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MANLY VALE DEVELOPMENTS NO. 2 PTY LTD



Preliminary Site Investigation

321-331 Condamine Street, Manly Vale NSW

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Executive Summary

Background and Objective

Manly Vale Developments No. 2 Pty Ltd engaged EI Australia (EI) to conduct a Preliminary Site Investigation (PSI) of the land parcel located at 321-331 Condamine Street, Manly Vale NSW ('the site'). It was understood that this PSI would accompany a Development Application (DA) to Northern Beaches Council for proposed redevelopment of the land, which would involve demolition of existing structures and construction of a four-storey residential apartment with retail shops on ground level and two levels of basement car park.

The site is located approximately 11.2 km north-east of Sydney Central Business District (CBD), covering a total area of 1,274.4 m^2. It comprises of five cadastral allotments, identified as Lots 20, 21, 22 & 25 in Deposited Plan (DP) 11320 and Lot 123 in DP 737259.

The main objective of this investigation was to provide a qualitative assessment of the environmental conditions of the site, by appraising the potential for site contamination on the basis of field observations, historical land uses and anecdotal and documentary evidence.

Key Findings

The key findings of this PSI were as follows:

- The site was occupied by a number of one and two-storey mixed use commercial and residential buildings with concrete car parking at grade. No visual evidence of gross contamination was observed on any part of the site during the site walkover inspection.
- A review of historical information indicated the site was a vacant land until 1943, and later developed into mixed commercial and residential properties in the late 1940's / 1950's. Site structures were largely unchanged, with some alternations and additions between the 1960's and 1990's.
  - A search of council files has identified four approved Development Applications related to the site between 1961 and 1986, including alterations, additions, erections and change of use of the buildings during this period;
  - Current (or previous) commercial activities identified onsite were restaurants, retail shops and office units. None of these activities were expected to have used (industrial-scale) chemicals, or generated significant wastes (i.e. were unlikely to have had significant impact on the environmental status of the site);
  - Surrounding areas consist of mixed commercial and residential properties.
- A search of SafeWork NSW records did not locate any records relating to the storage of hazardous chemicals (including a UPSS or UST) on the site.
- The site was not listed on any of the EPA records reviewed.
  - One neighbouring site (Caltex Service Station Manly Vale, approx. 130m southeast to the site) was identified on the List of NSW Contaminated Sites.
  - Potential migration of contaminants from the service station is unlikely given the distance and regional topography (down-gradient).
- The potential for site contamination derived from the potential importation of fill soils to the site is considered to be moderate while remaining potential sources are considered to have low likelihood.

- Impacts to groundwater, if any, from potential site based sources are considered of low likelihood given the site hardstand capping restricting potential infiltration and leaching of soil impacts into the groundwater.
- The Conceptual Site Model generally identified a moderate to low contamination likelihood on the site.

Conclusions and Recommendations

Taking into account the above considerations and subject to the statement of limitations (**Section 7**), EI concluded that the site was suitable for the proposed commercial and residential land use, subject to the implementation of recommendations detailed in **Section 6**.

1. Introduction

1.1 Background and Purpose

Manly Vale Developments No. 2 Pty Ltd engaged EI Australia (EI) to conduct a Preliminary Site Investigation (PSI) of the land parcel located at 321-331 Condamine Street, Manly Vale NSW (herein referred to as the 'site'). It was understood that this PSI would accompany a Development Application (DA) to Northern Beaches Council for proposed redevelopment of the property.

The site is located approximately 11.2 km north-east of Sydney Central Business District (CBD), as shown in **Figure 1** (**Appendix A**), covering a total area of 1,274.4 m^2, as shown on the survey plan attached in **Appendix B**. The site comprises of five cadastral allotments, identified as Lots 20, 21, 22 & 25 in Deposited Plan (DP) 11320 and Lot 123 in DP 737259.

At the time of this investigation, the site was occupied by a number of one and two-storey mixed use commercial and residential buildings with concrete car parking at grade.

1.2 Proposed Development

Architectural drawings (Ref. Gartner Trovato Architects, *Mixed-Use Development, 321 Condamine Street, Manly Vale NSW*, Project No. 1511, dated 31 January 2020) indicated the site redevelopment will include demolition of existing structures and construction of a four-storey residential apartment with retail shops on ground level and two levels of basement car park, as shown in **Appendix B**. The proposed basements will cover the majority of the site. No landscaping or deep soil planting areas are proposed.

1.3 Regulatory Framework

The following regulatory framework and guidelines were considered during the preparation of this report:

- *Contaminated Land Management Act 1997* (the CLM Act);
- *State Environmental Planning Policy 55* (SEPP 55) - *Remediation of Land;*
- EPA (2017) *Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme*;
- NEPC (2013) *Schedule B(2) Guideline on Site Characterisation*, in Amended National Environmental Protection (Assessment of Site Contamination) Measure 1999;
- OEH (2011) *Guidelines for Consultants Reporting on Contaminated Sites*, NSW Office of Environment and Heritage (OEH), August 2011.

1.4 Project Objectives

The primary objective of this PSI was to provide a qualitative assessment of the environmental condition of the site, by appraising the potential for site contamination on the basis of field observations, historical land uses and anecdotal and documentary evidence.

A further objective, should the potential for contamination be confirmed, was to make recommendations for further investigation of the site.

1.5 Scope of Works

1.5.1 Desktop Study

- A review of relevant geological, hydrogeological and soil landscape maps for the project area;
- A search of groundwater bore records within close vicinity to the site;
- A review of previous environmental reports (where available);
- A search of historical aerial photographs archived at NSW Land Registry Services (formally NSW Land and Property Information), in order to review previous site use and the historical sequence of land development in the neighbouring area;
- A land titles search, conducted through InfoTrack Pty Ltd;
- A search of property files archived by Northern Beaches Council, for information relating to operational site history;
- A search of SafeWork NSW records, for information relating to the storage of hazardous chemicals, including possible underground tank approvals and locations;
- Searches of public registers maintained by the NSW Environment Protection Authority (EPA) for statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*;
- A search of the *List of NSW Contaminated Sites Notified to the EPA*; and
- A site walkover inspection.

1.5.2 Data Analysis and Reporting

The final task of the PSI involved the preparation of a report, completed in accordance with OEH (2011) reporting guidelines and documenting the investigation works, with discussion of the findings in regards to potential risks to human health, the environment and the aesthetic condition of the land.

2. Site Description

2.1 Property Identification, Location, and Physical Setting

The site identification details and associated information are presented in **Table 2-1**, while the site locality is shown in **Figure 1** (**Appendix A**).

Table 2-1 Site Identification

Attribute	Description
Street Address	321-331 Condamine Street, Manly Vale NSW
Location Description	Approximately 11.2 km northeast of Sydney CBD, bound by: ▪ **North**: Residential apartment and commercial properties; ▪ **East**: Condamine Street, followed by commercial and residential properties; ▪ **South**: Sunshine Street, followed by mixed commercial/residential properties; ▪ **West**: Somerville Place, followed by residential properties.
Site Coordinates	Northern-eastern corner of site (GDA2020-MGA56): ▪ Easting: 339573.558 ▪ Northing: 6260491.094 (Source: http://maps.six.nsw.gov.au)
Site Area	Approximately 1,274.4 m^2
Lot and Deposited Plan (DP)	Lot 20 in DP11320 = No. 321 Condamine Street; Lots 21 & 22 in DP11320 = No. 323-325 Condamine Street; Lot 123 in DP737259 = No. 327-329 Condamine Street; and Lot 25 in DP11320 = No. 331 Condamine Street.
State Survey Marks	One State Survey (SS) mark and two Permanent Marks (PM) are situated within close proximity (approximately 120m) to the site: ▪ SS22732: on the corner of Condamine Street and Sunshine Street (approximately 22m south); ▪ PM495: on the Sunshine Street (approximately 50m west); and ▪ PM511D: on the corner of Condamine Street and Innes Road (approximately 35m northeast). (Source: http://maps.six.nsw.gov.au).
Local Government Authority	Northern Beaches Council
Parish	Manly Cove
County	Cumberland
Current Zoning	B2 – Local Centre (*Warringah Local Environmental Plan 2011*)

2.2 Local Land Use

The site is situated within a local centre area, as described in **Table 2-2**. The sensitive receptors within close proximity to the site are also identified.

Table 2-2 Local Land Use

Direction	Land Use Description	Sensitive Receptors (& distance from site)
North	▪ Residential/commercial properties ▪ Estia Health Manly Vale / Southern Cross Care Santa Monica Village / Hardi Aged Care ▪ St Kieran's Catholic Primary School ▪ The Cottage Surgery & Corner Clinic	▪ Residential (immediately adjacent) ▪ Aged care / retirement village (approximately 55 &130m northwest and 190m northeast) ▪ School (approximately 170m north) ▪ Clinic (approximately 110m north)
South	▪ Residential/commercial properties	▪ Residential (approximately 15m south)
East	▪ Residential/commercial properties ▪ Manly Vale Community Kindergarten	▪ Residential (approximately 30m east) ▪ Kindergarten (approximately 90m northeast)
West	▪ Residential properties	▪ Residential (immediately adjacent)

2.3 Regional Setting

The local topography, regional hydrogeology, geology and soil landscape information are summarised in **Table 2-3**.

Table 2-3 Regional Setting

Attribute	Description
Topography	The site has a moderate sloping topography towards the southeast, with site levels varying from R.L. 19.64 metres Australia Height Datum (mAHD) at the north-west site corner to R.L. 17.81 mAHD at the south-east site corner. Regional topography is level to gently undulating plains with local relief <10m and slope gradients <5%.
Site Drainage	Site drainage is likely to be consistent with the general slope of the site. Stormwater is expected to be collected by pit and pipe drainage, flowing into the municipal stormwater system, which likely flows to Burnt Bridge Creek approximately 550m southeast of the site.
Regional Geology	According to the Department of Mineral Resources Sydney *1:100,000 Geological Series Sheet 9130* the site is underlain by the Hawkesbury Sandstone (Rh), consisting of medium to coarse-grained quartz sandstone, very minor shale and laminite lenses. Previous investigations by EI undertaken in the area encountered natural sandy clay overlying sandstone.
Soil Landscapes	The Soil Conservation Service of NSW *Soil Landscapes of the Sydney 1:100,000 Sheet* (Chapman and Murphy, 1989) indicates that the site overlies a swamp Warriewood (wa) soil landscape. This landscape type is characterised by level to gently undulating swales, depressions and infilled lagoons on Quaternary sands.
Acid Sulfate Soil (ASS) Risk	With reference to the *Sydney Heads Acid Sulfate Soil Risk Map* (1:25,000 scale; Murphy, 1997), the subject land lies within the map class description of 'No Known Occurrence'. In such cases, acid sulfate soils (ASS) are not know or expected to occur and "land management activities are not likely to be affected by ASS materials". With reference to the *Warringah Local Environmental Plan 2011*, the site is not mapped in the Acid Sulfate Soils Map. As such, an Acid Sulfate Soil Management Plan (ASSMP) is not required.
Nearest Surface Water Feature	Burnt Bridge Creek approximately 550m southeast of the site. Note that Burnt Bridge Creek is a constructed stormwater drainage, which flows

Attribute	Description
	into Manly Creek approximately 830m east of the site.
Anticipated Groundwater Flow Direction	Inferred to be east towards the Manly Creek, which flows into Manly Beach.

2.4 Site Walkover Inspection

Site observations were recorded during a walkover inspection conducted on 12 March 2020. These are summarised below and site photographs taken during the inspection are presented in **Appendix C**.

- The site was located on the north-western corner of Condamine Street and Sunshine Street, with a moderate sloping topography towards the south-east.
- It was currently occupied by a number of mixed use commercial and residential buildings with on-grade car park at rear. The site was mostly sealed with concrete pavements, with limited accessible soils noted at the north-western corner of the site.
- The 2-storey building at 321 Condamine Street was brick and tile construction with concrete car park at rear. The east portion of the building was currently untenanted and most recently used as a restaurant (Photo 1). The west portion was used as a massage shop (Photo 2).
  - The surface paving of the car park appeared to be in good condition (Photo 3).
  - A groundwater monitoring well was noted at the car park (Photo 4).
- The property identified as 323-325 Condamine Street was occupied by a two-storey brick and tile building and a single-storey brick building. A brick garage and concrete car park were located at the rear of the property, accessible from Somerville Place (Photo 8 and 9).
  - It was currently used as a café and patisserie shop at the front with residential use at the rear of the building (Photo 5, 6 and 7).
- The property identified as 327-329 Condamine Street was occupied by a single-storey brick and tile building across the eastern half and an on-grade car park across the western half. It was used as a take-away pizza shop and a Thai restaurant (Photo 10).
  - The surface paving in the car park area was generally in good condition, with minor cracks throughout (Photo 11).
  - Various brick retaining walls of up to 1.0m height were located at the rear of the building to retain the car park area.
  - Waste bins and a metal drum containing waste cooking oil were noted at the car park (Photo 12).
  - Grease traps were noted between the building and the car park area, which were most likely used by the Thai restaurant.
- The property identified as 331 Condamine Street was a two-storey tile and cement rendered building, with a metal shed and paved areas at rear. The shop was currently untenanted and most recently used as a Chinese restaurant (Photo 13), with residential use at the rear of the building (Photo 14).
  - Accessible soils were located next to the car park area (Photo 15).
- All building structures were generally in good condition.

- Surrounding land areas were mixed residential and commercial properties. Commercial activities were mostly local businesses, including restaurants, florists and retails.
- No visual or olfactory indicators of contamination were detected during the inspection.
- No evidence of an underground petroleum storage system (UPSS) was observed.
- Observation of an electrical switchboard was made. Presence of a transformer and its conditions is unknown.

3. Site History and Searches

3.1 Previous Investigations

EI was unaware of and not provided with any previous environmental investigations having been completed at the site.

3.2 Land Titles Information and Historical Aerial Photography Review

A historical land titles search was conducted through InfoTrack Pty Ltd on 12 March 2020. Copies of relevant documents resulting from this search are presented in **Appendix E**. A summary of all the previous and current registered proprietors is presented in **Table 3-1**. Information relating to past potential land uses obtained from the available historical aerial photography is presented in **Table 3-2**.

The historical aerial photographs reviewed as part of this PSI included:

- **1943:** Publically available on-line at Six Maps.nsw.gov.au;
- **1950s, 1961, 1986, 1994 and 2005:** Spatial Service NSW

  (Ref.https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=483caac110ed49e4877ce5a4a62971c6);
- **2018:** Available on-line at Google Earth.

Table 3-1 Summary of Owner History

Property / Year	Registered Proprietor(s) and Occupations (where documented)
321 Condamine Street (Lot 20 in DP11320)	
1931 to 2017	Private owners (married woman/retired/chemist/electrician)
2017 to date	Manly Vale Developments No. 2 Pty Ltd
323-325 Condamine Street (Lots 21 & 22 in DP11320)	
1935 to 1978	Private owners (married woman/clerk/nurse/watchmaker)
1978 to 2015	Hermann's Cakes and Pies Pty Limited (Now H.J.W. Holdings Pty Limited)
2015 to date	Manly Vale Developments No. 2 Pty Ltd
327-329 Condamine Street (Lot 123 in DP737259)	
1927 to 1977	Private owners (agent/widow/married woman/jeweller/spinster)
1977 to 2015	Milston Investments Pty Limited
2015 to date	Manly Vale Developments No. 2 Pty Ltd
331 Condamine Street (Lot 25 in DP11320)	
1928 to 2019	Private owners (grazier/builder/married woman/shop keeper)
2019 to date	Manly Vale Developments No. 2 Pty Ltd

Table 3-2 Summary of Aerial Photograph

Aerial Photograph	Site Description	Land Use
1943	The site appeared to be a vacant land, covered by grass and trees. Surrounding areas consisted of residential properties and vacant land in all directions.	Vacant
1950s	The site appeared to be occupied by mixed commercial/residential properties. Site structures were generally similar with the current structures. More commercial/residential properties had been constructed all around the site.	Commercial/residential
1961	The site was largely unchanged, with the exception of upper storey additions that appeared to have been added to 323-325 Condamine Street. Surrounding areas were largely unchanged.	Commercial/residential
1986	A metal awning/carport had been constructed at the rear of 323-325 Condamine Street. The rear of 327-331 Condamine Street appeared to be sealed with pavement. Surrounding areas were largely unchanged.	Commercial/residential
1994	An extension had been constructed at rear of 321 Condamine Street, with its car park area sealed with pavement. Surrounding areas were largely unchanged.	Commercial/residential
2005	The site appeared to be unchanged. Surrounding areas were largely unchanged.	Commercial/residential
2018	The site appeared to be unchanged. Surrounding areas were largely unchanged, with the exception of a new apartment building had been constructed immediately north of the site.	Commercial/residential

In summary, the site was a vacant land until 1943, and later developed into mixed commercial and residential properties in the late 1940's / 1950's. Site structures were largely unchanged, with some alternations and additions between the 1960's and 1990's. Surrounding areas consist of mixed commercial and residential properties.

3.3 Council Information

An application to access records held by Northern Beaches Council (formerly Warringah Shire Council) identified four approved Development Applications (DAs) related to the site between 1961 and 1986, as summarised in **Table 3-3**. Copies of relevant documents resulting from this search are presented in **Appendix G**.

Table 3-3 Summary of Council Files

Date / Reference	Owner / Applicant	Details	Status
321 Condamine Street (Lot 20 in DP11320)			
10.01.1986 Development Application 1986/12	**Owners**: T& M & N & C Sakellaris **Applicant**: Tom Sakellaris	**Present development:** "Single storey brick building accommodating two shop units and an office". **Proposed development**: "alterations and additions to ground floor commercial	Development Consent 86/211 (13.06.1986)

Date / Reference	Owner / Applicant	Details	Status
		premises and erection of a dwelling at first floor level" **Note:** 3 car parking spaces at rear; brick internal and external walls; metal windows, awning, roofs; timber roof frame.	
325 Condamine Street (Lot 22 in DP11320)			
23.10.1961 Letter	**Owners**: R.B. & A. Ryan **Applicant**: same as owners	**Proposed development**: "erection of 2 flats above shops on land having a frontage of 40'".	Approved (20.11.1961)
09.06.1978 Application for Development Consent 78/358	**Owners:** R.B. & A. Ryan **Applicant**: H. Wandl (Hermann's Cakes and Pies)	**Present development:** "shop on ground floor with flat above and dwelling at rear". **Use of land or building (1946-1978):** "haberdashery shop". **Proposed use of land or building**: "Conversion of part of shop and attached dwelling into cake and pastry making area".	Land Use Consent 78/176 (31.07.1978)
327-329 Condamine Street (Lot 123 in DP737259, formerly Lots 23 & 24 in DP 11320)			
03.12.1985 Development Application 1985/713	**Owners:** Milston Investments **Applicant**: Domino's Pizza	**Present development:** "two single storey shop premises separated by arcade". **Proposed development**: "extension to existing shop premises and use as a take away pizza shop". **Note:** the shop was previously used as a real estate agent.	Development Consent 86/71 (07.03.1986)

3.4 SafeWork NSW Dangerous Goods Register Records

A search of SafeWork NSW records did not locate any records relating to the storage of hazardous chemicals (including a UPSS or UST) on the site (**Appendix F**).

3.5 EPA Online Records

3.5.1 Record of Notices Under Section 58 of CLM Act 1997

An on-line search of the contaminated land public record of EPA Notices was conducted on 2 March 2020. The contaminated land public record is a searchable database of:

- Orders made under Part 3 of the *Contaminated Land Management Act 1997* (CLM Act);
- Notices available to the public under Section 58 of the CLM Act;
- Approved voluntary management proposals under the CLM Act that have not been fully carried out and where the approval of the Environment Protection Authority (EPA) has not been revoked;
- Site audit statements provided to the NSW EPA under section 53B of the CLM Act that relate to significantly contaminated land;
- Where practicable, copies of anything formerly required to be part of the public record; and
- Actions taken by NSW EPA under Section 35 or 36 of the *Environmentally Hazardous Chemicals Act 1985* (EHC Act).

The search confirmed that the site known as 321-331 Condamine Street, Manly Vale NSW and surrounding lands within close proximity (within 250m) were not subject to any regulatory notices relevant to the above legislation.

3.5.2 List of NSW Contaminated Sites Notified to EPA

A search through the *List of NSW Contaminated Sites Notified to the EPA* under Section 60 of the CLM Act 1997 was conducted on 2 March 2020. This list is maintained by NSW EPA and includes properties on which contamination has been identified, but not deemed to be impacted significantly enough to warrant regulation by the NSW EPA.

The site had not been notified as contaminated to the EPA. One site within a 250m radius (approx. 130m southeast to the site) was identified on the List of NSW Contaminated Sites, as detailed in **Table 3-4**. 236-238 Condamine Street is considered hydraulically down gradient from the site and therefore unlikely to be a source for site contamination.

Table 3-4 Proximate Site Listed on the List of NSW Contaminated Sites

Site name	Address	Contamination Activity Type	Management Class
Caltex Service Station Manly Vale	236-238 Condamine Street	Service Station	Regulation under CLM Act not required

3.5.3 POEO Public Register

A search of the *Protection of the Environment Operations (POEO) Act 1997* public register was conducted on 3 March 2020. This public register contains records related to environmental protection licences, applications, notices, audits, pollution studies and reduction programs. The search confirmed that the site, as well as surrounding lands within close proximity (≤ 250m), were not subject to any licensing agreements relevant to the above legislation.

3.6 Groundwater Bore Records and Local Groundwater Use

An online search of groundwater bores registered with WaterNSW was conducted by EI on 2 March 2020 (Ref. https://realtimedata.waternsw.com.au/water.stm). There were 11 registered bores within a 500 m radius of the site. A summary of five selected bores is presented with details in **Table 3-5**. A groundwater bore location plan and detailed information are presented in **Appendix D**.

Table 3-5 Summary of Registered Groundwater Bores

Bore No.	Date Drilled	Drilled Depth (m)	SWL(m BGL)* / Salinity (mg/L)	Bore Purpose
GW112115	25.11.2002	6.00	-/-	Monitoring Bore
GW112112	25.11.2002	6.20	-/-	Monitoring Bore
GW103767	03.09.1991	2.10	-/-	Monitoring Bore
GW103766	03.09.1991	2.40	-/-	Monitoring Bore
GW107816	05.09.2005	78.5	7.0/-	Recreation

In summary, the registered bores identified are authorized for monitoring bore and recreation use. The drilled bore depths ranged between 2.1 and 78.5 mBGL. The water table (as indicated by recorded standing water levels, SWL) in groundwater bore GW107816 (approximately 400m north of the site) was recorded at 7m BGL.

A review of EI's project database indicated a groundwater depths at 1.5 mBGL to 4 mBGL approximately 700m east of the site.

4. Site Characterisation

4.1 Rationale

In accordance with NEPC (2013) *Schedule B2 – Guideline on Site Characterisation*, EI developed a conceptual site model (CSM) that assessed plausible linkages between potential contamination sources, migration pathways, and receptors. The CSM provides a framework for the review of the reliability and useability of the data collected and to identify gaps in the existing site characterisation.

4.2 Subsurface Conditions

Based on the information reviewed as part of this PSI, the subsurface conditions of the site were expected to be a fill layer over residual sandy clay and sandstone. Groundwater is expected to be at a depth ranging from 1.5 to 7 mBGL and flowing in an easterly direction towards Manly Creek which flows into Manly Beach.

