



FILE No. RK.LP PF 2114/84

CONSENT NO: 83/219

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

NOTICE TO APPLICANT OF DETERMINATION

OF A DEVELOPMENT APPLICATION

Applicant's Name & Address: Brian Thomas, 84 Hay Street,
Collaroy NSW 2098.

Being the applicant in respect of Development Application
No. 1983/176.

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. 1983/176 relating to the land described as follows:-

Cnr Part Lot 8, Section 14, No 84 Hay Street, Collaroy.

For the following development:-

Conversion of existing dwelling house to dual occupancy.

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

1. Development being in accordance with plans unnumbered,
dated 9.2.83, submitted 19.4.83.
2. Council cannot consent to the Strata Sub-division
of the consented to dual occupancy.
3. Any alterations and/or additions to the dwelling
to be constructed of materials matching or complement-
ing the materials of the existing dwelling; the design
of the conversions and additions is to harmonise
with the architecture of the existing dwelling.
4. This consent is valid only for so long as one of
the dwellings created pursuant to this consent is
occupied by the owner of the allotment, or where
the allotment is owned by a corporation, a director
or employee of that corporation occupies one of the
dwellings.
5. Council will require a separate garbage service to
be provided to each dwelling in the dual occupancy,
and will charge for each service at the current rate.
6. The provision of 3 car parking spaces in accordance
with the requirements of Council's Car Parking Policy,
adopted T.P.B.C. 13.4.77, revised T.P.B.C. 3.10.79,
as amended.

CONSENT



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7. The wall between the WC and second flat to have a
STC of 50.
8. The wall between the two flats to have a STC of 45.
9. Door between units to be solid core and a minimum
of 35mm thickness.
10. Ceilings to be 13mm thick plasterboard or wall between
flats to extend to underside of roof covering.
11. A standard vehicle crossing to be constructed to
Council's specification.

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, pur-
suant 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 - 9 JUN 1983

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.
- (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.

WARRINGAH SHIRE COUNCIL



CIVIC CENTRE
PITTWATER RD.
DEE WHY
982-0333

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- (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.

L. G. RIORDAN
Shire Clerk

per *[Signature]*

Date - 9 JUN 1983

WARRINGAH SHIRE COUNCIL

CIVIC CENTRE, PITTWATER ROAD, DEE WHY, 2099
DX 9118



TELEPHONE 982 033

All correspondence to be addressed to The Shire Clerk.
In reply please quote SB.LP T111

File PF 2114/84

9th June 1983

Mr Brian Thomas
84 Hay Street
COLLARROY NSW 2098

Dear Mr Thomas,

re: Development Application No. 1983/176 at Cnr Part
Lot 8, Section 14, No 84 Hay Street, Collaroy for
conversion of existing dwelling house to dual occup-
ancy.
Consent No. 83/219

I have pleasure in attaching Consent under section 91 of
the Environmental Planning & Assessment Act, 1979, for the
above land, and where relevant two copies of the appropriately
stamped plan to which consent has been granted, subject
to the conditions set out.

It should be noted that commencement of the land use, work
or activity pursuant to this decision implies your acceptance
of all the conditions imposed by Council. It is therefore
most important that, prior to proceeding, you satisfy yourself
that you are able to comply with all conditions.

If there is any aspect of the decision that you are uncertain
of or unclear about, or if you would like to discuss further
anything in connection with it, I would be obliged if you
would contact Mr S Evans of Council's Town Planning Depart-
ment, who will be pleased to assist you.

Yours faithfully,

(L. G. Riordan)
SHIRE CLERK

Encl.