

WARRINGAH SHIRE COUNCIL

Telephone:
93-0241-9



Shire Hall
BROOKVALE

Shire of Warringah Planning Scheme Ordinance Clause 40.

LAND USE CONSENT.

No. 72/161

Applicant's Name and Address: Dee Why Bowling Club Ltd.,
4 Lismore Avenue,
DEE WHY. 2099

Description of Land: Lot 1, D.P. 502747, No. 225 Fisher Rd. North, Dee Why West

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

3 BOWLING GREENS AND CLUBHOUSE

subject to the following conditions:

- (a) Under Cl.40(4) of the Shire of Warringah Planning Scheme Ordinance this Consent shall be void if the development to which it refers is not substantially commenced within one year after the date of the consent; provided that the responsible authority may, if good cause be shown, grant an extension or renewal of such consent beyond such period.
- (b) In accordance with the proviso in condition (a) above, the terminating date of this Consent is extended to the terminating date of the building approval granted under this consent. Any further extension of the terminating date of the Town Planning Consent will only be determined after reconsideration of the application in the light of current requirements and policies at the date of application for extension.
- (c) Health & Building and Engineer's Department requirements;
- (d) 6ft. wide landscape areas along those parts of southern and eastern boundaries not occupied by greens;
- (e) landscaping plan to be submitted to Council to the satisfaction of the Town Planning Department, indicating existing trees to be retained and details, including height at maturity, of new planting, such landscaping to be completed within 12 months of occupation and thereafter maintained to Council's satisfaction, this condition to apply to above areas and to the entrance area as indicated on the submitted plan;
- (f) one car parking space for each 60 sq.ft. of bar and lounge space, and 25 spaces per green.

Dated this Fourteenth day of October 19 72

R. M. Stuckey

SHIRE CLERK, per. *R.M.*

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 76 of the Shire of Warringah 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 \$200 and also a daily penalty of \$10 per day for any continuance of the offence.

5th October, 1972.

TOWN PLANNING REPORT

No. 72/306.

STREET... FINEST, ROAD, SOUTH... LOCALITY... DEE WHY WEST...
PROPOSAL... 2. BOWLING GREENS AND GINCHOUZE...
LOT/FR... FH... SEC... D.P. 502747 STREET NO. 225...
FRONTAGE... 57'... DEPTH... 386'... AREA... 2 acres...
DEVELOPMENT/USE... APPLICATION/DATE... 26.9.72...
APPLICANT... Dee Why Bowling Club Ltd... J. NERY...
ZONED... Part 2(a) Part 1(a)... VARYING SCHEME 7.2(1) & 4.000. SPECIAL AREA...
PERMISSIBLE... PERMISSIBLE WITH CONSENT... 7.2... CLAUSE... 26...
S.P.A. CONSULTATION: YES/NO CONCURRENCE: YES/NO AUTHORITY... M.S.C...
COMMENTS:

1. Existing Development. Vacant.
2. O.M. 18.9.72 resolved that approval in principle be granted (Item 49) contrary to the Town Planner's recommendation made in the light of the Council's earlier resolution to rezone most of this land for open space in Varying Scheme 7.
3. The proposal shows 2 greens and a future practice green along the northern boundary of the site, with a two storey clubhouse and car parking occupying most of the remainder.
4. The overall layout appears satisfactory, subject to 6' wide landscape strips on the eastern and southern boundaries not occupied by greens.
5. The Council has no policy for car parking for either Clubb or Bowling greens. The State Planning Authority's standards for each should be applied, but reduced because the two uses are in conjunction. I therefore recommend 1 space per 60 sq. ft. of bar and lounge area, and 25 spaces per green.

RECOMMENDATION: That, in the light of the resolution at O.M. 18.9.72, that consent be granted subject to:-

1. Health & Building & Engineer's Department requirements.
2. 6' wide landscape areas along those parts of southern and eastern boundaries not occupied by greens.
3. Standard landscape condition to apply to the above areas and to the entrance area as indicated on the submitted plan.
4. One car parking space for each 60 sq. ft. of bar or lounge space, and 25 spaces per green.

PCN

6.10