4.3 Potential Contamination Sources

On the basis of the PSI findings, potential contamination sources were as follows:

- Unknown type and concentration of contaminants within potential imported fill soils placed at the site;
- Hazardous building materials (including potential asbestos) present within the site structures;
- Weathering of exposed building structures (including, painted surfaces, metallic objects, cement-fibre sheeting etc.);
- Localised on-site application of pesticides and insecticides, particularly beneath building footprints;
- Low-level leakage from vehicles in the car parking areas; and
- Localised spills from restaurant waste management and infrastructure including a suspected cooking waste oil tank located at the rear of 327-329 Condamine Street.

4.3.1 PFAS Assessment

EPA (2017) requires that PFAS is considered in assessing land contamination. A PFAS probability of occurrence desktop information survey is provided in **Table 4-1** based on the PFAS National Environmental Management Plan (NEMP 2018).

Table 4-1 PFAS Decision Tree

Preliminary Screening	Probability of Occurrence[1]
Is the past or present site activity listed in the NEMP (2018)[2] as being an activity with risk of fire. If so list activity:	L
Is the past or present off-site activity up-gradient or adjacent to the site listed in the NEMP (2018)[2] as being an activity with risk of fire. If so list activity:	L
Did fire training involving the use of suppressants occur on-site between 1970 and 2010?	L

Preliminary Screening	Probability of Occurrence[1]
Did fire training occur up-gradient of or adjacent to the site between 1970 and 2010?[3]	L
Have "fuel" fires ever occurred on-site between 1970 and 2010? e.g. ignition of fuel (solvent, petrol, diesel, kero) tanks?	L
Have PFAS been used in manufacturing or stored on-site ?[4]	L
Could PFAS have been imported to the site in fill materials from a site with activity listed in NEMP (2018)?	L
Could PFAS-contaminated groundwater or run-off have migrated on to the site?	L
Is the site or adjacent sites listed in the NSW EPA PFAS Investigation Program? [5]	L
If the probability is medium or high in any of the rows, does the site analytical suite need to be optimised to include preliminary sampling and testing for PFAS in soil (incl. ASLP testing) and waters?	

Notes:

1 Probability: L – low (all necessary documentation has been reviewed and there is no recorded instance or compelling rationale), M – medium/moderate (all necessary documentation has been reviewed and there is potential evidence of a recorded instance with compelling rationale); H – high (all necessary documentation has been reviewed and there is evidence of a recorded instance with compelling rationale); risk, N/A – not applicable (or "-")].

2 Activities listed in Appendix B of the NEMP (2018). Further information, refer to https://www.oecd.org/env/ehs/risk-management/PFC_FINAL-Web.pdf.

3 Runoff from up-gradient PFAS use may impact surface water, soil, sediment and groundwater.

4 PFAS is used wide range of industrial processes and consumer products, including in the manufacture of non-stick cookware, specialised garments and textiles, Scotchguard™ and similar products (used to protect fabric, furniture, leather and carpets from oils and stains), metal plating and in some types of fire-fighting foam (https://www.nicnas.gov.au/chemical-information/factsheets/chemical-name/perfluorinated-chemicals-pfas).

5 https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program

4.3.2 Emerging Chemicals

The EPA uses Chemical Control Orders (CCOs) as a primary legislative tool under the EHC Act 1985 to specifically control chemicals of concern and limit their potential impact on the environment. CCOs provide the EPA a rapid and flexible mechanism for responding to emerging chemical issues. As with PFAS compounds, EI considered chemicals controlled by CCOs and other potential emerging chemicals in this PSI. This is outlined in **Table 4-2** below.

Table 4-2 Emerging or Controlled Chemicals

Chemicals of Concern (CCO or emerging)	Decision
Were aluminium smelter wastes used or stored on site (CCO, 1986)?	No
Do dioxin contaminated wastes (CCO, 1986) have the potential to impact the site? [1]	No
Were organotin products (CCO, 1989) used or stored on site? [2]	No
Were polychlorinated biphenyls (PCBs) used or PCB wastes (CCO, 1997) stored on-site? [3]	No
Were scheduled chemical or wastes (CCO, 2004) used or stored [4]	No
Are other emerging chemicals suspected? [5]	No
If Yes to any questions, has site sampling suite been optimised to include specific sampling for other chemicals of concern in soil, air and water	-

Note 1 From burning of certain chemicals, smelting or chemical manufacturing or fire on or near the site.
Note 2 From anti-fouling paints used or removed at boat and ship yards and marinas.

Note 3 From older transformer oils and electrical capacitors.
Note 4 Twenty-four mostly organochlorine pesticides and industrial by-products.
Note 5 Other chemicals considered as emerging e.g. 1,4 dioxane (associated with some chlorinated VOCs).

4.4 Potential Contaminants

Based on the findings of the PSI, the potential contaminants at the site are considered to be:

- Priority Metals (PM) – arsenic, cadmium, chromium, copper, lead, mercury, nickel, zinc;
- Total Recoverable Hydrocarbons (TRH) including natural hydrocarbon oils associated with restaurant waste;
- Benzene, Toluene, Ethylbenzene and Xylenes (BTEX);
- Polycyclic Aromatic Hydrocarbons (PAH);
- Organochlorine and Organophosphorus Pesticides (OCP / OPP);
- Polychlorinated Biphenyls (PCB, only if a transformer is confirmed on the site); and
- Asbestos.

The potential presence of other contaminants such as VOCs and PCBs is considered low based on the site historical useage, however, the environmental quality of potential imported fill soils to the site is unknown, and as such, these should be considered.

4.5 Potential Contamination in the Context of the Site

Based on available historical information (**Section 3.2** and **3.3**), the site was a vacant land until 1943, and later developed into mixed commercial and residential properties in the late 1940's / 1950's. Site structures were largely unchanged, with some alternations and additions between the 1960's and 1990's. Current (or previous) commercial activities identified onsite were restaurants, retail shops and office units.

Surrounding areas also consist of mixed commercial and residential properties.

The generic risks for contamination in relation to this site are outlined in **Table 4-3**.

Table 4-3 Assessment of Potential Contamination Likelihood

Potential Sources	Impacted Media	Potential Contaminants of Concern	Likelihood for Contamination
Importation of fill of unknown origin and quality placed at the site	Soil	PM, TRH, PAH, BTEX, OC/OP pesticides, PCB and asbestos	**Moderate** There is a possibility that imported fill soils may have been used for shallow levelling purposes during the construction of site structures or as subbase beneath paved areas. Soils were mostly covered by hardstand and as such no visual or olfactory observation could be made of these underlying soils during the site walkover. Based on the age of construction, the likelihood of some fill soils containing contaminant concentrations above human health and ecological health guidelines is considered moderate.

Potential Sources	Impacted Media	Potential Contaminants of Concern	Likelihood for Contamination
Hazardous building products contained in existing site structures	Building fabrics	Lead, asbestos and PCB	**High** Given the age of the building structures, hazardous building products may be present in the existing structure.
Weathering of exposed building fabrics, painted surfaces and metallic objects from site structures	Near surface soil	Lead and asbestos	**Low** Potential lead-based paints and asbestos-containing building materials may be present or were historically present on the exterior of site buildings. Environmental exposure may have caused the weathering, erosion, and runoff of hazardous building materials into site soils. If present, any contaminants are expected to be limited to near surface soils adjacent to existing structures or within surface slab joints or cracks.
Application of pesticides	Near surface soil (building footing areas)	PM (arsenic), OC/OP pesticides	**Low** If present, pesticides are expected to be limited to shallow, building footprint soils or landscaped areas.
Leakage from vehicles	Near surface soil (parking areas)	PM, TRH, PAH, BTEX	**Low** Contamination, if present, is likely to be minor and generally localised to the parking areas (being concrete paved). Surface paving was generally in good condition, with no staining (minor cracking only), suggesting low likelihood.
Contamination associated with commercial activities onsite	Soil	PM, TRH, PAH, BTEX	**Low** The site has being used for mixed commercial / residential purposes. Current (or previous) commercial activities identified onsite (restaurants, retail shops, office) did not require the use / storage of chemicals in large quantities and the risk of contamination is considered low. A restaurant waste oil tank may be a source of restaurant natural oils, however these are considered of low concern.

Note 1 PM – Priority Metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel, and zinc) unless otherwise indicated, TRH – Total Recoverable Hydrocarbons, PAH – Polycyclic Aromatic Hydrocarbons, BTEX – Benzene, Toluene, Ethylene and Xylene, OC/OP pesticides - Organochlorine and Organophosphorus Pesticides, PCB - Poly-chlorinated Biphenyls.

The potential for site contamination derived from the potential importation of fill soils to the site is considered to be moderate while remaining potential sources are considered to have low likelihood. Impacts to groundwater, if any, from potential site based sources are considered of low likelihood given the site hardstand capping restricting potential infiltration and leaching of soil impacts into the groundwater.

Under the proposed development (Gartner Trovato Architects, *Mixed-Use Development, 321 Condamine Street, Manly Vale NSW*, Project No. 1511, dated 31 January 2020; **Appendix B**), bulk excavation of site soils would be performed, in order to construct the two-level basement (covering the majority of the available area). This would alleviate any concern relating to

potential on-site soil contamination, as on-site impacted materials (if present) would be removed and disposed at licenced landfill facilities.

4.6 Potential Receptors

The following potential receptors of contamination from the site were identified as:

- Future site users, however, unlikely given the proposed bulk excavation at the site;
- Construction / demolition workers; and
- Users of the adjacent land.

4.7 Preliminary Conceptual Site Model

A summary of EI's CSM, identifying the potential contamination sources, exposure pathways, and human and environmental receptors, is presented in **Table 4-4**.

4.8 Data Gaps

Based on the CSM derived for the site and the qualitative assessment of risks, the following data gaps have been identified, which were considered to warrant closure by limited additional investigation:

- Confirmation of the presence of hazardous materials within the existing site structures, by way of a hazardous materials (HAZMAT) survey.
- Waste classification of soils designated for off-site disposal, in accordance with the EPA (2014) *Waste Classification Guidelines*.

Table 4-4 Conceptual Site Model

Source	Contaminant of Concern	Potential Pathway	Receptor
Imported fill soils of unknown origin and quality	PM, PAH, TRH, BTEX, OCP, OPP, PCB, asbestos, VOC	▪ Ingestion ▪ Inhalation (dust) ▪ Dermal contact	▪ Construction / demolition workers ▪ Adjacent site users
Hazardous materials present within the site structures	Lead, asbestos, PCB	▪ Ingestion ▪ Inhalation (dust) ▪ Dermal contact	▪ Construction / demolition workers ▪ Adjacent site users
Weathering of existing building fabrics containing hazardous substances			
Application of pesticides	PM (arsenic), OCP, OPP	▪ Ingestion ▪ Inhalation (dust) ▪ Dermal contact	▪ Construction / demolition workers ▪ Adjacent site users
Leakage from vehicles	HM, TRH, BTEX, PAH	▪ Ingestion ▪ Inhalation (dust) ▪ Dermal contact	▪ Construction / demolition workers ▪ Future site users ▪ Adjacent site users
Impacts from commercial activities onsite	PM, TRH, BTEX, PAH	▪ Ingestion ▪ Inhalation (dust) ▪ Dermal contact	▪ Construction / demolition workers ▪ Future site users ▪ Adjacent site users

5. Conclusions

The property located at 321-331 Condamine Street, Manly Vale NSW was the subject of a Preliminary Site Investigation. This investigation was prepared to accompany a Development Application to Northern Beaches Council for the redevelopment of the site, including demolition of existing structures and construction of a four-storey residential apartment with retail shops on ground level and two levels of basement car park, as shown in **Appendix B**.

The key findings of this PSI were as follows:

- The site was occupied by a number of one and two-storey mixed use commercial and residential buildings with concrete car parking at grade. No visual evidence of gross contamination was observed on any part of the site during the site walkover inspection.
- A review of historical information indicated the site was a vacant land until 1943, and later developed into mixed commercial and residential properties in the late 1940's / 1950's. Site structures were largely unchanged, with some alternations and additions between the 1960's and 1990's.
  - A search of council files has identified four approved Development Applications related to the site between 1961 and 1986, including alterations, additions, erections and change of use of the buildings during this period;
  - Current (or previous) commercial activities identified onsite were restaurants, retail shops and office units. None of these activities were expected to have used (industrial-scale) chemicals, or generated significant wastes (i.e. were unlikely to have had significant impact on the environmental status of the site);
  - Surrounding areas consist of mixed commercial and residential properties.
- A search of SafeWork NSW records did not locate any records relating to the storage of hazardous chemicals (including a UPSS or UST) on the site.
- The site was not listed on any of the EPA records reviewed.
  - One neighbouring site (Caltex Service Station Manly Vale, approx. 130m southeast to the site) was identified on the List of NSW Contaminated Sites.
  - Potential migration of contaminants from the service station is unlikely given the distance and regional topography (down-gradient).
- The potential for site contamination derived from the potential importation of fill soils to the site is considered to be moderate while remaining potential sources are considered to have low likelihood.
- Impacts to groundwater, if any, from potential site based sources are considered of low likelihood given the site hardstand capping restricting potential infiltration and leaching of soil impacts into the groundwater.
- The Conceptual Site Model generally identified a moderate to low contamination likelihood on the site.

Taking into account the above considerations and subject to the statement of limitations (**Section 7**), EI concluded that the site can be made suitable for the proposed commercial and residential land use, subject to the implementation of the recommendations detailed in **Section 6**.

6. Recommendations

Based on the CSM developed for the site and the findings presented above, EI provide the following recommendations:

- Before commencement of demolition works, a survey of the existing buildings is to be completed by a suitably qualified and experienced consultant, to identify any hazardous materials present within the building fabrics or structures. All identified hazardous materials must then be appropriately managed, to maintain worker health and safety during site demolition. Completion of an asbestos clearance inspection must be undertaken following the demolition of site structures and removal of demolition debris where hazardous materials have been identified in the property.
- Excavation works should be undertaken in accordance with a Construction Environment Management Plan that also includes an unexpected finds protocol, and contingency measures for implementation should any unforeseen contamination be identified upon demolition of surface slabs or during basement excavation and earthworks. Careful excavation and removal of any restaurant waste oil tanks should be considered.
- Soil materials being removed from site as part of any excavation works, including *virgin excavated natural materials* (VENM), are to be classified prior to off-site disposal in accordance with the EPA (2014) *Waste Classification Guidelines*.
- Any materials to be imported to the site should be validated in accordance with NSW EPA guidelines and as being suitable for the intended use.
- Any groundwater discharges for the purpose of site construction dewatering must be done in accordance with a dewatering management plan with approval from the local Water Authority and Council.

7. Statement of Limitations

This report has been prepared for the exclusive use of Manly Vale Developments No. 2 Pty Ltd, whom is the only intended beneficiary of EI's work. The scope of the investigation carried out for the purpose of this report is limited to that agreed with Manly Vale Developments No. 2 Pty Ltd on 26 February 2020.

No other party should rely on this document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia, as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices.

The conclusions presented in this report are based on a limited assessment of historical and current uses of the site. Due to the preliminary nature of this investigation, findings are not based on actual samples collected or testing conducted. EI has relied upon information provided by the Client and other third parties to prepare this document, some of which could not be verified by EI due to the anecdotal or historical nature of the information.

EI's professional opinions are reasonable and based on its professional judgment, experience and training.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities.

Technical opinions may also be amended in the light of further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

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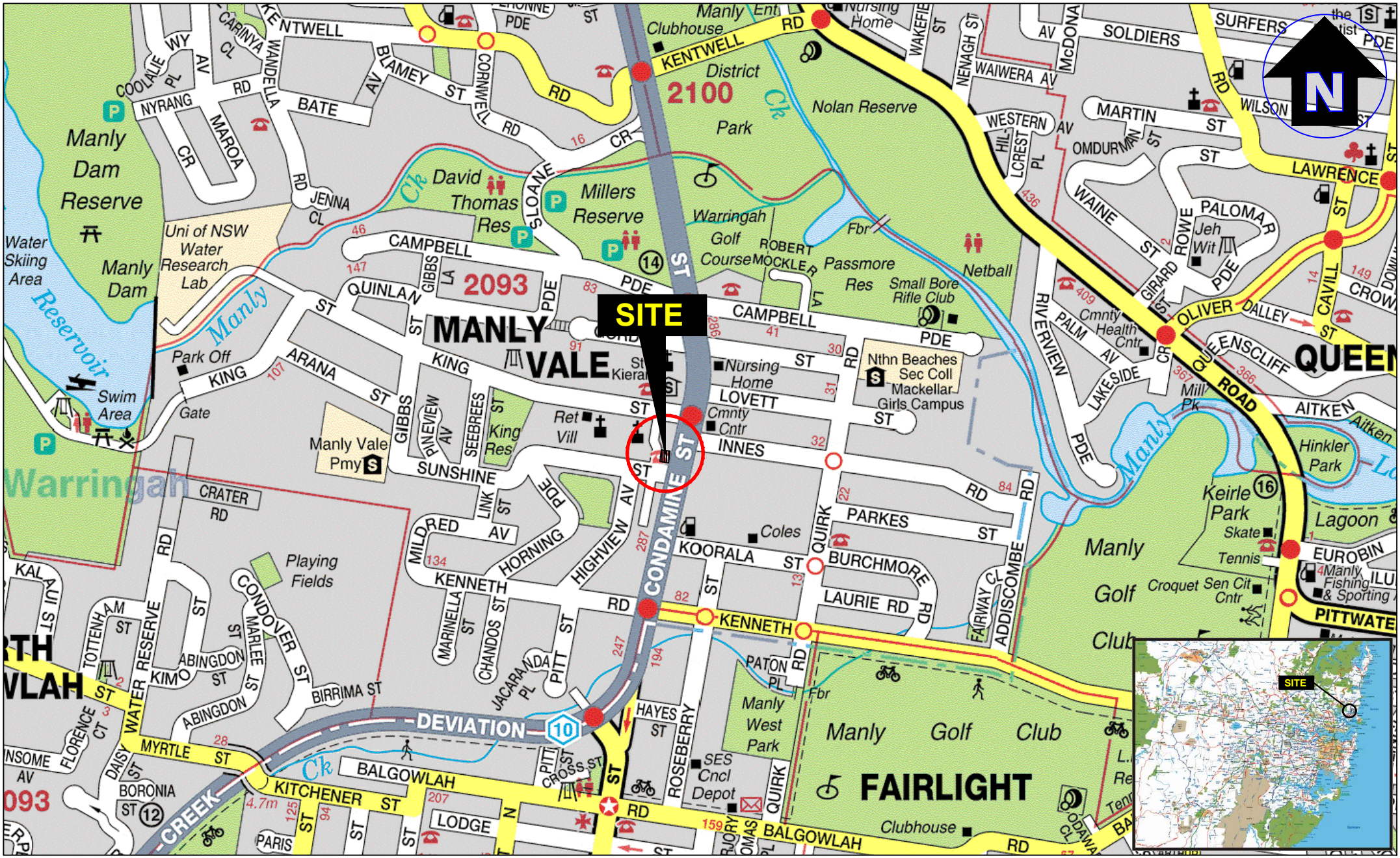
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Abbreviations

ACM	Asbestos-Containing Materials
ASS	Acid Sulfate Soils
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
CBD	Central Business District
CCO	Chemical Control Order
COPC	Contaminants of Potential Concern
CSM	Conceptual Site Model
DA	Development Application
DP	Deposited Plan
EI	EI Australia
EPA	Environment Protection Authority
km	Kilometres
LEP	Local Environmental Plan
LGA	Local Government Area
m	Metres
mAHD	Metres Australian Height Datum
mBGL	Metres Below Ground Level
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NSW	New South Wales
OCP	Organochlorine Pesticides
OEH	Office of Environment and Heritage, NSW
OPP	Organophosphorus Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
PFAS	Per- and Poly-Fluoroalkyl Substances
PSI	Preliminary Site Investigation
SWL	Standing Water Level
TRH	Total Recoverable Hydrocarbons (non-specific analysis of organic compounds)
UPSS	Underground Petroleum Storage System
UST	Underground Storage Tank
VOC	Volatile Organic Compounds

Appendix A - Figures



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Drawn:	L.W.
Approved:	-
Date:	02-03-20
Scale:	Not To Scale

Manly Vale Developments No. 2 Pty Ltd

Preliminary Site Investigation

321-331 Condamine Street, Manly Vale NSW

Site Locality Plan

Figure: 1

Project: E24581 E01



LEGEND

- Approximate site boundary
- Approximate proposed basement boundary

eiaustralia
Contamination | Remediation | Geotechnical
Suite 6.01, 55 Miller Street, PYRMONT 2009
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Drawn:	L.W.
Approved:	-
Date:	02-03-20

Manly Vale Developments No. 2 Pty Ltd
Preliminary Site Investigation
321-331 Condamine Street, Manly Vale NSW

Site Layout Plan

Figure: 2

Project: E24581 E01

Appendix B - Proposed Development Plans

2 SUNSHINE STREET

SOMERVILLE PLACE

LINE OF ADJACENT BOUNDARY

BOUNDARY 38.075 M 10° 48' 05"

LINE OF EXISTING BOUNDARY

LAND PROPOSED TO BE DEDICATED TO COUNCIL

LINE OF PROPOSED BOUNDARY SHOWN DASHED

4,586

6,000

1,434

SERVICES / STORAGE

STAIR 3

RESI 04

RESI 05

RESI 06

RESI 07

RESI 08

RESI 09

RESI 10

RESI 11

RESI 12

RESI 13

SMALL CAR

RESI 36

RESI 30

RESI 31

RESI 32

RESI 33

RESI 34

RESI 35

RESI 29

RESI 28

RESI 27

RESI 26

RESI 25

RESI 24

RESI 23

RESI 22

1 : 8 RAMP

1 : 5 RAMP

12.200

SERVICES / STORAGE

LIFT 1
LIFT CAR
1.6 x 1.4 M

LOBBY

LIFT 2
LIFT CAR
1.6 x 1.4 M

RESIDENTIAL PARKING

CAR SPACE CALCULATIONS
14 x 1 BED @ 1 EACH = 14 SPACES
20 x 2 BED @ 1.2 EACH = 24 SPACES

TOTAL RESIDENTIAL CARS = 38 SPACES
RESIDENTIAL CARS PROVIDED = 38 SPACES

VISITORS = 1 SPACE/ 5 UNITS = 7 SPACES

RESI 14 RESI 15 RESI 16 RESI 17 RESI 18 RESI 19 RESI 20 RESI 21

STAIR 4

SERVICES / STORAGE

SUNSHINE STREET

333 CONDAMINE STREET

BOUNDARY 31.090 M 278° 23' 40"

BOUNDARY 33.53 M 98° 22' 40"

BOUNDARY ARC 3.885 M RAD 2.545 234° 35' 45"

BOUNDARY 35.645 M 190° 48' 05"

CONDAMINE STREET

gartnertrovato
architects

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Revision ID	Description	Issue Date
P1	PRE-DA SUBMISSION	4/09/2019

PROJECT
MIXED-USE DEVELOPMENT
321 CONDAMINE STREET
MANLY VALE NSW

FOR MANLY VALE DEVELOPMENTS No 2 P/L

DRAWING TITLE
BASEMENT B2 PLAN

SCALE: 1:100 @ A1
DRAWN BY: SG / AW
PLOT DATE: 31/01/2020
PROJECT NO.: 1511
DRAWING NO.: DA-02
REVISION: P1

2 SUNSHINE STREET

SOMERVILLE PLACE

LINE OF ADJACENT BOUNDARY

BOUNDARY 38.075 M 10° 48' 05"

