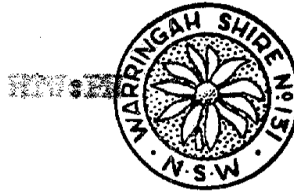


Telephone:
XF 0241-9



Shire Hall,
BROOKVALE.

County of Cumberland Planning Scheme Ordinance.

LAND USE CONSENT.

No. 60/70

Applicant's Name and Address:

Mr. A.S.J. Upton,
French's Forest Estate Agency,
Cnr. Bentry Bay & Warringah Roads,
FRENCH'S FOREST.

Description of Land:

Lot K, Pt. Lots 14/15, D.P. 3302, Warringah Road,
French's Forest

The Council of the Shire of Warringah as the responsible authority under the County of Cumberland Planning Scheme Ordinance hereby consents to the abovementioned land being used for the following purpose:

hotel

subject to the following conditions:

- (a) This Town Planning Consent shall be void if the development to which it refers is not substantially commenced within two years after the date of the consent; provided that the responsible authority may, if good cause be shown, grant annual extensions or renewals of such consent beyond such period up to a further period of three years.
- (b) No vehicle entrance or exit to Warringah Road.
- (c) Car parking accommodation being provided based on the following standard:
 - (i) 1 car parking space for each bedroom.
 - (ii) 1 car parking space for each 20 sq.ft. of public bar area occupied by the public.
 - (iii) 1 car parking space for each 60sq.ft. of lounge or beer garden area occupied by the public.
- (d) A minimum building line of 50' from the northern boundary of the 50' strip dedicated to Council.
- (e) No advertising structures being erected on the Warringah Road frontage.
- (f) Widening of the road pavement to 42' and construction of kerb and gutter in French's Forest Road from the junction of Warringah Road to the western boundary of the property by the applicants.
- (g) Compliance with Police Department requirements.
- (h) Compliance with all requirements of the Health & Building Department.

Dated this twentieth day of December, 1970.

J. MORGAN,

SHIRE CLERK, per

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) It is provided by Clause 59 of the County of Cumberland Planning Scheme Ordinance that any person who contravenes or fails to comply with any of the conditions of this consent shall be guilty of an offence and be liable to a penalty of £50 and also a daily penalty of £5 per day for any continuance of the offence.