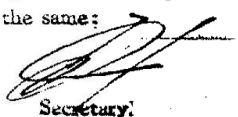
Refer to Note 1 of the Instructions for Completing
Development Applications

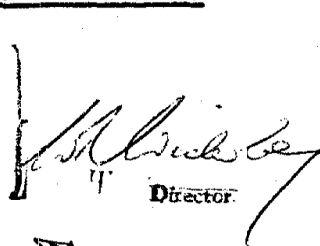
- D. Environment Impact of
Proposed Development

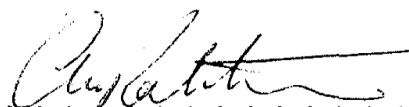
. MINIMAL. - BUILDING WORK
. GENERALLY SHIELDED BY
. EXISTING BUILDINGS

Refer to Notes 5 & 6 of the Instructions for Completing
Development Applications

THE COMMON SEAL OF TOOMEYS LIMITED
was affixed hereto by the authority of the
Directors in the presence of a Director of the
Company and the Secretary who have respectively
signed and countersigned the same:


Secretary


Director

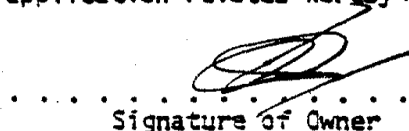


Signature of Applicant

21-9-81 Date

CONSENT OF OWNER *

I, Toomeys Limited of 29 Nymore St Liscomore
being the owner of the land to which this application relates hereby consent
to the making of this application.


Signature of Owner

..... Date

* To be completed -

- (a) where the land to which the development application relates, does not
comprise Crown lands and the applicant is not the owner of that land;

OR

- (b) where the land comprises Crown lands, and the applicant is not the
lawful occupier or owner of that land.

Note : Where the owner of the land is a company, the common seal of that
company must be affixed to this application.