LINE OF EXISTING BOUNDARY

LAND PROPOSED TO BE DEDICATED TO COUNCIL

LINE OF PROPOSED BOUNDARY SHOWN DASHED

4,586

6,000

1,434

SERVICES / STORAGE

STAIR 3

SHARE SPACE

SERVICES / STORAGE

RESI 03

RESI 02

RETAIL 05

RETAIL 06

RETAIL 07

RETAIL 08

RETAIL 09

RETAIL 10

RETAIL 11

RETAIL 12

RETAIL 13

RETAIL 14

1 : 8 RAMP

1 : 5 RAMP

1 : 8 RAMP

VISITOR 07

VISITOR 06

VISITOR 05

VISITOR 04

VISITOR 03

VISITOR 02

SERVICES / STORAGE

LIFT 1
LIFT CAR
1.6 x 1.4 M

LOBBY

LOBBY

LIFT 2
LIFT CAR
1.6 x 1.4 M

RESI 01

MOTORBIKE

RETAIL 15

SECURITY GATE

RETAIL &
VISITOR PARKING

RETAIL PARKING REQUIREMENTS

RETAIL PARKING = 1 SPACE / 16.4 m2 GFA	
TOTAL RETAIL GFA =	377 m2
RETAIL CARS REQUIRED =	23 CARS
CARS PROVIDED =	23 CARS

RETAIL 23

STAIR 4

RETAIL 16

RETAIL 17

RETAIL 18

RETAIL 19

RETAIL 20

RETAIL 21

RETAIL 22

VISITOR 01

SHARE SPACE

SERVICES / STORAGE

SERVICES / STORAGE

BOUNDARY ARC 3.885 M RAD 2.545 234° 35' 45"

BOUNDARY 35.645 M 190° 48' 05"

278° 23' 40"

BOUNDARY 31.090 M

98° 22' 40"

33.53 M BOUNDARY

SUNSHINE STREET

333 CONDAMINE STREET

CONDAMINE STREET

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Revision ID	Description	Issue Date
P1	PRE-DA SUBMISSION	4/09/2019

PROJECT
MIXED-USE DEVELOPMENT
321 CONDAMINE STREET
MANLY VALE NSW

FOR MANLY VALE DEVELOPMENTS No 2 P/L

DRAWING TITLE
BASEMENT B1 PLAN

SCALE 1:100 @ A1
DRAWN BY SG / AW
PLOT DATE 31/01/2020
PROJECT NO. 1511
DRAWING NO. DA-03
REVISION P1

2 SUNSHINE STREET

LINE OF ADJACENT BOUNDARY

SOMERVILLE PLACE

BOUNDARY 38.075 M 10° 48' 05"

LINE OF EXISTING BOUNDARY

LAND PROPOSED TO BE DEDICATED TO COUNCIL

LINE OF PROPOSED BOUNDARY SHOWN DASHED

BUILDING DASHED OVER

PLANTER

STAIR 3

RESIDENTIAL WASTE
10 x 660 L BINS

RETAIL WASTE
10 x 240 L BINS

BIN COLLECTION

12.5% RAMP

STORE

PLANTER

5% GRADE

12.5% RAMP

RETAIL 01

RETAIL 02

RETAIL 03

RETAIL 04

RETAIL 4
A: 61.10 m²

SERVICE CORRIDOR

20% RAMP

12.5% RAMP

5% GRADE

RETAIL & RESIDENTIAL
LOBBY

LIFT 1
LIFT CAR
1.6 x 1.4 M

METERS

STORE

CPE

LIFT 2
LIFT CAR
1.6 x 1.4 M

TRANSLUCENT
GLAZING
AT HIGH LEVEL

STORE

LOADING

278° 23' 40"

31.090 M

BOUNDARY

98° 22' 40"

33.53 M

BOUNDARY

SUNSHINE STREET

333 CONDAMINE STREET

OUTLINE OF EXISTING
BUILDINGS SHOWN DASHED

RETAIL 3
A: 148.83 m²

RETAIL 2
A: 108.21 m²

RESIDENTIAL
LOBBY

RETAIL 1
A: 58.81 m²

STAIR 4

BOUNDARY
ARC 3.885 M
RAD 2.545
234° 35' 45"

BOUNDARY 35.645 M 190° 48' 05"

CONDAMINE STREET

N

Revision ID	Description	Issue Date
P1	PRELIMINARY ISSUE OF GROUND FLOOR PLAN	26/08/2019
P2	PRE-DA SUBMISSION	4/09/2019

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PROJECT
MIXED-USE DEVELOPMENT
321 CONDAMINE STREET
MANLY VALE NSW

FOR MANLY VALE DEVELOPMENTS No 2 P/L

DRAWING TITLE
GROUND FLOOR PLAN

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	31/01/2020
PROJECT NO.	DRAWING NO.	REVISION
1511	DA-04	P2

2 SUNSHINE STREET

LINE OF ADJACENT BOUNDARY

SOMERVILLE PLACE

BOUNDARY 38.075 M 10° 48' 05"

LINE OF EXISTING BOUNDARY

LAND PROPOSED TO BE DEDICATED TO COUNCIL

LINE OF PROPOSED BOUNDARY SHOWN DASHED

P3

SUNSHINE STREET

BOUNDARY 31.090 M 278° 23' 40"

BOUNDARY ARC 3.885 M RAD 2.545 234° 35' 45"

BOUNDARY 35.645 M 190° 48' 05"

BOUNDARY 33.53 M 98° 22' 40"

333 CONDAMINE STREET

CONDAMINE STREET

01 2 BED A: 78.08 m² SOLAR = VENT =

02 1 BED + S A: 69.12 m² SOLAR = VENT =

03 2 BED A: 77.48 m² SOLAR = VENT =

04 1 BED A: 50.55 m² SOLAR = VENT =

05 1 BED A: 47.50 m² SOLAR = VENT =

06 2 BED A: 70.24 m² SOLAR = VENT =

07 1 BED A: 51.09 m² SOLAR = VENT =

08 2 BED A: 70.52 m² SOLAR = VENT =

09 2 BED A: 69.10 m² SOLAR = VENT =

10 1 BED + S A: 70.44 m² SOLAR = VENT =

11 2 BED A: 82.16 m² SOLAR = VENT =

12 2 BED A: 79.60 m² SOLAR = VENT =

LIFT 1 LIFT CAR 1.6 x 1.4 M

LIFT 2 LIFT CAR 1.6 x 1.4 M

STAIR 1

STAIR 2

LOBBY

COURTYARD

GLASS BLOCKS

TRANSLUCENT GLASS

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Revision ID	Description	Issue Date
P1	PRELIMINARY ISSUE	23/08/2019
P2	PRE-DA SUBMISSION	4/09/2019
P3	GENERAL UPDATE TO FLOOR PLANS	16/12/2019

PROJECT
MIXED-USE DEVELOPMENT
321 CONDAMINE STREET
MANLY VALE NSW

DRAWING TITLE
LEVEL 1 PLAN

SCALE 1:100 @ A1
DRAWN BY SG / AW
PLOT DATE 31/01/2020
PROJECT NO. 1511
DRAWING NO. DA-05
REVISION P3

FOR MANLY VALE DEVELOPMENTS No 2 P/L

2 SUNSHINE STREET

LINE OF ADJACENT BOUNDARY

SOMERVILLE PLACE

BOUNDARY 38.075 M 10° 48' 05"

LINE OF EXISTING BOUNDARY

LAND PROPOSED TO BE DEDICATED TO COUNCIL

LINE OF PROPOSED BOUNDARY SHOWN DASHED

SUNSHINE STREET

BOUNDARY 31.090 M 278° 23' 40"

BOUNDARY ARC 3.885 M RAD 2.545 234° 35' 45"

BOUNDARY 35.645 M 190° 48' 05"

BOUNDARY 33.53 M 98° 22' 40"

333 CONDAMINE STREET

CONDAMINE STREET

COURTYARD

LOBBY

LIFT 1 LIFT CAR 1.6 x 1.4 M

LIFT 2 LIFT CAR 1.6 x 1.4 M

STAIR 1

STAIR 2

GLASS BLOCKS

TRANSLUCENT GLASS

18 2 BED A: 70.24 m² SOLAR = VENT =

17 1 BED A: 47.50 m² SOLAR = VENT =

16 1 BED A: 50.55 m² SOLAR = VENT =

19 1 BED A: 51.09 m² SOLAR = VENT =

20 2 BED A: 70.52 m² SOLAR = VENT =

21 2 BED A: 69.10 m² SOLAR = VENT =

22 1 BED + S A: 70.44 m² SOLAR = VENT =

15 2 BED A: 77.48 m² SOLAR = VENT =

14 1 BED + S A: 69.12 m² SOLAR = VENT =

13 2 BED A: 78.08 m² SOLAR = VENT =

23 2 BED A: 82.16 m² SOLAR = VENT =

24 2 BED A: 79.60 m² SOLAR = VENT =

P2

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Revision ID	Description	Issue Date
P1	PRE-DA SUBMISSION	4/09/2019
P2	GENERAL UPDATE TO PRE-DA DRAWINGS.	19/12/2019

PROJECT
MIXED-USE DEVELOPMENT
321 CONDAMINE STREET
MANLY VALE NSW

DRAWING TITLE
LEVEL 2 PLAN

SCALE 1:100 @ A1
DRAWN BY SG / AW
PLOT DATE 31/01/2020
PROJECT NO. 1511
DRAWING NO. DA-06
REVISION P2

FOR MANLY VALE DEVELOPMENTS No 2 P/L

2 SUNSHINE STREET

LINE OF ADJACENT BOUNDARY

SOMERVILLE PLACE

BOUNDARY 38.075 M 10° 48' 05"

LINE OF EXISTING BOUNDARY

LAND PROPOSED TO BE DEDICATED TO COUNCIL

LINE OF PROPOSED BOUNDARY SHOWN DASHED

BOUNDARY 31.090 M 278° 23' 40"

BOUNDARY 33.53 M 98° 22' 40"

BOUNDARY ARC 3.885 M RAD 2.545 234° 35' 45"

BOUNDARY 35.645 M 190° 48' 05"

SUNSHINE STREET

333 CONDAMINE STREET

CONDAMINE STREET

P3

PLANTER

TERRACE A: 38.87 m²

TERRACE A: 13.80 m²

TERRACE A: 16.84 m²

TERRACE A: 17.05 m²

TERRACE A: 15.00 m²

TERRACE A: 31.80 m²

TERRACE A: 15.30 m²

TERRACE A: 12.37 m²

TERRACE A: 12.48 m²

W-03-02 4,166 x 2,100

W-03-02 3,939 x 2,100

W-03-02 3,761 x 2,100

W-03-02 3,750 x 2,100

W-03-02 4,375 x 2,100

2,850 x 2,100 W-03-03

3,000 x 2,100 W-03-03

3,000 x 2,100 W-03-04

3,000 x 1,800 W-03-01

3,000 x 2,700 W-03-04

2,100 x 1,700 W-03-03

3,000 x 1,700 W-03-04

3,800 x 2,100 W-03-02

4,461 x 2,100 W-03-02

3,900 x 2,100 W-03-02

4,525 x 2,100 W-03-02

W-03-03 2,850 x 2,100

W-03-03 1,625 x 2,100

W-03-03 1,225 x 2,100

29 2 BED A: 84.97 m² SOLAR = YES VENT = YES

28 2 BED A: 72.16 m² SOLAR = YES VENT = YES

27 2 BED A: 65.75 m² SOLAR = YES VENT = YES

26 2 BED A: 64.56 m² SOLAR = YES VENT = YES

25 2 BED A: 74.01 m² SOLAR = YES VENT = YES

30 2 BED A: 72.70 m² SOLAR = YES VENT = YES

31 2 BED A: 74.23 m² SOLAR = YES VENT = YES

32 2 BED A: 69.02 m² SOLAR = YES VENT = YES

33 2 BED A: 74.11 m² SOLAR = YES VENT = YES

LIVING DINING KITCHEN BED 1 BED 2 ENSUITE BATH ROOM BATHROOM LDY LIN CPE P F DW

HIGH LEVEL WINDOWS

LOBBY 27.500

LIFT 1 LIFT CAR 1.6 x 1.4 M

LIFT 2 LIFT CAR 1.6 x 1.4 M

LOBBY 28.200

STAIR 1

STAIR 2

TRANSLUCENT GLASS

GLASS BLOCKS

COURTYARD

RAMP

4,586 6,000 1,434 1,435 4,000 6,000 6,000 4,000

DA-12 DA-13 DA-14 DA-15

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Revision ID	Description	Issue Date
P1	PRELIMINARY ISSUE	23/08/2019
P2	PRE-DA SUBMISSION	4/09/2019
P3	GENERAL UPDATE TO PRE-DA DRAWINGS.	19/12/2019

PROJECT: MIXED-USE DEVELOPMENT
321 CONDAMINE STREET
MANLY VALE NSW

FOR MANLY VALE DEVELOPMENTS No 2 P/L

DRAWING TITLE: LEVEL 3 PLAN

SCALE: 1:100 @ A1
DRAWN BY: SG / AW
PLOT DATE: 31/01/2020
PROJECT NO.: 1511
DRAWING NO.: DA-07
REVISION: P3

2 SUNSHINE STREET

LINE OF ADJACENT BOUNDARY

SOMERVILLE PLACE

BOUNDARY 38.075 M 10° 48' 05"

LINE OF EXISTING BOUNDARY

LAND PROPOSED TO BE DEDICATED TO COUNCIL

LINE OF PROPOSED BOUNDARY SHOWN DASHED

4,586

6,000

1,434

01 - WIP

SUNSHINE STREET

BOUNDARY 31.090 M 278° 23' 40"

LIFT OVER-RUN

COURTYARD

AC-01 AC-02 AC-03 AC-04 AC-05 AC-06 AC-07 AC-08 AC-09 AC-10 AC-11 AC-12 AC-13 AC-14 AC-15 AC-16 AC-17 AC-18 AC-19 AC-20 AC-21 AC-22 AC-23 AC-24 AC-25 AC-26 AC-27 AC-28 AC-29 AC-30 AC-31 AC-32 AC-33 AC-R1 AC-R2 AC-R3

BOUNDARY 98° 22' 40"

BOUNDARY 33.53 M

333 CONDAMINE STREET

BOUNDARY ARC 3.885 M RAD 2.545 234° 35' 45"

BOUNDARY 35.645 M 190° 48' 05"

CONDAMINE STREET

N

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Revision ID	Description	Issue Date
01 - WIP	Not in Issue	Work in Progress

PROJECT
MIXED-USE DEVELOPMENT
321 CONDAMINE STREET
MANLY VALE NSW

FOR MANLY VALE DEVELOPMENTS No 2 P/L

DRAWING TITLE
ROOF PLAN - LOWER

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	31/01/2020
PROJECT NO.	DRAWING NO.	REVISION
1511	DA-0801	- WIP

2 SUNSHINE STREET

LINE OF ADJACENT BOUNDARY

SOMERVILLE PLACE

BOUNDARY 38.075 M 10° 48' 05"

LINE OF EXISTING BOUNDARY

LAND PROPOSED TO BE DEDICATED TO COUNCIL

LINE OF PROPOSED BOUNDARY SHOWN DASHED

4.586

6.000

1.434

P1

30.207

30.890

FALL METAL DECK ROOF

30.872

AC PLANT

LIFT OVER-RUN

31.858

278° 23' 40"

31.090 M

BOUNDARY

SUNSHINE STREET

30.207

FALL METAL DECK ROOF

30.821

COURTYARD

LIFT OVER-RUN

AC PLANT

COURTYARD

98° 22' 40"

33.53 M

BOUNDARY

333 CONDAMINE STREET

31.008

31.768

FALL METAL DECK ROOF

FALL METAL DECK ROOF

30.207

30.155

30.832

BOUNDARY ARC 3.885 M RAD 2.545 234° 35' 45"

BOUNDARY 35.645 M 190° 48' 05"

CONDAMINE STREET

N

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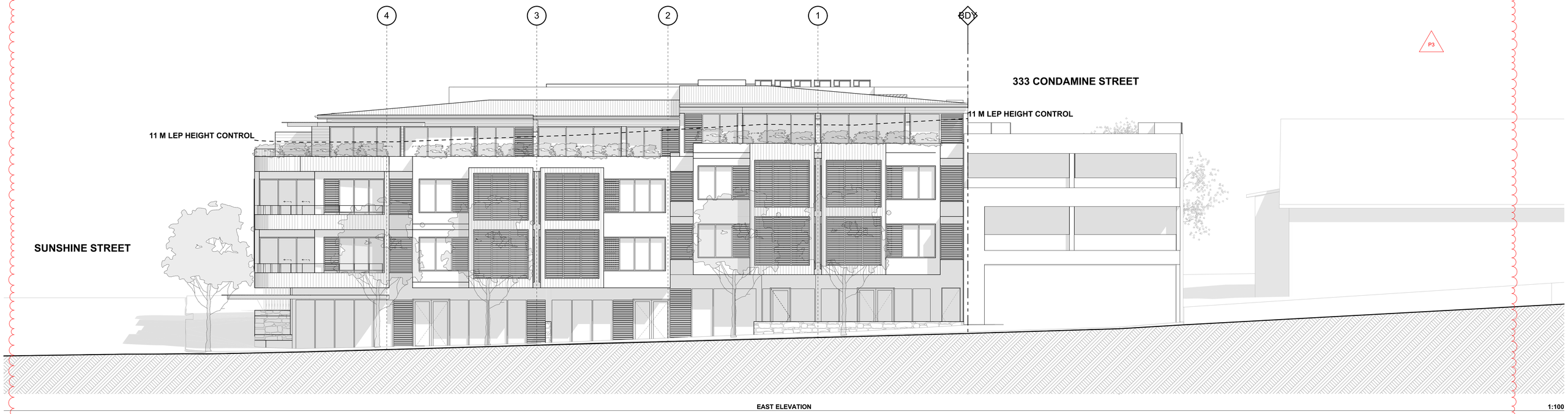
Revision ID	Description	Issue Date
P1	GENERAL UPDATE TO PRE-DA DRAWINGS.	19/12/2019

PROJECT
MIXED-USE DEVELOPMENT
321 CONDAMINE STREET
MANLY VALE NSW

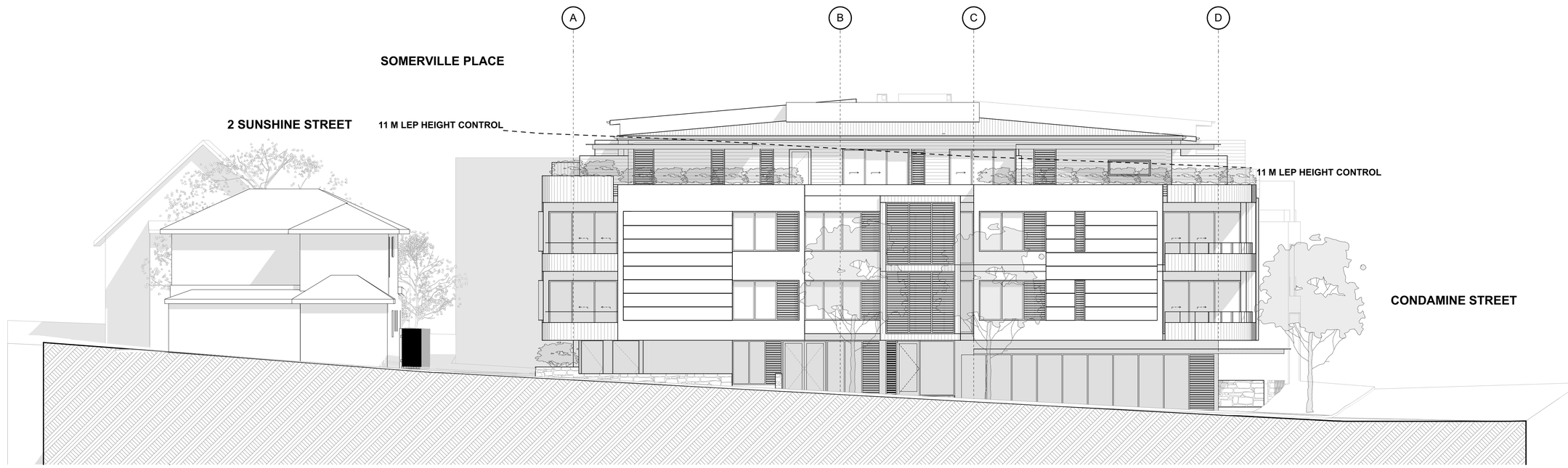
FOR MANLY VALE DEVELOPMENTS No 2 P/L

DRAWING TITLE
ROOF PLAN - UPPER

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	31/01/2020
PROJECT NO.	DRAWING NO.	REVISION
1511	DA-09	P1



EAST ELEVATION 1:100



SOUTH ELEVATION 1:100

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Revision ID	Description	Issue Date
P1	PRE-DA SUBMISSION	4/09/2019
P2	GENERAL UPDATE TO PRE-DA DRAWINGS.	19/12/2019
P3	GENERAL UPDATE TO PRE-DA DRAWINGS.	20/12/2019

PROJECT
MIXED-USE DEVELOPMENT
321 CONDAMINE STREET
MANLY VALE NSW

DRAWING TITLE
EAST & SOUTH ELEVATIONS

SCALE@ 1:100 @ A1
DRAWN BY SG / AW
PLOT DATE 31/01/2020
PROJECT NO. 1511
DRAWING NO. DA-10
REVISION P3

FOR MANLY VALE DEVELOPMENTS No 2 P/L

P2



WEST ELEVATION

1:100

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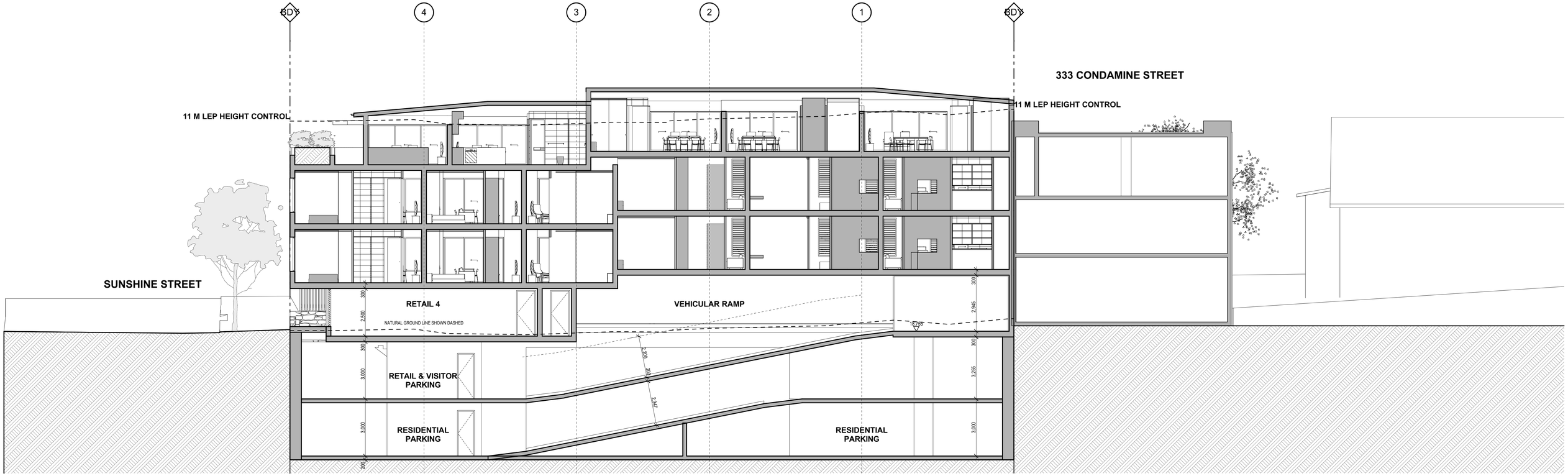
Revision ID	Description	Issue Date
P1	PRE-DA SUBMISSION	4/09/2019
P2	GENERAL UPDATE TO PRE-DA DRAWINGS.	20/12/2019

PROJECT
MIXED-USE DEVELOPMENT
321 CONDAMINE STREET
MANLY VALE NSW

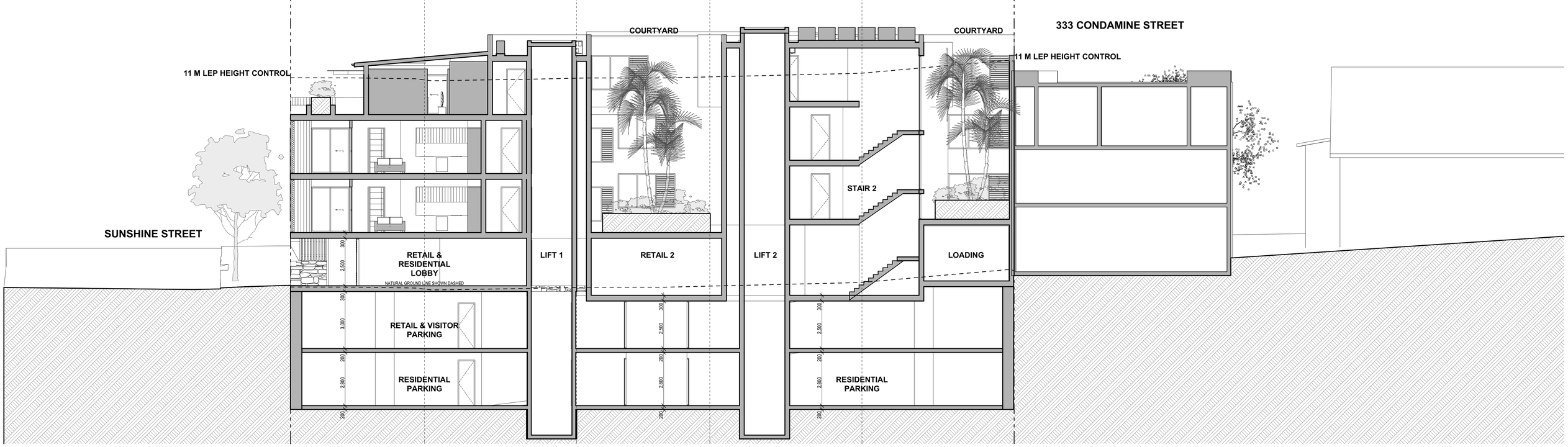
FOR MANLY VALE DEVELOPMENTS No 2 P/L

DRAWING TITLE
WEST & NORTH ELEVATIONS

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	31/01/2020
PROJECT NO.	DRAWING NO.	REVISION
1511	DA-11	P2



SECTION A 1:100



SECTION B 1:100

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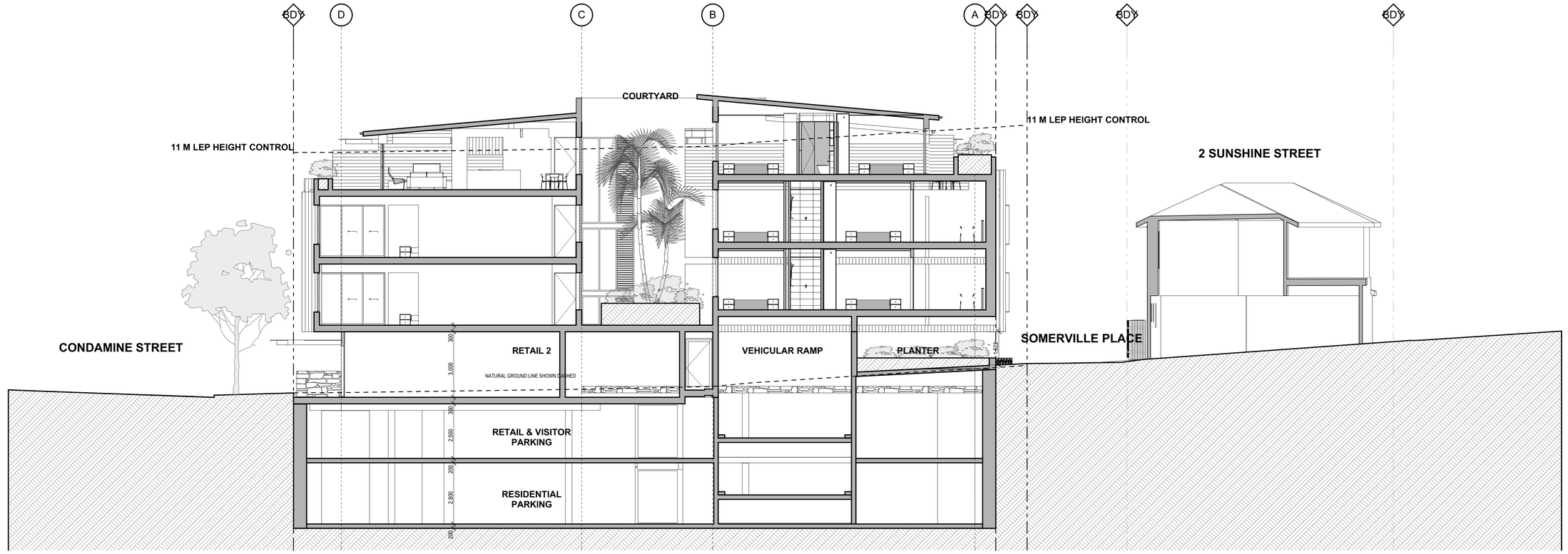
Revision ID	Description	Issue Date
P1	PRE-DA SUBMISSION	4/09/2019

PROJECT
MIXED-USE DEVELOPMENT
321 CONDAMINE STREET
MANLY VALE NSW

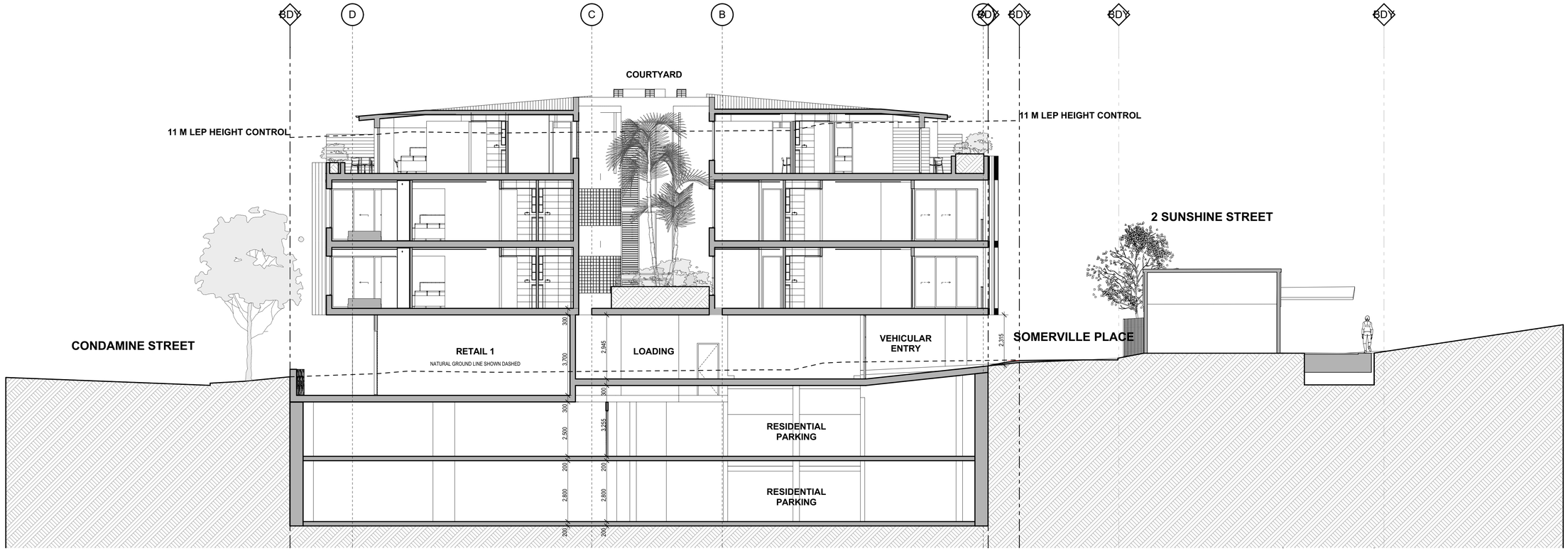
FOR MANLY VALE DEVELOPMENTS No 2 P/L

DRAWING TITLE
SECTION A & B

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	31/01/2020
PROJECT NO.	DRAWING NO.	REVISION
1511	DA-12	P1



SECTION 1 1:100



SECTION 3 1:100

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Revision ID	Description	Issue Date
P1	PRE-DA SUBMISSION	4/09/2019

PROJECT
MIXED-USE DEVELOPMENT
321 CONDAMINE STREET
MANLY VALE NSW

FOR MANLY VALE DEVELOPMENTS No 2 P/L

DRAWING TITLE
SECTION 1 & 3

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	31/01/2020
PROJECT NO.	DRAWING NO.	REVISION
1511	DA-13	P1

P3



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Revision ID	Description	Issue Date
P2	PRE-DA SUBMISSION	4/09/2019
P3	GENERAL UPDATE TO PRE-DA DRAWINGS.	20/12/2019

PROJECT
MIXED-USE DEVELOPMENT
321 CONDAMINE STREET, MANLY VALE NSW

FOR MANLY VALE DEVELOPMENTS No 2 P/L

DRAWING TITLE
VIEW 1

SCALE	DRAWN BY	PLOT DATE
NTS	SG / AW	31/01/2020
PROJECT NO.	DRAWING NO.	REVISION
1511	DA-14	P3

P3



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Revision ID	Description	Issue Date
P2	PRE-DA SUBMISSION	4/09/2019
P3	GENERAL UPDATE TO PRE-DA DRAWINGS.	20/12/2019

PROJECT
MIXED-USE DEVELOPMENT
321 CONDAMINE STREET, MANLY VALE NSW

FOR MANLY VALE DEVELOPMENTS No 2 P/L

DRAWING TITLE
VIEW 2

SCALE	DRAWN BY	PLOT DATE
NTS	SG / AW	31/01/2020
PROJECT NO.	DRAWING NO.	REVISION
1511	DA-15	P3

P3



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Revision ID	Description	Issue Date
P2	PRE-DA SUBMISSION	4/09/2019
P3	GENERAL UPDATE TO PRE-DA DRAWINGS.	20/12/2019

PROJECT
MIXED-USE DEVELOPMENT
321 CONDAMINE STREET, MANLY VALE NSW

FOR MANLY VALE DEVELOPMENTS No 2 P/L

DRAWING TITLE
VIEW 3

SCALE	DRAWN BY	PLOT DATE
NTS	SG / AW	31/01/2020
PROJECT NO.	DRAWING NO.	REVISION
1511	DA-16	P3

P3



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e gta@g tcom.au

Revision ID	Description	Issue Date
P2	PRE-DA SUBMISSION	4/09/2019
P3	GENERAL UPDATE TO PRE-DA DRAWINGS.	20/12/2019

PROJECT
MIXED-USE DEVELOPMENT
321 CONDAMINE STREET, MANLY VALE NSW

FOR MANLY VALE DEVELOPMENTS No 2 P/L

DRAWING TITLE
VIEW 4

SCALE	DRAWN BY	PLOT DATE
NTS	SG / AW	31/01/2020
PROJECT NO.	DRAWING NO.	REVISION
1511	DA-17	P3

P3



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Revision ID	Description	Issue Date
P2	PRE-DA SUBMISSION	4/09/2019
P3	GENERAL UPDATE TO PRE-DA DRAWINGS.	20/12/2019

PROJECT
MIXED-USE DEVELOPMENT
321 CONDAMINE STREET, MANLY VALE NSW

FOR MANLY VALE DEVELOPMENTS No 2 P/L

DRAWING TITLE
VIEW 5

SCALE	DRAWN BY	PLOT DATE
NTS	SG / AW	31/01/2020
PROJECT NO.	DRAWING NO.	REVISION
1511	DA-18	P3

P3



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e gta@gt.com.au

Revision ID	Description	Issue Date
P2	PRE-DA SUBMISSION	4/09/2019
P3	GENERAL UPDATE TO PRE-DA DRAWINGS.	20/12/2019

PROJECT
MIXED-USE DEVELOPMENT
321 CONDAMINE STREET, MANLY VALE NSW

FOR MANLY VALE DEVELOPMENTS No 2 P/L

DRAWING TITLE
VIEW 6

SCALE	DRAWN BY	PLOT DATE
NTS	SG / AW	31/01/2020
PROJECT NO.	DRAWING NO.	REVISION
1511	DA-19	P3

GENERAL NOTES:-

1. THIS SURVEY IS NOT A 'LAND SURVEY' AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.
2. ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.
3. CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
4. LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (A.H.D.)
5. THE CONTOUR INTERVAL IS 0.5m
6. ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.
7. THIS PLAN IS FOR DEVELOPMENT APPLICATION PURPOSED ONLY. FURTHER DETAILED ENGINEERING PLANS MAY BE REQUIRED FOR THE PURPOSE OF OBTAINING A CONSTRUCTION CERTIFICATE.

BOUNDARY NOTES:-

8. THE BOUNDARIES OF THE LAND HAVE NOT BEEN SURVEYED. THE RELATIONSHIP BETWEEN THE BOUNDARIES SHOWN AND FEATURES SURVEYED ARE APPROXIMATE AND SUITABLE FOR PLOTTING PURPOSES ONLY.
9. BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES:-

10. THE ORIGIN OF COORDINATES COMES FROM PM495 EASTING 339482.625 NORTHING 6260461.025 CLASS B ORDER 2 ADOPTED FROM SCIMS DATED 28/05/2019.
11. THE ORIGIN OF LEVELS COMES FROM PM495 RL22.741 CLASS LB ORDER L2 ADOPTED FROM SCIMS DATED 28/05/2019.
12. THE ORIENTATION OF THIS PLAN IS MGA NORTH AS DETERMINED FROM DP1212807. THE VARIATION FROM MGA NORTH TO TRUE NORTH IS APPROXIMATELY 1°06'.

SERVICES NOTES:-

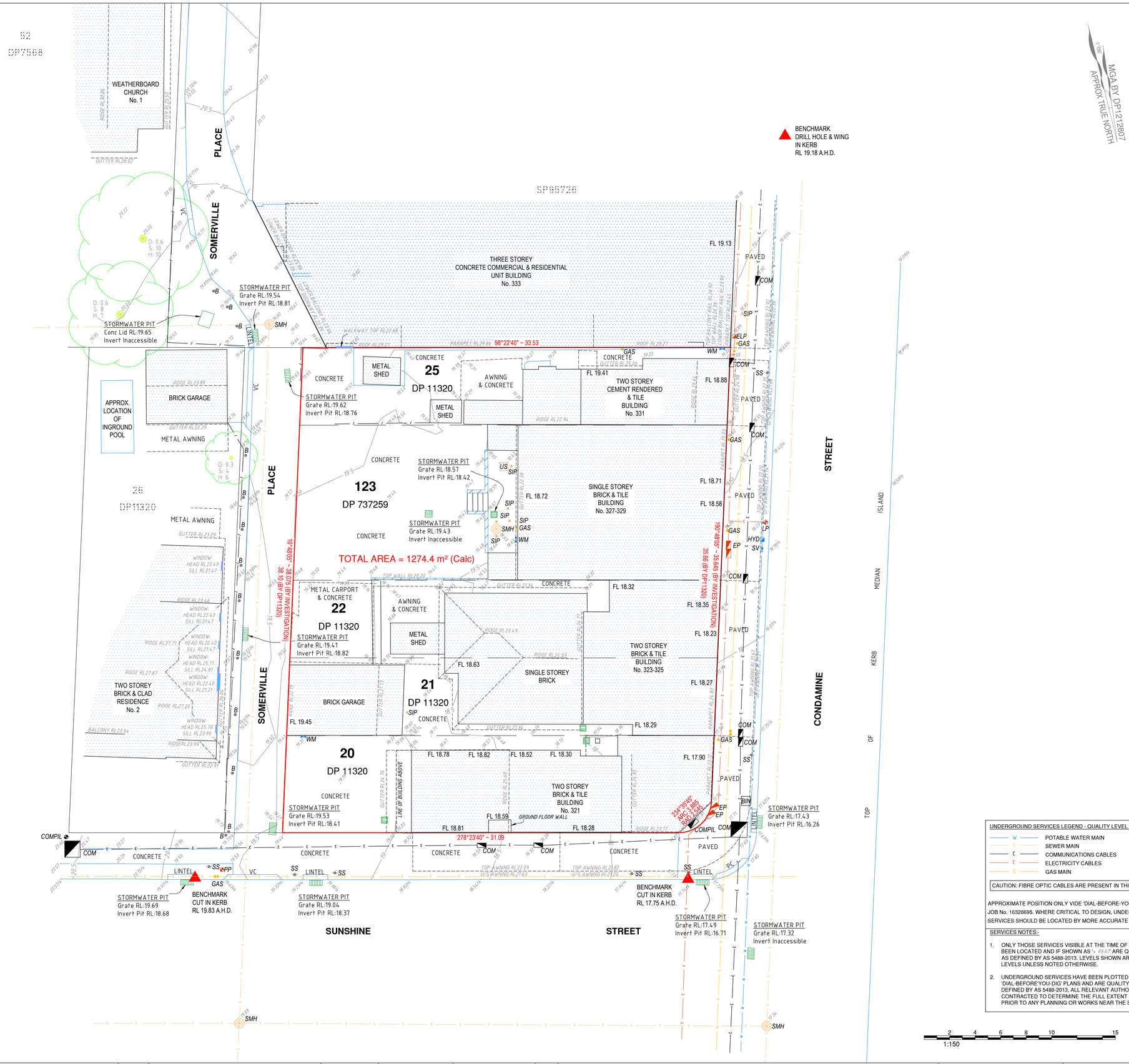
13. ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED.
14. UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE'YOU-DIG' PLANS AND ARE QUALITY LEVEL D AS DEFINED BY AS 5488-2013.
15. ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

CERTIFICATE OF TITLE NOTES:-

16. THE FOLLOWING INFORMATION IS FROM THE CERTIFICATE OF TITLE DATED 25/09/2017 EDITION No.8, SEARCH DATE 23/05/2019.
17. LOT 20 IN DP11320 IS NOT AFFECTED BY ANY EASEMENTS, RESTRICTIONS OR COVENANTS.
18. THE FOLLOWING INFORMATION IS FROM THE CERTIFICATE OF TITLE DATED 17/12/2018 EDITION No.9, SEARCH DATE 23/05/2019.
19. LOTS 21-22 IN DP11320 ARE NOT AFFECTED BY ANY EASEMENTS, RESTRICTIONS OR COVENANTS.
20. THE FOLLOWING INFORMATION IS FROM THE CERTIFICATE OF TITLE DATED 08/09/2018 EDITION No.17, SEARCH DATE 23/05/2019.
21. LOT 123 IN DP737259 IS NOT AFFECTED BY ANY EASEMENTS, RESTRICTIONS OR COVENANTS.
22. THE FOLLOWING INFORMATION IS FROM THE CERTIFICATE OF TITLE DATED 07/05/2019 EDITION No.12, SEARCH DATE 23/05/2019.
23. LOT 25 IN DP11320 IS NOT AFFECTED BY ANY EASEMENTS, RESTRICTIONS OR COVENANTS.
24. LEASES ON TITLES HAVE NOT BEEN INVESTIGATED BY THIS OFFICE.

LEGEND:-

VC denotes VEHICLE CROSSING
PC denotes PEDESTRIAN CROSSING
B denotes BOLLARD
TK denotes TOP OF KERB
COM denotes COMMUNICATIONS PIT
COMPIL denotes COMMUNICATIONS PILLAR
GAS denotes GAS MARKER/LID
PP denotes POWER POLE
EP denotes ELECTRICITY PIT
ELP denotes ELECTRICITY PILLAR
HYD denotes HYDRANT
SV denotes STOP VALVE
WM denotes POTABLE WATER METER
SWP denotes STORMWATER PIT
SL denotes SURFACE LEVEL
IL denotes INVERT LEVEL
SMH denotes SEWER MANHOLE
SIP denotes SEWER INSPECTION PIT
SS denotes STREET SIGN
US denotes UNCLASSIFIED SERVICE
FL denotes FLOOR LEVELL
D:S:H denotes DIAMETER, SPREAD and HEIGHT of TREE



UNDERGROUND SERVICES LEGEND - QUALITY LEVEL D (AS 5488-2013)

W POTABLE WATER MAIN
S SEWER MAIN
C COMMUNICATIONS CABLES
E ELECTRICITY CABLES
G GAS MAIN

CAUTION: FIBRE OPTIC CABLES ARE PRESENT IN THIS AREA

APPROXIMATE POSITION ONLY VIDE 'DIAL-BEFORE-YOU-DIG' PLANS JOB No. 16328695. WHERE CRITICAL TO DESIGN, UNDERGROUND SERVICES SHOULD BE LOCATED BY MORE ACCURATE METHODS.

SERVICES NOTES:-

1. ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND IF SHOWN AS '↓ 89.67' ARE QUALITY LEVEL A AS DEFINED BY AS 5488-2013. LEVELS SHOWN ARE SURFACE LEVELS UNLESS NOTED OTHERWISE.
2. UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE'YOU-DIG' PLANS AND ARE QUALITY LEVEL D AS DEFINED BY AS 5488-2013. ALL RELEVANT AUTHORITIES MUST BE CONTRACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

2 4 6 8 10 15
1:150

ISSUE	DATE	AMENDMENT	SURV/CHK
A	30/05/19	ORIGINAL ISSUE	SW/MP
B	19/08/19	APPROXIMATE TRUE NORTH ADDED	SW/MP

CLIENT: **MANLY VALE DEVELOPMENTS**

ORIGIN OF LEVELS: **PM 495 RL 22.741** DATUM: **A.H.D.**
ORIGIN OF COORDINATES: **PM 495** DATUM: **M.G.A.**
SCALE: **1:150**
REF: **7909**
DATE: **19/08/2019**
SURV/CHK: **SW/MP**
SHEET **1** OF **1** SHEETS
PLAN **A1**
ISSUE **B**

DETAIL AND LEVEL SURVEY OF LOTS 20-22 & 25 IN DP11320 & LOT 123 IN DP737259

321-331 CONDAMINE STREET
MANLEY VALE

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P.O.Box 2572 NORTH PARRAMATTA 1750
t: (02) 9630 7955
e: office@sdg.net.au
w: www.sdg.net.au

DIAL BEFORE YOU DIG www.1100.com.au

Appendix C - Site Photographs



Photograph 1: 321 Condamine Street, fronting east (untenanted).



Photograph 2: Massage shop at 321 Condamine Street, in the west portion of the property.



Photograph 3: Rear car park of 321 Condamine Street.



Photograph 4: A groundwater monitoring well noted at the car park.



Photograph 5: 323-325 Condamine Street (Café and patisserie).



Photograph 6: 323-325 Condamine Street (residential entry).



Photograph 7: Residential use at 323-325 Condamine Street.



Photograph 8: Garage of 323-325 Condamine Street, accessible from Somerville Place.



Photograph 9: Car park next to the garage (323-325 Condamine)



Photograph 10: 327-329 Condamine Street (pizza shop and Thai restaurant).



Photograph 11: Rear car park of 327-329 Condamine Street.



Photograph 12: Waste bins and a metal drum containing used cooking oil noted at the car park (327-329 Condamine Street).



Photograph 13: 331 Condamine Street (untenanted).



Photograph 14: Concrete car park and residential use at rear (331 Condamine Street).



Photograph 15: Accessible soils at the north portion (331 Condamine Street).

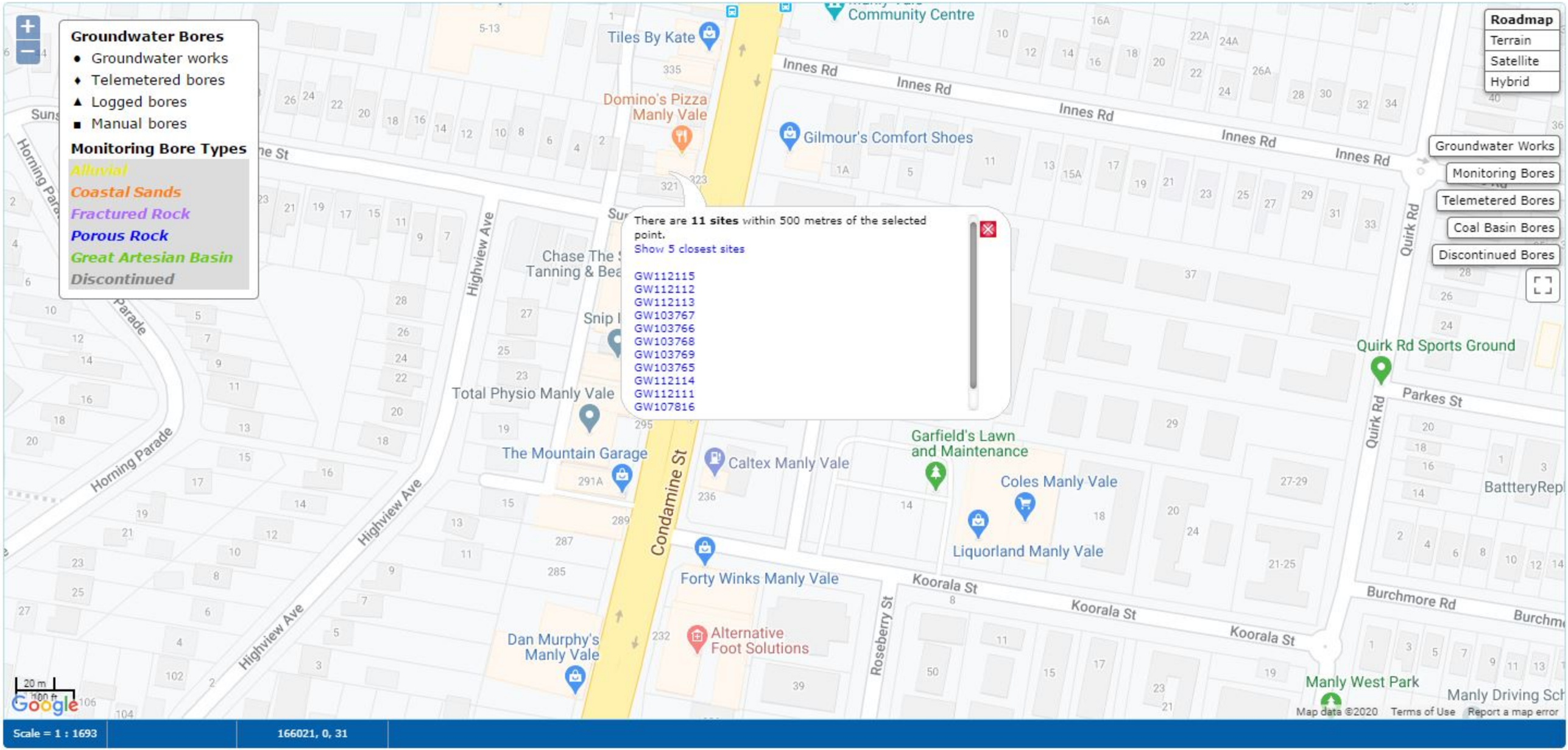
Appendix D - Groundwater Bore Search

Georges River Basin

bookmark this page

All data times are Eastern Standard Time

Map



Scale = 1 : 1693 | 166021, 0, 31

WaterNSW
Work Summary

GW112115

Licence:
Licence Status:

Authorised Purpose(s):
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status: Equipped
Construct.Method:
Owner Type: Private

Commenced Date:
Completion Date: 25/11/2002

Final Depth: 6.00 m
Drilled Depth: 6.00 m

Contractor Name: (None)
Driller: Unkown Unknown
Assistant Driller:

Property:
GWMA:
GW Zone:

Standing Water Level (m):
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	MANLY COV	50//1125295
Licensed:			

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:

CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6260260.000
Easting: 339508.000

Latitude: 33°47'08.3"S
Longitude: 151°15'59.5"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Remarks

17/07/2014: Nat Carling, 17-July-2014; Updated work type, status, drill method & drilled depth.

*** End of GW112115 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW
Work Summary

GW112112

Licence:		**Licence Status:**	
		Authorised Purpose(s):	
		Intended Purpose(s):	MONITORING BORE
Work Type:	Bore		
Work Status:	Equipped		
Construct.Method:			
Owner Type:	Private		
Commenced Date:		**Final Depth:**	6.20 m
Completion Date:	25/11/2002	**Drilled Depth:**	6.20 m
Contractor Name:	(None)		
Driller:	Unkown Unknown		
Assistant Driller:			
Property:		**Standing Water Level (m):**	
GWMA:		**Salinity Description:**	
GW Zone:		**Yield (L/s):**	

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	MANLY COV	50//1125295
Licensed:			

Region:	10 - Sydney South Coast	**CMA Map:**	
River Basin:	- Unknown	**Grid Zone:**	**Scale:**
Area/District:			
Elevation:	0.00 m (A.H.D.)	**Northing:**	6260251.000
Elevation Source:	Unknown	**Easting:**	339517.000
			Latitude: 33°47'08.6"S
			Longitude: 151°15'59.9"E
GS Map:	-	**MGA Zone:**	56
			Coordinate Source: Unknown

Remarks

17/07/2014: Nat Carling, 17-July-2014; Updated work type, status, drill method & drilled depth.

*** End of GW112112 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW
Work Summary

GW112113

Licence:		**Licence Status:**	
		Authorised Purpose(s):	
		Intended Purpose(s):	MONITORING BORE
Work Type:	Bore		
Work Status:	Equipped		
Construct.Method:			
Owner Type:	Private		
Commenced Date:		**Final Depth:**	6.20 m
Completion Date:	25/03/2013	**Drilled Depth:**	6.20 m
Contractor Name:	(None)		
Driller:	Unkown Unknown		
Assistant Driller:			
Property:		**Standing Water Level (m):**	
GWMA:		**Salinity Description:**	
GW Zone:		**Yield (L/s):**	

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	MANLY COV	50//1125295
Licensed:			

Region:	10 - Sydney South Coast	**CMA Map:**	
River Basin:	- Unknown	**Grid Zone:**	**Scale:**
Area/District:			
Elevation:	0.00 m (A.H.D.)	**Northing:**	6260233.000
Elevation Source:	Unknown	**Easting:**	339510.000
			Latitude: 33°47'09.2"S
			Longitude: 151°15'59.6"E
GS Map:	-	**MGA Zone:**	56
			Coordinate Source: Unknown

Remarks

17/07/2014: Nat Carling, 17-July-2014; Updated work type, status, drill method & drilled depth.

*** End of GW112113 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW
Work Summary

GW103767

Licence: | **Licence Status:**

Authorised Purpose(s):
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status:
Construct.Method:
Owner Type:

Commenced Date: | **Final Depth:** 2.10 m
Completion Date: 03/09/1991 | **Drilled Depth:** 2.10 m

Contractor Name: GROUNDWATER TECHNOLOGY
Driller:
Assistant Driller:

Property: | **Standing Water Level (m):**
GWMA: | **Salinity Description:**
GW Zone: | **Yield (L/s):**

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	MANLY COV	50//1125295
Licensed:			

Region: 10 - Sydney South Coast | **CMA Map:**
River Basin: - Unknown | **Grid Zone:** | **Scale:**
Area/District:

Elevation: 0.00 m (A.H.D.) | **Northing:** 6260226.000 | **Latitude:** 33°47'09.4"S
Elevation Source: Unknown | **Easting:** 339496.000 | **Longitude:** 151°15'59.0"E

GS Map: - | **MGA Zone:** 56 | **Coordinate Source:** Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	2.10	100			Unknown
1	1	Casing		0.00	0.00	50			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.20	1.20	SAND TANK PIT BACKFILL	Sand	
1.20	2.10	0.90	CLAY/GREY/YELLOW/PLASTIC	Clay	

WaterNSW
Work Summary

GW103766

Licence: Licence Status:

Authorised Purpose(s):
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status:
Construct.Method:
Owner Type:

Commenced Date: Final Depth: 2.40 m
Completion Date: 03/09/1991 Drilled Depth: 2.40 m

Contractor Name: GROUNDWATER TECHNOLOGY
Driller:
Assistant Driller:

Property: Standing Water Level (m):
GWMA: Salinity Description:
GW Zone: Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	MANLY COV	50//1125295
Licensed:			

Region: 10 - Sydney South Coast CMA Map:
River Basin: - Unknown Grid Zone: Scale:
Area/District:

Elevation: 0.00 m (A.H.D.) Northing: 6260226.000 Latitude: 33°47'09.4"S
Elevation Source: Unknown Easting: 339496.000 Longitude: 151°15'59.0"E

GS Map: - MGA Zone: 56 Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	2.40	100			Unknown

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.20	1.20	SAND CLEAN NO ODOUR	Sand	
1.20	2.40	1.20	SAND STAINED, STRONG HYDROCARBON ODOUR	Sand	

WaterNSW
Work Summary

GW103768

Licence:
Licence Status:

Authorised Purpose(s):
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status:
Construct.Method:
Owner Type:

Commenced Date:
Completion Date: 07/04/1995

Final Depth: 3.60 m
Drilled Depth: 3.60 m

Contractor Name: GROUNDWATER TECHNOLOGY
Driller:
Assistant Driller:

Property:
GWMA:
GW Zone:

Standing Water Level (m):
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	MANLY COV	50//1125295
Licensed:			

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:

CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6260226.000
Easting: 339496.000

Latitude: 33°47'09.4"S
Longitude: 151°15'59.0"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	3.60	127			Auger
1	1	Casing	Pvc Class 18	0.00	0.00	50			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.10	0.10	CONCRETE/FILL BROWN	Invalid Code	
0.10	1.00	0.90	SAND MUSTARD BROWN	Sand	
1.00	3.60	2.60	SAND WEATHERED PINKISH/GREY/GREY	Sand	

WaterNSW
Work Summary

GW103769

Licence:
Licence Status:

Authorised Purpose(s):
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status:
Construct.Method: Auger
Owner Type:

Commenced Date:
Completion Date: 07/04/1995
Final Depth: 3.50 m
Drilled Depth: 3.50 m

Contractor Name: GROUNDWATER TECHNOLOGY
Driller:
Assistant Driller:

Property:
GWMA:
GW Zone:
Standing Water Level (m):
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	MANLY COV	50//1125295
Licensed:			

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:
CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6260226.000
Easting: 339496.000
Latitude: 33°47'09.4"S
Longitude: 151°15'59.0"E

GS Map: -
MGA Zone: 56
Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	3.50	127			Auger
1	1	Casing	Pvc Class 12	0.00	0.00	50			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.10	0.10	CONCRETE	Invalid Code	
0.10	0.50	0.40	FILL,BROWN	Fill	
0.50	2.40	1.90	SAND ORANGE,BROWN,GREY,CLAYEY	Sand	
2.40	3.50	1.10	SANDSTONE,WHITE,FINE	Sandstone	

WaterNSW
Work Summary

GW103765

Licence:
Licence Status:

Authorised Purpose(s):
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status:
Construct.Method:
Owner Type:

Commenced Date:
Completion Date: 03/09/1991
Final Depth: 5.00 m
Drilled Depth: 5.00 m

Contractor Name: GROUNDWATER TECHNOLOGY
Driller:
Assistant Driller:

Property:
GWMA:
GW Zone:
Standing Water Level (m):
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	MANLY COV	50//1125295
Licensed:			

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:
CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6260226.000
Easting: 339496.000
Latitude: 33°47'09.4"S
Longitude: 151°15'59.0"E

GS Map: -
MGA Zone: 56
Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.00	100			Unknown
1	1	Casing		0.00	0.00	50			
1	1	Opening	Screen	0.00	4.50	50		0	

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	CLAY,MEDIUM BROWN	Clay	
1.00	2.00	1.00	CLAY REDDISH BROWN	Clay	
2.00	2.30	0.30	CLAY GREY	Clay	
2.30	3.00	0.70	CLAY WEATHERED	Clay	
3.00	4.00	1.00	CLAY GREY FINE	Clay	
4.00	5.00	1.00	CLAY MOIST SEMIPLASTIC	Clay	

WaterNSW
Work Summary

GW112114

Licence:		**Licence Status:**	
		Authorised Purpose(s):	
		Intended Purpose(s):	MONITORING BORE
Work Type:	Bore		
Work Status:	Equipped		
Construct.Method:			
Owner Type:	Private		
Commenced Date:		**Final Depth:**	6.20 m
Completion Date:	26/11/2002	**Drilled Depth:**	6.20 m
Contractor Name:	(None)		
Driller:	Unkown Unknown		
Assistant Driller:			
Property:		**Standing Water Level (m):**	
GWMA:		**Salinity Description:**	
GW Zone:		**Yield (L/s):**	

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	MANLY COV	50//1125295
Licensed:			

Region:	10 - Sydney South Coast	**CMA Map:**	
River Basin:	- Unknown	**Grid Zone:**	**Scale:**
Area/District:			
Elevation:	0.00 m (A.H.D.)	**Northing:**	6260219.000
Elevation Source:	Unknown	**Easting:**	339511.000
			Latitude: 33°47'09.7"S
			Longitude: 151°15'59.6"E
GS Map:	-	**MGA Zone:**	56
			Coordinate Source: Unknown

Remarks

17/07/2014: Nat Carling, 17-July-2014; Updated work type, status, drill method & drilled depth.

*** End of GW112114 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW
Work Summary

GW112111

Licence: | Licence Status:

Authorised Purpose(s):
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status: Equipped
Construct.Method:
Owner Type: Private

Commenced Date:
Completion Date: 27/11/2002

Final Depth: 6.20 m
Drilled Depth: 6.20 m

Contractor Name: (None)
Driller: Unkown Unknown
Assistant Driller:

Property:
GWMA:
GW Zone:

Standing Water Level (m):
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	MANLY COV	50//1125295
Licensed:			

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:

CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6260224.000
Easting: 339482.000

Latitude: 33°47'09.5"S
Longitude: 151°15'58.5"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Remarks

17/07/2014: Nat Carling, 17-July-2014; Updated work type, status, drill method & drilled depth.

*** End of GW112111 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW
Work Summary

GW107816

Licence: 10WA109469 **Licence Status:** CURRENT

Authorised Purpose(s): RECREATION (GROUNDWATER)
Intended Purpose(s): IRRIGATION

Work Type: Bore
Work Status:
Construct.Method: Rotary
Owner Type:

Commenced Date:
Completion Date: 05/09/2005

Final Depth: 78.50 m
Drilled Depth: 78.50 m

Contractor Name: INTERTEC DRILLING SERVICES
Driller: Brett Roy Wyatt
Assistant Driller:

Property: MILLER RESERVE Condamine St NORTH MANLY 2100 NSW
GWMA: -
GW Zone: -

Standing Water Level (m): 7.000
Salinity Description:
Yield (L/s): 2.500

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	MANLY COV	2744 752038
Licensed:	CUMBERLAND	MANLY COVE	Whole Lot 2744//752038

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:

CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6260899.000
Easting: 339430.000

Latitude: 33°46'47.6"S
Longitude: 151°15'56.9"E

GS Map: -
MGA Zone: 56
Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.70	202			Down Hole Hammer
1		Hole	Hole	5.70	78.50	159			Down Hole Hammer
1	1	Casing	Steel	-5.00	5.70	168	158		Driven into Hole
1	1	Casing	Pvc Class 9	-0.50	36.50	140			Suspended in Clamps
1	1	Opening	Slots - Diagonal	24.50	36.50	140		0	Sawn, PVC Class 9, SL: 100.0mm, A: 3.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
22.30	23.00	0.70	Unknown			0.20	24.50		268.00
26.40	30.30	3.90	Unknown			1.80	30.50		400.00
34.00	34.70	0.70	Unknown	7.00		2.50	36.50		505.00

Appendix E - Historical Properties Titles

ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Report

LRS NSW **Sydney**

Address: - 321 to 331 Condamine Street, Manly Vale

Description: - Lots 20, 21, 22 & 25 D.P. 11320 and Lot 123 D.P. 737259

As regards Lot 20 D.P. 11320

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
30.03.1931 (1931 to 1941)	Nellie Isabel Leask (Married Woman)	Vol 3495 Fol 173
06.10.1941 (1941 to 1949)	Albert Thomas Burgess (Retired)	Vol 3495 Fol 173
31.05.1949 (1949 to 1952)	Edward Cornelius Thomas (Chemist)	Vol 3495 Fol 173
27.02.1952 (1952 to 1953)	Josephine Quilty (Married Woman)	Vol 3495 Fol 173
19.06.1953 (1953 to 1976)	Raymond Francis Laurendet (Electrician)	Vol 3495 Fol 173
14.10.1976 (1976 to 1985)	Raymond Francis Laurendet (Electrician) Laurel Beryl Pauline Laurendet (Married Woman)	Vol 3495 Fol 173
26.07.1985 (1985 to 2001)	Tom Sakellaris Mary Sakellaris Nina Sakellaris Carl Sakellaris	Vol 3495 Fol 173 Now 20/11320
20.04.2001 (2001 to 2017)	Mary Sakellaris Nina Sakellaris Carl Sakellaris	20/11320
25.09.2017 (2017 to date)	# Manly Vale Developments No. 2 Pty Ltd	20/11320

# Denotes current registered proprietor

Leases, excluding premises: -

- Various leases were found from 24.12.1954 that have since expired or have been surrendered – not investigated

Easements: - NIL

ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

As regards Lots 21 & 22 D.P. 11320

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
17.12.1935 (1935 to 1948)	Margaret O'Carroll (Married Woman)	Vol 3811 Fol 134
20.07.1948 (1948 to 1948)	Patrick John O'Carroll (Clerk) Mary O'Carroll (Nurse) (Transmission Application not investigated)	Vol 3811 Fol 134
20.07.1948 (1948 to 1978)	Raymond Bede Ryan (Watchmaker) Audrey Ryan (Married Woman)	Vol 3811 Fol 134
15.09.1978 (1978 to 2015)	Hermann's Cakes and Pies Pty Limited Now H.J.W. Holdings Pty Limited	Vol 3811 Fol 134 Now Auto Consol 13720-5
09.06.2015 (2015 to date)	# Manly Vale Developments No. 2 Pty Ltd	Auto Consol 13720-5

# Denotes current registered proprietor

Leases, excluding premises: -

- Various leases were found from 10.03.1998 that have since expired or have been surrendered – not investigated

Easements: - NIL

As regards Lot 25 D.P. 11320

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
12.05.1928 (1928 to 1946)	Geroge Martin Davey (Grazier)	Vol 4166 Fol 113
16.04.1946 (1946 to 1948)	Ross Williams (Builder)	Vol 4166 Fol 113
19.02.1948 (1948 to 1978)	Susan Ada Frazer (Married Woman)	Vol 4166 Fol 113
18.12.1978 (1978 to 1998)	Arthur Vasilangos (Shop Keeper) Dimitra Vasilangos (Married Woman)	Vol 4166 Fol 113 Now 25/11320
26.10.1998 (1998 to 2007)	Arthur Vasilangos (Shop Keeper)	25/11320
10.10.2007 (2007 to 2019)	Sophia Angelos	25/11320
11.06.2019 (2019 to date)	# Manly Vale Developments No. 2 Pty Ltd	25/11320

# Denotes current registered proprietor

Leases, excluding premises: -

- Various leases were found from 07.04.1986 that have since expired or have been surrendered – not investigated

Easements: - NIL

ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

As regards Lot 123 D.P. 737259

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
30.09.1927 (1927 to 1945)	John Percival Muller (Agent) Colin Stanley Ward (Agent)	Vol 4157 Fol's 198 & 199
16.07.1945 (1945 to 1946)	John Percival Muller (Agent) Patrick Grace (Agent) Lilian Ward (Widow) (Transmission Application not investigated)	Vol 4157 Fol 198 & Vol 4157 Fol 199 Now Vol 5508 Fol 114
24.05.1946 (1946 to 1951)	Jack Colin Nugent	Vol 4157 Fol 198 & Vol 5508 Fol 114 Now Vol 5616 Fol 155
03.05.1951 (1951 to 1952)	Nita Molly Roberts (Married Woman)	Vol 5616 Fol 155
18.06.1952 (1952 to 1954)	Vernon Frank Ashleigh Rundle (Jeweller)	Vol 5616 Fol 155
06.05.1954 (1954 to 1977)	Jean Stella Cornwall Ardini (Married Woman) Betty Haugh (Spinster)	Vol 5616 Fol 155 Now Vol 6857 Fol's 165 & 166
18.01.1977 (1977 to 2015)	Milston Investments Pty Limited	Vol 6857 Fol's 165 & 166 Now 123/727259
29.06.2015 (2015 to date)	# Manly Vale Developments No. 2 Pty Ltd	123/727259

# Denotes current registered proprietor

Leases, excluding premises: -

- Various leases were found from 18.09.1954 that have since expired or have been surrendered – not investigated

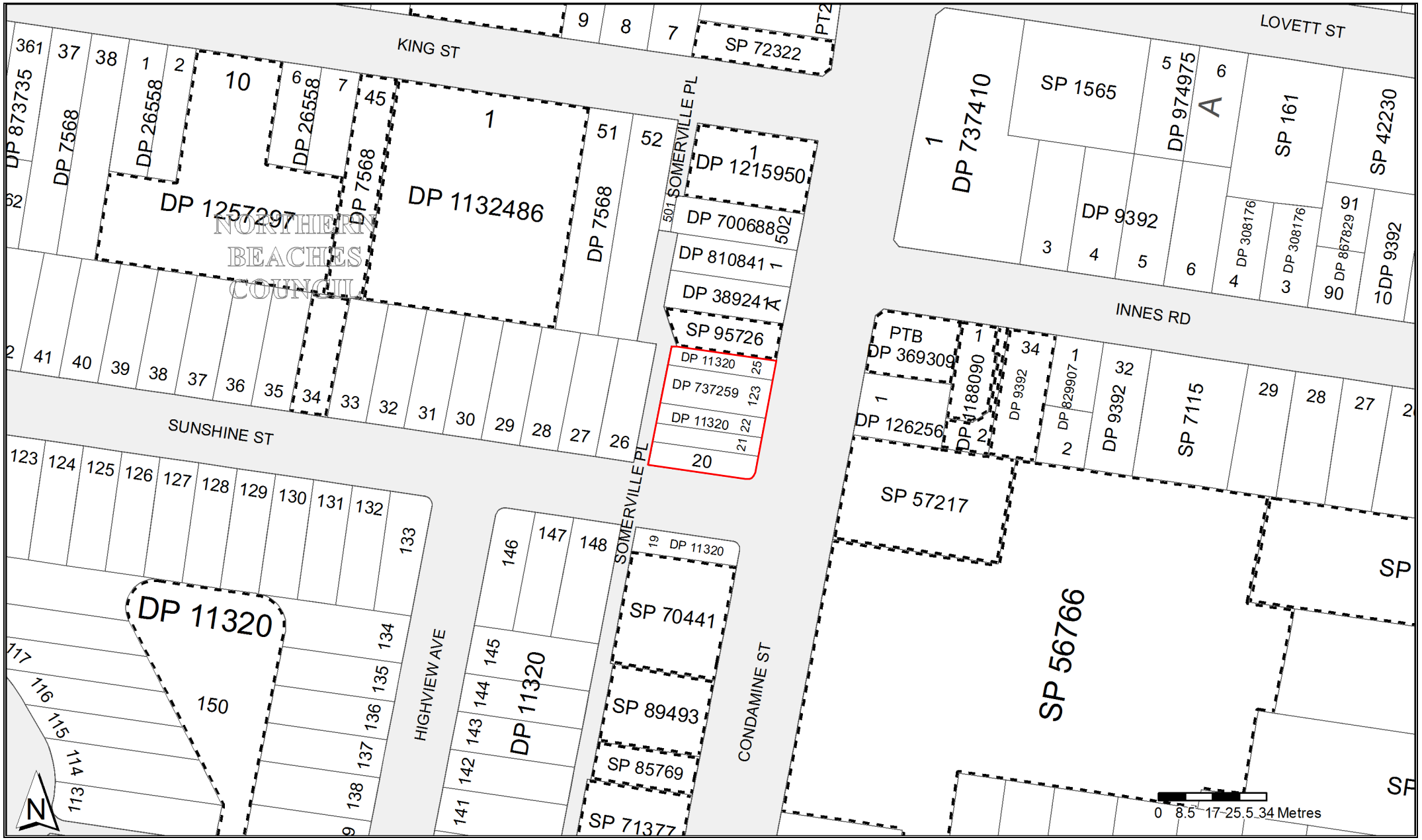
Easements: - NIL

Yours Sincerely,
Mark Groll
12 March 2020

Cadastral Records Enquiry Report : Lot 22 DP 11320

Ref : Manly VAle 321-331 Condamine St

Locality : MANLY VALE
Parish : MANLY COVE
LGA : NORTHERN BEACHES
County : CUMBERLAND



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This information is provided as a searching aid only.Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For ALL ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps

Req:R781426 /Doc:CT 15379-132 CT /Rev:19-Jan-2011 /NSW LRS /Pgs:ALL /Prt:12-Mar-2020 09:39 /Seq:1 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:INFOTRACKanly VAle 321-331 Condamine St

[redacted]CATE OF TITL[redacted]

NEW SOUTH WALES — [redacted]PROPERTY ACT, 1900

15379132

Vol. 15379 Fol. 132

First Title Old System

Prior Title Vol. 3495 Fol. 173

EDITION ISSUED 17 9 1985

15379 Fol. 132

(Page 1) Vol.

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

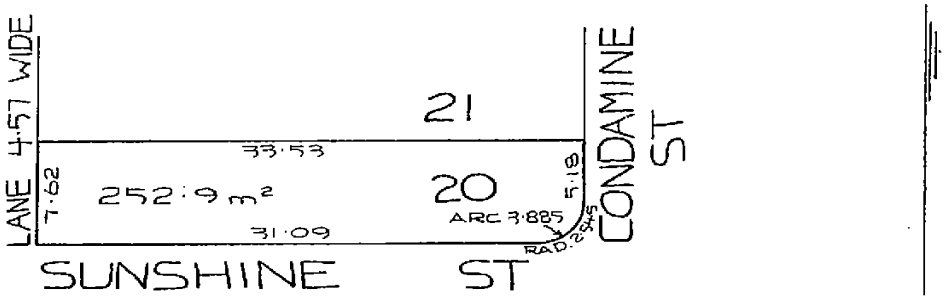
Registrar General.

CANCELLED

SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



LAND REFERRED TO

Lot 20 in DP11320 at Manly Vale in the Shire of Warringah Parish of Manly Vale County of Cumberland.

FIRST SCHEDULE

TOM SAKELLARIS and MARY SAKELLARIS, as Joint Tenants in 1/2 share and NINA SAKELLARIS and CARL SAKELLARIS, as Joint Tenants in 1/2 share, as Tenants in Common.

SECOND SCHEDULE

1. Reservations and conditions in the Crown grant.
2. ~~T421980 Lease to Tom Sakellaris and Mary Sakellaris, as Joint Tenants of premises being shop number 321 Condamine Street, Manly Vale together with rights. Expires 14-8-1985. Option of renewal 3 years.~~ W845644
3. ~~V828223 Mortgage to Australia and New Zealand Banking Group Limited.~~ X896933

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

RG 2/64

40828–4036

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS	Registrar General	CANCELLATION
L W845644 please to Nick Tsioukanis and Maria Tsioukanis as joint tenants of part being lock-up shop, 321 Condamine Street, Manly Vale. Expires 19.2.1990 with an option of renewal for 3 years. Registered 1.5.1987.		
M X896934 Mortgage to St. George Commercial Credit Corporation Limited. Registered 12-10-1988.		

CANCELLED

SEE AUTO FOLIO

NOTATIONS AND UNREGISTERED DEALINGS

W845644 LR
X896933 D/A
-934 M

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

© Office of the Registrar-General /Src:INFOTRACK /Ref:INFOTRACKanly VALE 321-331 Condamine St
Reg:R781426 /Doc:CT 15379-132 CT /Rev:19-Jan-2011 /NSW LRS /Pgs:ALL /Prt:12-Mar-2020 09:39 /Seq:2 of 2

Historical Title

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
5/3/2020 10:43AM

FOLIO: 20/11320

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 15379 FOL 132

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
19/10/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
30/10/1991	E24221	DISCHARGE OF MORTGAGE	
30/10/1991	E24223	MORTGAGE	
30/10/1991	E24224	MORTGAGE	EDITION 1
9/8/1994	U514508	LEASE	EDITION 2
21/8/1997		AMENDMENT: LOCAL GOVT AREA	
3/2/1998	3769875	LEASE	EDITION 3
3/3/1998	3830638	TRANSFER OF LEASE	
3/8/1998	5170409	TRANSFER OF LEASE	
14/1/1999	5526220	TRANSFER OF LEASE	
4/8/1999	6065386	DEPARTMENTAL DEALING	
9/1/2001	7329889	DISCHARGE OF MORTGAGE	
9/1/2001	7329890	LEASE	EDITION 4
20/4/2001	7552659	NOTICE OF DEATH	EDITION 5
28/5/2003	9647192	VARIATION OF LEASE	
17/7/2006	AC460785	LEASE	EDITION 6
12/9/2011	AG487244	VARIATION OF LEASE	
15/7/2013	AH876615	MORTGAGE	EDITION 7
24/3/2016	AK312728	CAVEAT	
18/10/2016	AK807700	VARIATION OF LEASE	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE
5/3/2020 10:43AM

FOLIO: 20/11320 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
25/9/2017	AM752056	DISCHARGE OF MORTGAGE	
25/9/2017	AM752057	TRANSFER	
25/9/2017	AM752058	MORTGAGE	EDITION 8 CORD ISSUED
30/5/2019	AP280228	LEASE	EDITION 9 CORD ISSUED

*** END OF SEARCH ***

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Received: 05/03/2020 10:42:57

Req:R742776 /Doc:DL AM752057 /Rev:26-Sep-2017 /NSW LRS /Pgs:ALL /Prt:05-Mar-2020 10:43 /Seq:1 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:INFOTRACKanly VAle 321-331 Condamine St

Form: 01T
Release: 6.2
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: Shad Partners

TRANSFER

New South Wales
Real Property Act 1900

AM752057V

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar-General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY Revenue NSW use only

Office of State Revenue
NSW Treasury
Client No: 1390864 214
Duty: 910.00 Trans No: 9177528-001
Amt paid:

(A) TORRENS TITLE 20/11320

(B) LODGED BY

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODES
42G	SPARKE HELMORE LAWYERS LLPN 123009 S Reference: STG002-1699	T TW

(C) TRANSFEROR Mary SAKELLARIS, Nina SAKELLARIS and Carl SAKELLARIS

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of $1,725,000.00 and as regards
(E) ESTATE the abovementioned land transfers to the transferee an estate in fee simple.

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEREE Manly Vale Developments No. 2 Pty Ltd ACN 604 334 796

(I) TENANCY:

DATE 18 September, 2017

(J) I certify I am an eligible witness and that the transferor signed this dealing in my presence. [See note* below]

Signature of witness:

Name of witness: Kathrine Louise Foster
Address of witness: 606 Pittwater Road
Brookvale NSW 2100

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of transferor:

Certified correct for the purposes of the Real Property Act 1900 on behalf of the transferee by the person whose signature appears below.

Signature:

Signatory's name: Matthew Shad
Signatory's capacity: Solicitor for the Transferee

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 1407476 Full name: Matthew Shad Signature:

** s 117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.* <<<<<

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

1708

Req:R742776 /Doc:DL AM752057 /Rev:26-Sep-2017 /NSW LRS /Pgs:ALL /Prt:05-Mar-2020 10:43 /Seq:2 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:INFOTRACKanly VAle 321-331 Condamine St

THIS IS THE ANNEXURE "A" TO TRANSFER DATED
RELATING TO THE WHOLE OF THE LAND COMPRISED IN FOLIO IDENTIFIER 20/11320
BETWEEN:

TRANSFEROR: Mary Sakellaris, Carl Sakellaris and Nina Sakellaris

TRANSFEREE: Manly Vale Developments No. 2 Pty Ltd as Trustee for Manly Vale Developments No 2 Unit Trust

I certify I am an eligible witness and that the transferor signed this dealing in my presence.
*(See note*below)*

Signature of Witness: .....

Name of Witness: Kathrine Louise Foster

Address of Witness: 696 Pittwater Road Brookvale NSW 2100

Certified correct for the purposes of the Real Property Act 1900 by the transferor's Attorney who signed this dealing pursuant to the power of attorney specified.

Signature of Attorney .....
Nina Sakellaris

.....
Carl Sakellaris

Signing on behalf of: Mary Sakellaris
Power of Attorney -Book: 4714
-No: 235

**s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.*

231774\220118

Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 20/11320

SEARCH DATE	TIME	EDITION NO	DATE
5/3/2020	10:42 AM	9	30/5/2019

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY WESTPAC BANKING CORPORATION.

LAND

LOT 20 IN DEPOSITED PLAN 11320
AT MANLY VALE
LOCAL GOVERNMENT AREA NORTHERN BEACHES
PARISH OF MANLY COVE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP11320

FIRST SCHEDULE

MANLY VALE DEVELOPMENTS NO. 2 PTY LTD (T AM752057)

SECOND SCHEDULE (4 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AC460785 LEASE TO TAKE A SEAT PTY LTD OF GROUND FLOOR SHOP, 321 CONDAMINE STREET, MANLY VALE. EXPIRES: 16/7/2011. OPTION OF RENEWAL: 5 YEARS.
AG487244 VARIATION OF LEASE AC460785 EXPIRY DATE NOW 16/7/2016.
AK807700 VARIATION OF LEASE AC460785 EXPIRY DATE NOW 16/7/2019. OPTION OF RENEWAL: 5 YEARS.
3 AM752058 MORTGAGE TO WESTPAC BANKING CORPORATION
4 AP280228 LEASE TO DIANA BELOT OF SHOP 3, 321 CONDAMINE STREET, MANLY VALE. EXPIRES: 30/6/2021. OPTION OF RENEWAL: 3 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 05/03/2020 10:42:03

Req:R742798 /Doc:CT 13720-005 CT /Rev:16-Dec-2010 /NSW LRS /Pgs:ALL /Prt:05-Mar-2020 10:45 /Seq:1 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:INFOTRACKanly Vale 321-331 Condamine St

CERTIFICATE OF TITLE

13720005

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

Vol. 13720 Fol. 5

CANCELLED

Auto Fol'd 13720-5

EDITION ISSUED 10 10 1978

SEE AUTO FOLIO

Appln No 18803

Prior Title Vol. 3811 Fol. 134

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

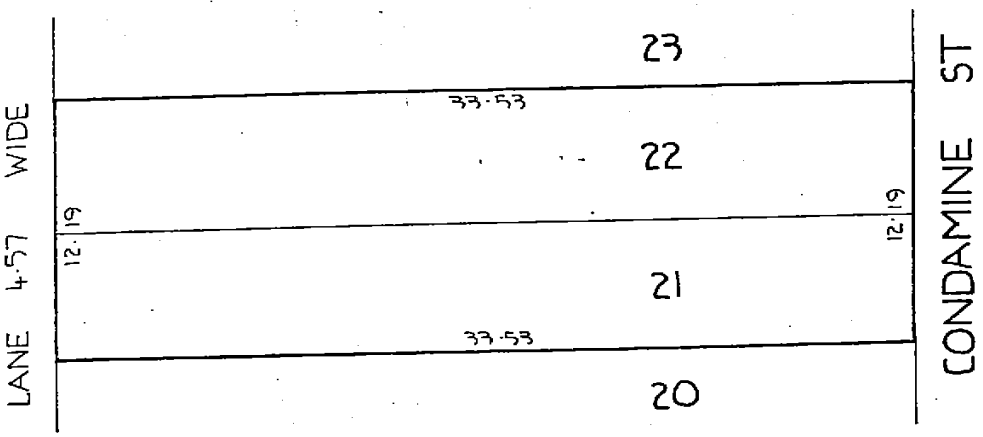
Registrar General.

Vol. 13720 Fol. 5

(Page 1) Vol. 13720 Fol. 5

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



AREA: 404·7 m².

REDUCTION RATIO 1:250

Q837086 M.X.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lots 21 and 22 in Deposited Plan 11320 in the Shire of Warringah Parish of Manly Cove and County of Cumberland being part of Portion 19 granted to D'Arcy Wentworth on 25-7-1818.

FIRST SCHEDULE

HERMANN'S CAKES AND PIES PTY. LIMITED

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. P203590 ~~Lease to Winnie Lee of Annandale, Married Woman, of premises being the lock-up shop known as Number 323 Condamine Street, Manly Vale (together with rights). Expires 13-10-1979.~~ Expired 19-8-1980
3. Q837086 ~~Mortage to Raymond Bede Ryan of Manly Vale, Watchmaker and Audrey Ryan, his~~ wife, ~~as Joint Tenants~~. Discharged T246727

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

RG 2/64

Req:R742798 /Doc:CT 13720-005 CT /Rev:16-Dec-2010 /NSW LRS /Pgs:ALL /Prt:05-Mar-2020 10:45 /Seq:2 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:INFOTRACKanly VAle 321-331 Condamine St

5

Vol. 13720 Fol.

C.T. 6.6.80

R902906 lse (Pmy) R

R931971 CC/LR

S443264 Vmt

S893236 M (Q837086) R

T246727 am 28 am 29 mtl

W757030D M R

E32024 LR

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	Signature of Registrar General
CANCELLED				
SEE AUTO FOLIO				

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	Signature of Registrar General	CANCELLATION	
~~Lease~~	~~R902906~~	~~of lock-up shop premises known as 323 Condamine Street, Manly Vale, being part of the ground floor (together with and reserving rights and option of renewal) to Siu Fun Chong of Gladesville, Chef and Fong Ien Chong his wife as joint tenants. Expires 12-10-1984.~~	~~19-8-1980~~		26-11-91	E32024
~~Q837086~~	~~Mortgage~~	~~Variation S443264. Registered 8-5-1981.~~			Cancelled	T246727
~~Q837086~~	~~Mortgage~~ S893236	~~Mortgagee Commonwealth Trading Bank of Australia by Mortgage S893236. Registered 3-2-1982.~~			Discharged	T246728
~~T246729~~	~~Mortgage to Bank of New South Wales. Registered 28-9-1982~~				Discharged	W757030
E32024	Lease to Sammy Cheng and Belle Cheng of shop being part of ground floor, 323 Condamine Street, Manly Vale. Expires 31-10-1993. Option of renewal 3yrs. Registered 26-11-1991					

(Page 2 of 2 pages)

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

Historical Title

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
5/3/2020 10:43AM

FOLIO: AUTO CONSOL 13720-5

Recorded	Number	Type of Instrument	C.T. Issue
1/8/1995		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 13720-5 PARCELS IN CONSOL ARE: 21-22/11320.	
24/10/1995	O629994	CHANGE OF NAME	
24/10/1995	O629995	MORTGAGE	EDITION 1
2/9/1997	3373981	DISCHARGE OF MORTGAGE	EDITION 2
10/3/1998	3845751	LEASE	EDITION 3
17/2/1999	5609999	SURRENDER OF LEASE	
17/2/1999	5610000	LEASE	EDITION 4
11/2/2014	AI40835	LEASE	EDITION 5
9/6/2015	AJ446247	TRANSFER	EDITION 6
29/6/2015	AJ607824	MORTGAGE	EDITION 7
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 8 CORD ISSUED
17/12/2018	AN901146	LEASE	EDITION 9 CORD ISSUED

*** END OF SEARCH ***

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Received: 05/03/2020 10:42:57

Req:R742778 /Doc:DL AJ446247 /Rev:15-Jun-2015 /NSW LRS /Pgs:ALL /Prt:05-Mar-2020 10:43 /Seq:1 of 1
© Office of the Registrar-General /Src:INFOTRACK /Ref:INFOTRACKanly VAle 321-331 Condamine St

Amended by Kelly solicitor for Vendor 22/10/15 Initialled by them.

Form: 01T
Release: 6·1

TRANSFER

New South Wales
Real Property Act 1900

AJ446247X

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the R... by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

Office of State Revenue (NSW)
Client No: 1411509 3706
Duty: $10 Trans No: 8105306-001
Asst details:

OFFICE OF STATE REVENUE (NSW) (A) TORRENS TITLE 1411509 3796 LODGED BY ALTERATION RULED

~~21/11320~~ AUTO CONSOL 13720-5
~~AUTO CONSOL 13720-5~~ ~~21/11320~~

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODES
1W	TEDDINGTON LEGAL 513, 55 HOLT STREET SURRY HILLS 2010 02 8096 8143 Reference:	T TW

Amended by Rebecca Prism solicitor for purchaser and authorised by them

(C) TRANSFEROR: H.J.W. Holdings Pty. Limited (ACN 000 547 651)

(D) CONSIDERATION: The transferor acknowledges receipt of the consideration of $ 1,450,000.00 and as regards

(E) ESTATE: the abovementioned land transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED:

(G) Encumbrances (if applicable):

(H) TRANSFEREE: Manly Vale Developments No.2 Pty Ltd (ACN 604 334 796)

(I) TENANCY:

DATE

(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Company: H.J.W. Holdings Pty. Limited (ACN 000 547 651)
Authority: section 127 of the Corporations Act 2001

Signature of authorised person:
Name of authorised person: Jennifer Wandl
Office held: Director

Signature of authorised person:
Name of authorised person: Robert Wandl
Office held: Director

Certified correct for the purposes of the Real Property Act 1900 on behalf of the transferee by the person whose signature appears below.

Signature:

Signatory's name: Dumisile Esther Daka
Signatory's capacity: solicitor

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 802528 Full name: Dumisile Esther Daka Signature:

* *s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.*

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

1303

Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: AUTO CONSOL 13720-5

SEARCH DATE	TIME	EDITION NO	DATE
5/3/2020	10:42 AM	9	17/12/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY WESTPAC BANKING CORPORATION.

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA NORTHERN BEACHES
PARISH OF MANLY COVE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP11320

FIRST SCHEDULE

MANLY VALE DEVELOPMENTS NO.2 PTY LTD (T AJ446247)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AJ607824 MORTGAGE TO WESTPAC BANKING CORPORATION
3 AN901146 LEASE TO HENG BUN & SOKHOM KONG EXPIRES: 10/5/2023.
OPTION OF RENEWAL: 5 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 21-22 IN DP11320.

*** END OF SEARCH ***

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Historical Title

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
12/3/2020 12:26PM

FOLIO: 25/11320

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 4166 FOL 113

Recorded	Number	Type of Instrument	C.T. Issue
14/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
5/7/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
10/5/1991	Z643029	SURRENDER OF LEASE	EDITION 1
21/8/1997		AMENDMENT: LOCAL GOVT AREA	
26/10/1998	5353078	DISCHARGE OF MORTGAGE	
26/10/1998	5353079	TRANSFER	EDITION 2
22/11/1999	6361641	LEASE	EDITION 3
8/11/2001	8096689	MORTGAGE	EDITION 4
29/4/2003	9561077	LEASE	EDITION 5
27/6/2005	AB579079	SURRENDER OF LEASE	
27/6/2005	AB579080	LEASE	EDITION 6
6/9/2006	AC578374	DISCHARGE OF MORTGAGE	
6/9/2006	AC578375	MORTGAGE	EDITION 7
10/10/2007	AD477247	DISCHARGE OF MORTGAGE	
10/10/2007	AD477248	TRANSFER	EDITION 8
24/4/2008	AD913142	LEASE	EDITION 9
1/9/2011	AG470472	LEASE	EDITION 10
18/10/2013	AI98961	TRANSFER OF LEASE	
30/5/2014	AI623508	VARIATION OF LEASE	
9/3/2018	AN179357	LEASE	EDITION 11
7/5/2019	AP226185	SURRENDER OF LEASE	EDITION 12

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE
12/3/2020 12:26PM

FOLIO: 25/11320 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
11/6/2019	AP311934	TRANSFER	EDITION 13
29/7/2019	AP417773	CHANGE OF NAME	EDITION 14
15/8/2019	AP465308	MORTGAGE	EDITION 15 CORD ISSUED

*** END OF SEARCH ***

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Received: 12/03/2020 12:26:25

Req:R783861 /Doc:DL 5353079 /Rev:28-Oct-1998 /NSW LRS /Pgs:ALL /Prt:12-Mar-2020 12:26 /Seq:1 of 1
© Office of the Registrar-General /Src:INFOTRACK /Ref:INFOTRACKanly VAle 321-331 Condamine St

Licence: MID/0734/97

TRANSFER

New South Wales
Real Property Act 1900

5353079K

Office of State Revenue use only

OFFICE OF STATE REVENUE
(N.S.W. TREASURY)
1996/97 S2
NO STAMP DUTY IS PAYABLE ON THIS INSTRUMENT

Section 68

(A) **LAND TRANSFERRED**

If appropriate, specify the share or part transferred.

FOLIO IDENTIFIER 25/11320

(B) **LODGED BY**

LTO Box	Name, Address or DX and Telephone
1091M	NICHOLAS ANGELOS & CO SOLICITORS DX 9805 NEWTOWN TEL: 9516 4544 Reference (15 character max): VASILANGOS

(C) **TRANSFEROR** **DIMITRA VASILANGOS**

(D) acknowledges receipt of the consideration of $ and as regards the land specified above transfers to the transferee an estate in fee simple. Pursuant to Orders made under the Family Law Act, 1975 on the 29th July, 1998.

(E) Encumbrances (if applicable): 1. 2. 3.

(F) **TRANSFEREE**

T **TS** (s713 LGA) **TW** (Sheriff)	**ARTHUR VASILANGOS**

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. **DATE** 5 October 1998

Signed in my presence by the Transferor who is personally known to me.

.....
Signature of Witness

Robert Williams
.....
Name of Witness (BLOCK LETTERS)

Lvl 6 Pitt Row 82 Broadway Solicitors.
.....
Address of Witness

D. Vasilangos
.....
Signature of Transferor

Signed in my presence by the Transferee who is personally known to me.

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

.....
Signature of Transferee's Solicitor
Nicholas Angelos

Checked by (LTO use) .....

W:\961706\24540.

Req:R783863 /Doc:DL AD477248 /Rev:11-Oct-2007 /NSW LRS /Pgs:ALL /Prt:12-Mar-2020 12:26 /Seq:1 of 1
© Office of the Registrar-General /Src:INFOTRACK /Ref:INFOTRACKanly VAle 321-331 Condamine St

Form: 01T
Release: 3.0
www.lands.nsw.gov.au

(1)

TRANSFER

New South Wales
Real Property Act 1900

AD477248V

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar-General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

NEW SOUTH WALES DUTY
10-10-2007 0004615705-001

STAMP DUTY Office of State Revenue use only

SECTION 19(2)
DUTY $ **********2.00

(A) **TORRENS TITLE** Folio Identifier 25/11320

(B) **LODGED BY**

Document Collection Box	Name, Address or DX and Telephone	CODES
1091M	Re SOPHIA ANGELOS 1237888N DX 9805 NEWTOWN Reference: S. ANGELOS	T TW (Sheriff)

(C) **TRANSFEROR** Arthur VASILANGOS

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 610,000.00 and as regards

(E) **ESTATE** the land specified above transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** Sophia ANGELOS

(I) **TENANCY:**

DATE 10/10/07

(J) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of witness:

Name of witness: ROSS WEBB.
Address of witness: 18 FLINDERS CRES.
HINCHINBROOK

Signature of transferor:

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the transferee.

Signature of witness:

Name of witness: Dione Angelos
Address of witness: 207-209 Maroubra Road
Maroubra NSW 2035

Signature of transferee:

Req:R783864 /Doc:DL AP311934 /Rev:11-Jun-2019 /NSW LRS /Prt:12-Mar-2020 12:27 /Seq:1 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:Manly VAle 321-331 Condamine St

System Document Identification

Form Number: 01T-e
Template Number: T_nsw16
ELN Document ID: 10652646
ELN NOS ID: 10652647

TRANSFER

New South Wales
Real Property Act 1900

Land Registry Document Identification

AP311934

Stamp Duty: 9597558-001

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

LODGED BY:

Responsible Subscriber:	SHAD PARTNERS ABN 32114943396
Address:	92 Gow ST Padstow 2211
Telephone:	
PEXA Subscriber Number:	15860
Customer Account Number:	501791T
Document Collection Box:	985X
Client Reference:	ANGELOS sale Ma

LAND TITLE REFERENCE

25/11320

TRANSFEROR

SOPHIA ANGELOS

TRANSFEREE

MANLY VALE DEVELOPMENTS NO 2 PTY LTD ACN 604334796
Registered company

Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of $1,600,000.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferor.

Party Represented by Subscriber:

SOPHIA ANGELOS

Signed By: Andreana Angelos
PEXA Signer Number: 49996
Signer Capacity: Practitioner Certifier
Digital Signing Certificate Number: 28397

Signed for Subscriber: NICHOLAS PANAYI ANGELOS ABN 66217384767

NICHOLAS ANGELOS & CO

Subscriber Capacity: Representative Subscriber
PEXA Subscriber Number: 19821 **Customer Account Number:** 502159
Date: 11/06/2019

SIGNING FOR TRANSFEREE

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferee.

Party Represented by Subscriber:

MANLY VALE DEVELOPMENTS NO 2 PTY LTD

Signed By: Matthew Shad **Signer Capacity:** Practitioner Certifier
PEXA Signer Number: 37762 **Digital Signing Certificate Number:** 18385

Signed for Subscriber: SHAD LEGAL SERVICES PTY LTD ABN 32114943396
SHAD PARTNERS

Subscriber Capacity: Representative Subscriber
PEXA Subscriber Number: 15860 **Customer Account Number:** 501791
Date: 11/06/2019

Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 25/11320

SEARCH DATE	TIME	EDITION NO	DATE
12/3/2020	12:27 PM	15	15/8/2019

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY WESTPAC BANKING CORPORATION.

LAND

LOT 25 IN DEPOSITED PLAN 11320
LOCAL GOVERNMENT AREA NORTHERN BEACHES
PARISH OF MANLY COVE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP11320

FIRST SCHEDULE

MANLY VALE DEVELOPMENTS NO.2 PTY LTD (CN AP417773)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AP465308 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 12/03/2020 12:27:09

Req:R742785 /Doc:CT 13263-077 CT /Rev:23-Dec-2010 /NSW LRS /Pgs:ALL /Prt:05-Mar-2020 10:44 /Seq:1 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:INFOTRACKanly VAle 321-331 Condamine St

13263077

CERTIFICATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900

Vol. 13263 Fol. 77

EDITION ISSUED

4 3 1977

13263 Fol. 77

Appln. No. 18803

Prior Title Vol. 6857 Fols. 165 & 166

(Page 1) Vol. .....

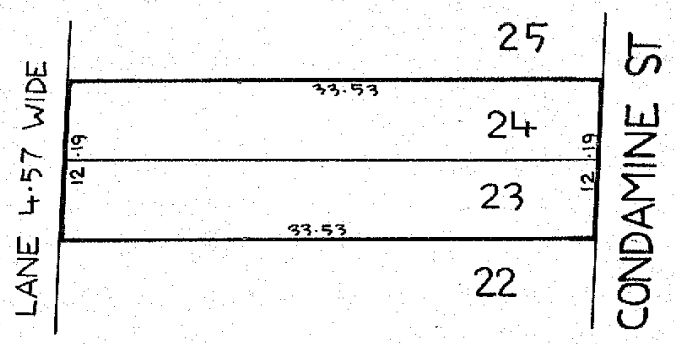
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Registrar General.

CANCELLED

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



AREA: 404.7 m²

REDUCTION RATIO 1:400

Q35403

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lots 23 and 24 in Deposited Plan 11320 in the Shire of Warringah Parish of Manly Cove and County of Cumberland being part of Portion 1285 granted to D'Arcy Wentworth on 25-7-1818.

FIRST SCHEDULE

MILSTON INVESTMENTS PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Lease No. N840628 of premises known as Lock up Shops Nos. 327 and 327A Condamine Street, Manly Vale to George Polgar of East Lindfield, Estate Agent. Registered 20-5-1974.~~ Expired 15-6-1984
3. Lease No. P963432 of premises known as Lock up Shop No. 329 Condamine Street, Manly Vale (together with rights) to Joyce Edith Campbell of Harbord and Denise Ida Ball of Cromer, Hairdressers. Date of Expiry 17-3-1981. Registered 9-12-1976.

Office A/c 12mar entered 17/2/86

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

Vol. 13263 Fol. 77

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
DP 737259 Registered 5/1/1987 upon creation This folio is cancelled as to whole/part in the of computer folios for lots 123 abovementioned plan.					

V165270 L
(327 Condamine St)
DP737259
W593805L
Lease plans
W636729X
Delay

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
V165270			Lease to Potter & Co.Pty.Limited of office premises, 327 Condamine Street, Manly Vale, with and reserving rights and option of renewal. Expires 14-2-1987. Registered 15-6-1984.					

(Page 2 of 2 pages)

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

Req:R742785 /Doc:CT 13263-077 CT /Rev:23-Dec-2010 /NSW LRS /Pgs:ALL /Prt:05-Mar-2020 10:44 /Seq:2 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:INFOTRACKanly VAle 321-331 Condamine st

Historical Title

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
5/3/2020 10:42AM

FOLIO: 123/737259

First Title(s): OLD SYSTEM
Prior Title(s): VOL 13263 FOL 77

Recorded	Number	Type of Instrument	C.T. Issue
6/1/1987	DP737259	DEPOSITED PLAN	FOLIO CREATED EDITION 1
20/1/1987	W636729	REQUEST	
20/1/1987	W593808	LEASE	EDITION 2
16/7/1991	Z739669	LEASE	EDITION 3
12/11/1993	I792677	TRANSFER OF LEASE	EDITION 4
29/12/1995	O804378	LEASE	EDITION 5
27/8/1997		AMENDMENT: LOCAL GOVT AREA	
12/1/1999	5520407	LEASE	EDITION 6
4/2/1999	5569061	LEASE	EDITION 7
7/2/2001	7394234	SURRENDER OF LEASE	
7/2/2001	7394235	LEASE	EDITION 8
24/4/2002	8537710	TRANSFER OF LEASE	EDITION 9
7/1/2004	AA302041	LEASE	EDITION 10
23/1/2004	AA355356	LEASE	EDITION 11
21/3/2004	AA501351	DEPARTMENTAL DEALING	
1/12/2005	AB954279	TRANSFER OF LEASE	
8/9/2009	AE867826	LEASE	EDITION 12
28/1/2011	AG27795	VARIATION OF LEASE	
16/2/2011	AG68349	LEASE	EDITION 13
1/12/2014	AJ75312	LEASE	EDITION 14
4/3/2015	AJ306942	CAVEAT	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE
5/3/2020 10:42AM

FOLIO: 123/737259

Recorded	Number	Type of Instrument	C.T. Issue
29/6/2015	AJ607821	WITHDRAWAL OF CAVEAT	
29/6/2015	AJ607822	TRANSFER	
29/6/2015	AJ607823	MORTGAGE	EDITION 15
17/10/2016	AK660885	REQUEST	
17/10/2016	AK660886	LEASE	EDITION 16
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 17 CORD ISSUED
2/7/2019	AP355059	LEASE	EDITION 18 CORD ISSUED

*** END OF SEARCH ***

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Received: 05/03/2020 10:42:58

Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 123/737259

SEARCH DATE	TIME	EDITION NO	DATE
5/3/2020	10:42 AM	18	2/7/2019

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY WESTPAC BANKING CORPORATION.

LAND

LOT 123 IN DEPOSITED PLAN 737259
AT MANLY COVE
LOCAL GOVERNMENT AREA NORTHERN BEACHES
PARISH OF MANLY COVE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP737259

FIRST SCHEDULE

MANLY VALE DEVELOPMENTS NO.2 PTY LIMITED (T AJ607822)

SECOND SCHEDULE (4 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AJ75312 LEASE TO DOMINO'S PIZZA ENTERPRISES LIMITED BEING 327 CONDAMINE STREET, MANLY VALE. EXPIRES: 2/7/2021.
3 AJ607823 MORTGAGE TO WESTPAC BANKING CORPORATION
4 AP355059 LEASE TO SHINGTHAI PTY LTD OF 329 CONDAMINE STREET, MANLY VALE. EXPIRES: 30/6/2022. OPTION OF RENEWAL: 3 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Appendix F - Correspondence from SafeWork NSW

NSW GOVERNMENT | SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252
Customer Experience 13 10 50
ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D20/080916

5 March 2020

Ms Li Wei
EI Australia
Suite 6.01
55 Miller St
PYRMONT NSW 2009

Dear Ms Wei

RE SITE: 321-331 Condamine St, Manly Vale NSW 2093

I refer to your site search request received by SafeWork NSW on 2 March 2020 requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.auw

Yours sincerely

Customer Service Officer
Customer Experience - Operations
SafeWork NSW

Appendix G - Council Files

WARRINGAH SHIRE COUNCIL
ACTION RECORD

FILE No. **P.F. 1075/321**

PART No.

STREET No. 321 STREET Condamine St SUBURB Manly Vale

LOT No. ..... PORTION No. ..... D.P. .....

TYPE OF BUILDING ..... APPROVAL No. .....

RELATED FILES: ..... TIME PERIOD .....

Folio	FOR ACTION		ACTION TAKEN			Folio	FOR ACTION		ACTION TAKEN		
	Referred To	On Date	INITIALS	DATE RETND. RECORDS	RESUB. DATE		Referred To	On Date	INITIALS	DATE RETND. RECORDS	RESUB DATE
	P Christmas	15.2.86	PC								
	L. SANCHEZ	18/2	LS								
	PCHRISTMAS	7/4	PC								
	L-SANCHEZ	28/4	LS								
	P CHRISTMAS	29.4	PC								
	DU	13.5	NJ								
	Paul Christmas	16/5	PC								
	L-SANCHEZ	29/5	LS								
	P.Christmas	30.5	PC								
	J HARRISON	12.6	JH								
	P.Christmas	12/6	PC								
	DU	12/6	NJ								
	M Quinlan	16/6	MQ								
	DU	20/6	NJ	23/6							
R	TPDU	7-7-86	LS								
	M.ATHWIN	10.7.86	MA	10.7.86							
R	Sandy	1-12-86	LS								
	JBARRINGTON	2.12.86	JB								
	C-Kades	20/1/87	JB	29.1.87							
	File	30/1/87									
	D Smith	4/2/87		4.2.87							
	File -	18/2									
R	TPDU	3/6/87	LS								
	JBARRINGTON	5.6.87	JB	11/6/87							
R	DEP Survey	5.7.87		23/7/87							
R	TPDU TMC	26/8/87	LS								
	FILE	8.9.87									
R	B Andrews	4.7.88	MA	11/10							
R	L. Seagg	8/12/88									
	File	16/12									
R	B. Andrews	17/3	BA	15/3/94							

FILES

12556

MAKE UP NEW FILE COVER NOW

P.F. 1075/321

FILE No.

SUBJECT 321 CONDAMINE ST.

MANLY VA

RELATED FILES

Folio	FOR ACTION Referred To	On Date	ACTION TAKEN INITIALS	DATE RETND. RECORDS	RESUB. DATE
1.	File	11/3/77	RS		
	FILE CENSUS 1977				
	J Raven	12/11/80	JR	20/11	
	File	20/11/80	EJ		
	Plans RP/SE	8.8.85			
	JMcK	19/9/85	JMcK		
	P Christmas	19/9	PC		
	D. Smith	25/9	[illegible]		
	P Christmas	1/10	PC		
	J. Harrison	22/10	JH		
	P Christmas	28.10	PC		
	R.P.	14/11	RP		
	P. Christmas	19/11	PC		
	R Player	20/11	—		
	D Hunt	30/11	HK	2/1	
DH	TD	13-1-86			
	DH	20/1/86	DH		
	P. Christmas	29/1			
	① DU	3/2	DU		
	② P. Christmas	5/2	PC		
	K. Smales	13/2			
	P.CHRISTMAS	13-2-86			

Folio	FOR ACTION Referred To	On Date	ACTION TAKEN INITIALS	DATE RETND. RECORDS

HEALTH & BUILDING DEPT

0077A

INTER-DEPARTMENTAL COMMENT FORM

DA 1075/321-C

CNR 22116

(VIA DEVELOPMENT UNIT)

TO: * TOWN PLANNING DEPARTMENT

FROM: Glaad NAME 3/6/87 DATE

Your Department's comments are required in respect of:

Final inspection - Any O/s req's?

TYPE OF STRUCTURE PROPOSED (WHERE APPLICABLE):

SUBJECT LAND/ADDRESS: LOT CNR 20 DP 11320 STREET NO. 321

STREET Condamine St SUBURB Manly Vale

COMMENT:

No T.P. objection

12/6/87

Development Unit Endorsement Stamp

RECEIVED AT DEVELOPMENT UNIT ON: 4/6

REFERRED TO: Warriewood

RETURNED ON:

SIGNATURE

DATE

CIVIC CENTRE,
DEE WHY,

Memo from...

To File

Spoke with Peter Formosa today (22/1)
He believes builder did not change height but that some other external changes have been made. Peter Formosa will advise us of these for any necessary action.

22/1

Agreed
29/1

4S

THE WARRINGAH SHIRE COUNCIL

HEALTH & BUILDING DEPT.

MEMORANDUM FORM

Date 27/11/86

FROM Bgaal
Mob. 2 Peter-Formosa 360

TO T/P dept.

SUBJECT:

321 Condamine St Manly Vale
Cnr. Sunshine

2 Storey building additions - ~~lot~~

Builder advises slight increase in height to make allowance for minimum awning height over the foot path.

For your information. BG

B - pl. send ext from HTB as to extent of change in L. Light - if insignificant, w.f.a. required.

Leland Lauchy
2.12.86

Carolyn
Can you please take this over - as per telephonic instructions to me on 2-12-86. Ta.

2/12 P.F. to phone back.

2011

HEALTH & BUILDING DEPT

0077A

INTER-DEPARTMENTAL COMMENT FORM

(VIA DEVELOPMENT UNIT)

TO: * TOWN PLANNING DEPARTMENT

FROM: Roger NAME 7/7. DATE

Your Department's comments are required in respect of: Shop.

TYPE OF STRUCTURE PROPOSED (WHERE APPLICABLE):

SUBJECT LAND/ADDRESS: LOT 20 DP STREET NO. 321

STREET Londsdaine Rd SUBURB Manly Vale

COMMENT:

Site zoned 3(c)
Consent 86/211 issued 19.6.86 for Alts. & adds to grd. flr. comm. premises & erection of a dwg @ 1st flr. level.
Submitted BA plan checked against E/P condition of Consent 86/211 (ie nos. 1-5, 13-14).
Provided applicant complies & all conditions of Consent 86/211, (esp. bricks to match existing) not E/P objections to release of BA

Development Unit Endorsement Stamp

RECEIVED AT DEVELOPMENT UNIT ON: 9/7.

REFERRED TO: M. ATTWILL

RETURNED ON:

SIGNATURE M. Attwill

DATE 10.7.86

WARRINGAH SHIRE COUNCIL

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

TELEPHONE 982 0333

All correspondence to be addressed to The General Manager
In reply please quote

MQ/mb: 0024d: PF 1075/321

23rd June 1986

Mr H Wandl
4 Wicklow Pl
KILLARNEY HEIGHTS NSW 2093

Dear Mr Wandl

re: Proposed Development - 321 Condamine St, Manly Vale

Thank you for your recent letter in response to Council's notification to you of the above proposal.

On 13th June 1986 it was decided to grant development consent to the application, subject to a number of conditions which Council felt should be imposed on the development. You are invited to view the Consent No. 86/211 listing these conditions at the Civic Centre, Dee Why, (Town Planning Department, Level 3) between the hours of 8.30am to 4.00pm, Monday to Friday excepting Public Holidays.

Thank you for your interest in this matter.

Yours faithfully

John R Castle
DEPUTY SHIRE CLERK

Enquiries:
Mr P Christmas, Town Planning Branch
8.30-10.30am, Mon-Fri

WARRINGAH SHIRE COUNCIL

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

TELEPHONE 982 0333

All correspondence to be addressed to The General Manager
In reply please quote

MQ/mb: 0024d: PF 1075/321

23rd June 1986

J A Oates
1 Sunshine St
MANLY VALE NSW 2093

Dear Sir/Madam

re: Proposed Development - 321 Condamine St, Manly Vale

Thank you for your recent letter in response to Council's notification to you of the above proposal.

On 13th June 1986 it was decided to grant development consent to the application, subject to a number of conditions which Council felt should be imposed on the development. You are invited to view the Consent No. 86/211 listing these conditions at the Civic Centre, Dee Why, (Town Planning Department, Level 3) between the hours of 8.30am to 4.00pm, Monday to Friday excepting Public Holidays.

Thank you for your interest in this matter.

Yours faithfully

John R Castle
DEPUTY SHIRE CLERK

Enquiries:
Mr P Christmas, Town Planning Branch
8.30-10.30am, Mon-Fri

CIVIC CENTRE,
DEE WHY, 19/6

Memo from...

To File

Letter to representations drafted
19/6

md

WARRINGAH SHIRE COUNCIL

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

TELEPHONE 982 0333

All correspondence to be addressed to The General Manager
In reply please quote MQ/AE SF 1075/321 1575D

19th June 1986

T Sakellaris
321 Condamine Street
MANLY VALE NSW 2093

Dear Sir/Madam

re: Development Application No. 1986/12 at Lot 20, DP 11320, No 321 Condamine Street, Manly Vale for alterations and additions to ground floor commercial premises and erection of a dwelling at first floor level.
Consent No. 86/211

I have pleasure in attaching Consent under section 91 of the Environmental Planning & Assessment Act, 1979, for the above land, and where relevant a copy 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.

Please note that where any building work is proposed as a result of the attached consent, a Building Application, together with plans and specifications complying with the conditions of the consent, is to be submitted to Council's Health & Building Branch and approval obtained prior to any work commencing.

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 the belowmentioned Officer who will be pleased to assist you.

Yours faithfully

F L Thomson
GENERAL MANAGER/
SHIRE CLERK

Enquiries:
Mr P Christmas, Town Planning Branch
8.30-10.30am, Mon-Fri

Encl

WARRINGAH SHIRE COUNCIL

COPY

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

TELEPHONE 982 0333

All correspondence to be addressed to The General Manager
In reply please quote MQ/AE SF 1075/321 1575D

CONSENT NO: 86/211

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

NOTICE TO APPLICANT OF DETERMINATION

OF A DEVELOPMENT APPLICATION

Applicant's Name and Address: T Sakellaris, No 321 Condamine Street, Manly Vale NSW 2093

Being the applicant in respect of Development Application No. 1986/12.

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. 1986/12 relating to the land described as follows:-

Lot 20, DP 11320, No 321 Condamine Stret, Manly Vale

For the following development:-

Alterations and additions to ground floor commercial premises and erection of a dwelling at first floor level

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

1. Development being generally in accordance with plans numbered 1066, dated 30.12.85, submitted 13.1.86 and plans unnumbered, undated, submitted 12.5.86 as modified by any conditions of this Consent.

2. No signs to be displayed without a separate approval.

3. 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.

4. The provision of 3 car parking spaces generally in accordance with the requirements of Council's Car Parking Policy (Warringah Development Control Plan No 2), adopted TPBC 4.6.85, in force from 15.6.85, as amended.

5. All parking areas on plans granted consent herein being used solely for this purpose.

6. All loading and unloading to take place within the boundaries of the subject property.

WARRINGAH SHIRE COUNCIL

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

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CONSENT NO: 86/211

7. No parking of vehicles, display or sales of goods on the footpath or on that part of the property between the road and the building alignment.

8. Stormwater from the property being piped by gravitational means to Council's stormwater system and to the satisfaction of Council's engineer.

9. All rooms in the building being ventilated in accordance with the provisions of Ordinance 70.

10. Any windows the head of which exceeds 6.5m above ground level being capable of being cleaned in accordance with Clause 53.8 of Ordinance 70.

11. Openings in external loadbearing walls exceeding 1.8m wide to have lintels with a fire resistance rating of 3 hours.

12. Waste and garbage being stored within the building.

13. That the dwelling house shall be occupied only by the proprietors of the existing shop or proposed commercial premises at ground level.

14. Terrace to be increased in size as marked in red on approved plans details to be submitted with the building application and be to Council's satisfaction.

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 Envionmental 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 19 JUN 1986

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.

CONSENT

WARRINGAH SHIRE COUNCIL

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

TELEPHONE 982 0333

All correspondence to be addressed to The General Manager
In reply please quote MQ/AE SF 1075/321 1575D

CONSENT NO: 86/211

(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.

F L Thomson
GENERAL MANAGER/
SHIRE CLERK

per .....

Date 19 JUN 1986

CONSENT

Report to Development Unit, 13 JUN 1986

DEVELOPMENT APPLICATION (No. 1986/12)
(Lodged 13.1.86)

FILE SF 1075/321

PROPOSAL Alterations and additions to ground floor commercial premises and erection of a dwelling at first floor level.

LOCATION AND LAND DESCRIPTION

Corner Lot 20, DP 11320, No. 321 Condamine Street, Manly Vale. Land Dimensions: 7.62m x 33.53m (splayed corner). The site is located northwest of the junction with Sunshine Street.

PRESENT DEVELOPMENT

Single storey brick building accommodating two shop units and an office.

APPLICANT'S NAME AND ADDRESS

T Sakellaris
321 Condamine Street
MANLY VALE NSW 2093

PLANNING CONTROL

Neighbourhood Business 3(c) under Warringah local Environmental Plan 1985. Proposal permissible with Council's consent.

INTRODUCTION

The subject application arises from preliminary plans submitted in August 1985, inviting Council's comment regarding proposed alterations and additions to ground floor shops and erection of a dwelling at first floor level on the subject site. Council's letter dated 31st December 1985 provided the applicant with detailed information regarding the requirements under Council's Development Control Plan - Carparking, the compatibility of the proposal with adjoining development and certain requirements under Ordinance 70. The applicant was further advised that the subject proposal is permissible only with the consent of Council. Development application was lodged on 13.1.86.

Plans originally submitted with the application propose the extension of the existing ground floor office by 22 sq.m. and an additional new shop/office of 31 sq.m. to the rear of the site at ground floor level. The first floor addition consists of a dwelling containing 2 bedrooms, study, dining/living area, kitchen, amenities and terrace area. Amended plans received on 16th May 1986 propose to reduce the length of the proposed building by 2.5m and provide increased access to the proposed carparking spaces. They also delete the proposed study at first floor level.

HEALTH AND BUILDING COMMENTS (29.1.1986 & 26.5.1986)

The proposal involves frontage to Sunshine Street of some 20m with a nil setback. Given similar development on a nil building line on the opposite side of Sunshine Street, Health & Building approves a building line variation to Sunshine Street as proposed (i.e. a nil building).

No objection in regard to Ordinance 70 requirements subject to:-

1. Model Conditions: 7W, 8W, 15W, 21W (3 hours) & 24W.

2. Terrace to be increased in size as marked in red on approved plan.

ENGINEERING COMMENTS (11.2.1986 & 20.5.1986)

No objections or requirements of an engineering or traffic engineering nature.

ENVIRONMENTAL PLANNING COMMENTS

The existing single storey building is located on a corner allotment and7adjoins development to the north and south (opposite Sunshine Street) of a similar scale to that proposed. The subject site is constrained by a site area of 255 sq.m. The amended plans indicated that the proposed 2 storey building will provide a site cover of 65% and floorspace ratio of 1.1:1. The design of the proposed additions compliments the existing building and other development in this neighbourhood business area in terms of bulk and appearance. External materials will match the existing brick finishes.

The applicant has advised of the use of the proposed ground floor premises as commercial premises. Under Council's DCP - Carparking two carparking spaces are required for the 53 sq.m. of floorspace at ground level, while one additional carspace is required for the 2 bedroom dwelling. Three carparking spaces are proposed. The width of carspaces is restricted by a narrow site width of 7.62m, the 3 carspaces are a maximum width of 5.56. 2.7m width is required for carspaces adjoining obstructions under Council's policy. The proposed spaces will be primarily of a long stay nature and there are no objections to the minor departure from Council's carparking DCP regarding width.

The proposed rear access area 3.7m between carparking spaces and the rear boundary, is considered satisfactory in combination with the 5m wide access lane adjoining the rear of the site. Adequate manoeuvring area therefore exists on site.

Warringah Local Environmental Plan, 1985 requires that any consent for a dwelling house in the subject Neighbourhood Business 3(c) zone be "attached to and used in conjunction with shops and commercial premises". Whilst the proposed dwelling is directly above the proposed commercial premises at ground level, the subject application does not stipulate the use of the proposed dwelling to be in conjunction with the ground floor premises. At a meeting involving the applicant, Council was advised that the owners of the existing shop premises will reside in the dwelling unit above.

In accordance with Council's policy the application was notified to five adjoining landowners. Whilst no objection was raised to the proposed development, concern was raised concerning the adequacy of the rear lane, being of narrow width, and the appearance of the proposed building facade adjoining Sunshine Street. The application has been fully assessed under the provisions of Warringah Local Environmental Plan, Council's DCP - Carparking and site area constraints and no objection is raised to the proposal subject to conditions outlined in the recommendation below.

RECOMMENDATION (CONSENT)

Development or alterations and additions to ground floor commercial premises and erection of a dwelling at first floor level at Lot 20, DP 11320, No. 321 Condamine Street, Manly Vale be granted consent subject to the following conditions:-

1. Model Conditions:

1A	(Development being generally in accordance with plans numbered 1066, dated 30.12.85, submitted 13.1.86 and plans unnumbered, undated, submitted 16.5.86)
3A	(No signs without separate approval)
4A	(External components included at building application stage)
2B	(The provision of 3 car parking spaces)
4B	(Parking areas used solely for this purpose)
2E	(Loading and unloading within boundaries)
1F	(No parking vehicles or sales of goods on footpath)
7W	(Stormwater from the property being piped)
8W	(All rooms in the building being ventilated)
15W	(Windows capable of being cleaned
21W	(Openings in external loadbearing walls exceeding 1.8m wide lintels with a fire resistance rating of 3 hours)
24W	(Waste and garbage being stored within the building)

2. That the dwelling house shall be occupied only by the proprietors of the existing shop or proposed commercial premises at ground level.

3. Terrace to be increased in size as marked in red on approved plans details to be submitted with the building application and be to Council's satisfaction.

4945r

PAGE

Report to Development Unit, 13 JUN 1986

James R Hume. (signed) 13/6/86. (date)

DECISION OF DEVELOPMENT UNIT 13 JUN 1986 :

ADOPTED

INSTRUMENT OF EXERCISE OF DELEGATED AUTHORITY

The within application for DEVELOPMENT CONSENT is hereby DETERMINED as set out above, including any additional conditions/reasons, pursuant to delegated authority granted by Council on 25.7.79.

CHAIRMAN

DEVELOPMENT UNIT

DATE: 16/5/86

FILE NO: PF 1075/321

D.A. NO: 12

FOLIO: 6.D.0012

SUBJECT: APPLICATION FOR DEVELOPMENT CONSENT

PROPOSAL: (Full details to be stated) continuance of existing shop + office (GRD) Erection of new shop or office for letting (GRD) Erection of dwelling As A first floor. (Ammended Plans)

APPLICANT: T. Sakellaris

LOT NO: 20. SECTION: F D.P. 11320 STREET NO: 321

STREET: Condamine St SUBURB: Manly Vale.

HEALTH AND BUILDING/ENGINEERS COMMENTS: P. C.

No Hth Objections in regard to Condition requirements subject to:-

Market Cond 7m, 8m, 15m, 21m (3 Lm) 24m.

26/5/86

DEVELOPMENT UNIT

DATE: 14/11/86

FILE NO: SF. 1075/321

D.A. NO:

FOLIO: 500012

SUBJECT: APPLICATION FOR DEVELOPMENT CONSENT

PROPOSAL: (Full details to be stated) CONTINUANCE OF EXISTING SHOP AND OFFICE (GRS) ERECTION OF NEW SHOP OR OFFICE FOR LETTING (GRS) ERECTION OF DWELLING AS A FIRST FLOOR

APPLICANT: T SAKELLARIS.

LOT NO: COR LOT 20. SECTION: D.P. 11320. STREET NO: 321

STREET: CONSTANTINE ST. SUBURB: MANLY VALE

HEALTH AND BUILDING/ENGINEERS COMMENTS: P.C

~~For the~~ I Gwo Ltd

Sunshine St 20M. similar development at rear building line on opposite side of ~~Sunshine~~ St HOB approx rear B/L equation to ~~King~~ Sunshine St as proposed

Subject to B/L

No H&B objection in regard to Ord 70 requirements subject to:-

Model Cond 7W, 8W, 15W, 21W (3 lvls) 29W.

1) Study to be increased to a min of 7.5m²

2) Terrace to be increased to size as marked in red on approved plan.

29/1/86

CIVIC CENTRE,
DEE WHY,

Memo from... P. Christmas 21/5/86

To FILE — Background to DA.

21 Dec 1985 Cl's letter advising of req't of DCP-CP. + Ord 70. req'ts.
13 Jan 1986 DA lodged
14 Feb 1986 Notif complete
5 Feb 1986 Letter from DU requiring Add. fees.
Draft letter requiring Add. info not sent
Report drafted by 18/2.
7 April 1986 ~~Discussion~~ meeting with applicant
Sue Pla + myself invited to ~~discuss~~ ~~resolve~~
a number of unresolved problems.
11 April 1986 Meeting with applicant + Arch.
Amended plans invited
2 May 1986 Further confirmation of Cl's req't
by letter
16 May 1986 Amended plans rec'd.

DEVELOPMENT UNIT

DATE: 16/5/86

FILE NO: PF 1075/321

D.A. NO: 12

FOLIO: 6.0.0012

SUBJECT: APPLICATION FOR DEVELOPMENT CONSENT

PROPOSAL: (Full details to be stated) continuance of existing shop + office (GRD), Erection of new shop or office for letting (GRD) Erection of dwelling as 1 first floor. (Ammended plans)

APPLICANT: T. Sakellaris

COR LOT.

LOT NO: 20. SECTION: F D.P. 11320 STREET NO: 321

STREET: Condamine St SUBURB: Manly Vale

HEALTH AND BUILDING/ENGINEERS COMMENTS: P.C.

> No objns or reqts of an engineering nature.

P Rees 20/5/86

CIVIC CENTRE,
DEE WHY,

Memo from...

To DO.

Am. plans.
A/O = P. CHRISTMAS
t.date = 9.6.86.

P.C — further notification not necessary.
Have the points raised in Cdls
letter of 2.5.86 been addressed?

L Sanchez

CIVIC CENTRE,
DEE WHY,

Memo from...

To DU.

These ammended plans require handbooks.
Original Plans must accompany.

Could you pl. distribute ASAP.

Thankyou.

Dist at DU 16/5 PC
N. Thoms.

WARRINGAH SHIRE COUNCIL

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

TELEPHONE 982 0333

All correspondence to be addressed to The General Manager
In reply please quote PC:RVG SF 10757321 0414C

2nd May 1986

Mr T Sakellaris
321 Condamine Street
MANLY VALE NSW 2093

Dear Mr Sakellaris

Re: Development Application for alterations and additions to ground floor shops and erection of a dwelling at first floor level at No. 321 Condamine Street, Manly Vale

Reference is made to a meeting involving yourself, Mr Economedes and Council Officers on 11th April 1986 at the Civic Centre. The meeting was held in order to discuss several deficiencies regarding the abovementioned application as submitted.

As you will recall, several problems arising from the plans submitted on 13th January 1986 were outlined. The problems are as follows:-

1. Use of the proposed new premises must be nominated as either 'shop' or 'commercial premises', not as either. If nominated as a 'shop', the proposed parking spaces (3) are inadequate as four spaces are required under Council's Development Control Plan No. 2 - Carparking.

2. Warringah Local Environmental Plan 1985 requires that dwelling houses in neighbourhood business 3(c) zones be "attached to and used in conjunction with shops and commercial premises". Whilst the proposed dwelling is satisfactorily attached to the proposed shops and offices at ground floor level, you are required to indicate how the proposed dwelling is to be used in conjunction with either the shops and offices.

3. The proposed study at first floor level is required to have a minimum floor area of 7.5sqm in accordance with the requirements of Ordinance 70.

4. Council policy requires dwellings in commercial zones to have a minimum 50sq m of private open space. The proposed terrace should therefore be increased in area by 5sq m to comply with this requirement.

.../2

As also discussed with Council officers on 11th April 1986, the proposed parking arrangements are considered unsatisfactory - the spaces are less than the required width under the Carparking Development Control Plan (being 2.5m) and an inadequate access aisle is provided for manoeuvring into the spaces. In summary the proposal is considered an overdevelopment of the site resulting in inadequate parking and access arrangements and it is suggested that in preparing amended plans to comply with the abovementioned requirements, the overall scale of the proposal be reduced.

You are requested to supply Council with the required amended plans and supporting information within fourteen (14) days of this letter. The application will be determined on the information available if such information is not submitted within this period.

Should you have any further enquiries please do not hesitate to contact the belowmentioned officer who will be pleased to assist you.

Yours faithfully

L. Castle

L A Castle
DIVISIONAL MANAGER -
ENVIRONMENTAL SERVICES

Enquiries:
Mr P Christmas, Town Planning Branch
8.30-10.30am, Mon-Fri

pc: pl. initial pink copy.
follow up after 14 days.
L.S. 25.86

PC 4/5/86

CIVIC CENTRE,
DEE WHY,

Memo from...

To FILE

18/4. Applicants Archt. Mr Economedes 2687529
Not available.

21/4. Advised Mr Economedes that additional 1m setback to rear is not considered substantial. Substantial amended development plans would be required.

23/4. Applicant advised setback of 9m would be possible, reducing size of new shop and deleting 'studs' at 1st floor.
To invite amended plans indicating reduced scale.

TOWN PLANNING DEPARTMENT

To PLS From _____ Date _____

Lot ___ D.P. _____ Address 321 Condamine St

Subject _____ File No. _____

Discussion between P. CHRISTMAS & L. SANCHEZ TODAY concerning this long standing application. It was determined that discussion with applic be invited ASAP re. a number of unresolved matters. While application unsatisfactory in a number of respects (ord 70, use of flat, parking etc) CL will be willing to invite amended plans prior to determination

Paul Christmas
7/4

Applicant was called. Not at home will ring tomorrow PC 7/4
- will return call either 9/10 ASAP. Ring today.

Meeting 10 am 11/4/86 with Mr Sakellaros (Applic)
Mr Echonandes (Arch)
Mr Sanchez (TP)
Mr Christmas (TP)

The problems with the application were discussed at this meeting including requirements of HCB, carparking requirement use for shop / office and dwelling used in conjunction with any of the ground floor shops

The applicant advised that ~~some~~ he will both live in proposed flat and keep shop below; amended plans to satisfy HCB req't; and proposed new 'shop/office' is to be 'shop'. (satisfying ~~HCB~~ Carparking req't).

As spaces are proposed setback 1.7m - Applicant advised at above meeting that they are prepared to increase this setback by 1m (2.7m) Discussed matter with J. Dewitt today who advised this would not ~~was~~ resolve any matter. 13/4.

PC

Fordy

Currently
restructuring
report
will be returned
Tuesday. 10/3/86

PC 1/8

LELAND

Draft for your reading pl.

PK 18/2

re size of balcony

- Ord 70 requires 46.5 sqm
- Cl Policy " 50 sqm

Given - Prop. complies with Ord 70 and HeB have no obj. (subject to condition) ∴ not considered a strong reason for refusal

1711s

Name ...J. A. OATES.....

Address ..1 SUNSHINE ST.....

.....MANLY VALE.....2093

Date .....5/2/86.....

WARRINGAH SHIRE COUNCIL
— RECORDS —
13 FEB 1986
REF. TO: TP
FILE WITH: P Christmas 286
FILE No. PF1075/32

The General Manager/Shire Clerk
Warringah Shire Council
Civic Centre
DEE WHY NSW 2099

Proposed Development: Extensions to existing office and provide an additional shop/office at ground floor and erect a dwelling unit at first floor level.

Address of Proposal: No. 321 Condamine Street, Manly Vale.

1. I do not object to the proposed development.

2. ~~I object to the proposal for the following reason(s).~~

PROVIDED OUTSIDE OF BUILDING DOESN'T LOOK LIKE BUILDING OPPOSITE.

E.G. PIPES ON OUTSIDE WALL IN LANE

Signature J. ...Oates.....

Strike out whichever is not applicable.

CIVIC CENTRE,
DEE WHY,

Memo from...

To.....

No. of bedrooms for proposed dwgs existing dwg.

(9.9 x 6.3)

single storey weather board 2 bed dwg with ~~rear~~ and ~~out~~ building ancillary amenities.

(3-6-97-)

The proposed ~~building~~ ~~is~~ comprises the erection of a generally ~~rectangular~~ shaped ~~dwelling~~ ~~attached to~~ and a garage located as ~~proposed~~ is to be erected between the existing dwelling and ~~the~~ ~~rear~~ ~~boundary~~ ~~of~~ ~~the~~ ~~site~~ ~~and~~ ~~is~~ ~~attached~~ on the Eastern side of said existing dwelling and ~~is~~ ~~to~~ ~~be~~ ~~used~~ ~~as~~ ~~a~~ ~~garage~~ ~~for~~ ~~the~~ ~~proposed~~ ~~dwelling~~

- Carpark inadequate — space would be manoeuvring in order to take area.
- carpark space was insufficient.

- room size too small —
- balcony not 5m².
- flat not suitable and in conj. with.

- order of site / bulk, site over at exp of new parking arrangements.
- any objections? No

- not in conjunction with

WARRINGAH SHIRE COUNCIL

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

TELEPHONE 982 0333

All correspondence to be addressed to The General Manager
In reply please quote PC/CF File No. SF 1075/321 1929s

13th February 1986

Leland.
Draft for your reading from to Final 12/2

Mr T Sakellaris
321 Condamine Street
MANLY VALE NSW 2093

Dear Mr Sakellaris

Re: Development Application for alterations and additions to ground floor shops and erection of a dwelling at first floor at No. 321 Condamine Street, Manly Vale

Further to Council's letter dated 5th February 1986, preliminary assessment of the abovementioned Development Application has found that the publication as submitted is deficient in a number of aspects. In order to rectify these deficiencies you are requested to submit the following information.

1. Amended plans indicating the use of the proposed "new shop or office" for either a shop or office. In accordance with Council's Development & Control Plan - Carparking and further to Council's letter dated 21st December 1985 regarding Council's preliminary assessment of the subject proposal; the use of the proposed extensions at ground level as shops would require an additional parking space that could not be provided onsite, therefore being unsatisfactory in terms of Council's carparking policy.

2. A statement concerning the use of the proposed dwelling unit at first floor level. Warringah Local Environmental Plan 1985 requires that any consent for a dwelling house in the subject neighbourhood business (3)(c) zone be "attached to and used in conjunction with shops and commercial premises". Whilst the proposed dwelling is directly above the proposed shops and offices at ground floor level, you are required to satisfy Council that the proposed dwelling unit is to be used in conjunction with the proposed shops and offices.

3. Amended plans for the proposed study at first floor level indicating a minimum floor area of 7.5sqm in accordance with the requirements of Ordinance 70.

...2/

4. Amended plans indicating extensions to the proposed terrace area of some 5sqm between the proposed living area at first floor level and the northern side boundary.

Further, Council's Traffic Engineers require that all proposed parking provisions on the subject site, fully complied with all requirements of Council's Development & Control Plan - Carparking. Council's letter dated 21st December 1985 advised that in accordance with Council's DCP - Carparking, the width of spaces adjoining an obstruction be no greater than the minimum dimensions (being 2.5m); and therefore the proposed carparking is inadequate in this regard. Further, as vehicles can not leave the subject site in a forward direction and given the restricted access to the rear of the site, the subject proposal departs from Council's DCP - Carparking in these respects.

You are requested to supply Council with information outlined within twenty one (21) days of this letter, otherwise your application will be determined on the current information available.

Should you have any further enquiries please do not hesitate to contact the belowmentioned officer who will be pleased to assist you.

Yours faithfully

L A Castle
DIVISIONAL MANAGER -
ENVIRONMENTAL SERVICES

Enquiries:
Mr P Christmas, Town Planning Branch
8.30-10.30am, Mon-Fri

PC 12/2/86

Paul - Lets refuse rather than write over plans - applicant has had sufficient chance. pl prepare ref for DO detn. L Bunch

Noted 14/2
PC.

CIVIC CENTRE,
DEE WHY,

Memo from...

To File

Traffic Matters

- Cl letter 21/ Dec. 85 advised
- Hkng for existing dev. not required
- 3. parking spaces rates for shop + offices
- dimensions not in accordance with DCP

Further
- Vehicles would be leaving site not in forward direction

- Congestion & existing traffic problem on narrow lane to rear

- Access to door marked "D3"

Paul Arthur

DEVELOPMENT UNIT

DATE: 14/11/86

FILE NO: SF 1075/321

D.A. NO:

FOLIO: 600012

SUBJECT: APPLICATION FOR DEVELOPMENT CONSENT

PROPOSAL: (Full details to be stated) CONTINUANCE OF EXISTING SHOP AND OFFICE (GRA) ERECTION OF NEW SHOP OR OFFICE FOR LETTING (GRA) ERECTION OF DWELLING AS A FIRST FLOOR

APPLICANT: T SAKELLARIS.

LOT NO: 20. (OR Lot.) SECTION: D.P. 11320. STREET NO: 321.

STREET: CONSTANTINE ST. SUBURB: MANLY VALE

HEALTH AND BUILDING/ENGINEERS COMMENTS: P.C.

21 JAN REC'D

1) N.V.H. AS THE PROPERTY IS ADJACENT TO A MAIN ROAD & FRONTING A COMMERCIAL USE ROAD WITH TURN OVER RESTRICTIONS IMPOSED IT IS ESSENTIAL THAT THE PARKING PROVISIONS ON SITE MEETS D.C.P. N°2 FOR ALL THE NEW USES. THIS DOES NOT APPEAR TO BE THE CASE & THEREFORE THE PROPOSAL IS CONSIDERED OVERDEVELOPMENT OF THE SITE.

I AM TOLD THIS CONDITION IS MET :: NO OBJECTION.

20.5.86.

5.2.86

2) P.C. [illegible]

Additional engineering conditions will be applied if above can be resolved. result if this is so or goes to appeal.

FROM DJ 11.2.86

10-2-86

T. SAKELLARIS
32I CONDAMINE ST.,
MANLY VALE.
8.I.86

THE GENERAL MANAGER
WARRINGAH SHIRE COUNCIL
PITTWATER ROAD,
DEE WHY.

Dear Sir,

DEVELOPMENT AT 32I CONDAMINE ST., MANLY VALE
YOUR REF: PC DD 2900c SF I075 / 32I

THREE copies of a development application and drawings are attached for approval, following written advice from your Council in a letter dated 3I.I2.85.

ENVIRONMENTAL IMPACT: Nearly all adjoining properties are built in one line, on the boundary, in two storey shops and dwellings. The proposed development will create a matching effect rather than an adverse one.

MATERIALS: All materials proposed are described on the drawings and specifications. Generally the following materials are proposed:

Concrete:	floors, beams, stair.
Brick:	Walls externally and internally.
Metal:	Windows (aluminium)
	Awning (steel)
	Roofs (zincalume)
Timber:	Roof frame.
External finishes:	ceramic tiles, exposed aggregate, face bricks.
Internal finishes:	cement render, ceramic tiles, paint.

WARRINGAH SHIRE COUNCIL
— CENTRAL RECORDS —
13 JAN 1986
REF. TO:
FILE WITH:
PF1075/321

Yours faithfully

Tas Sakellaris


CAMPBELL
DISTRICT
PARK
PARADE
GORDON
ST.
KING
LOVETT
MANLY
INNES
SUNSHINE
HIGHVIEW AVE.
(M.R.164)
ACQUIRED FOR ROAD WIDENING - D.P.A
KOORALA
PARKES
BURCHMORE
LAURIE
RD.
FAIRWAY CLOSE
KENNETH
CONDAMINE
HAYES
WEST MANLY PARK
QUIRK
ROSEBERRY
BALGOWLAH
LODGE
MANLY
Zone No. 3(c) (NEIGHBOURHOOD BUSINESS "C")

P C

1711s

Name ..... Hermann Wandl
Address ..... 4 Wicklow Place,
Killarney Heights, 2087
.....
Date ..... Feb 7th 2986

WARRINGAH SHIRE COUNCIL
— CENTRAL RECORDS —
10 FEB 1986
TP

pChristmas 5-2-86
PF 1075/321

The General Manager/Shire Clerk
Warringah Shire Council
Civic Centre
DEE WHY NSW 2099

Proposed Development: Extensions to existing office and provide an additional shop/office at ground floor and erect a dwelling unit at first floor level.

Address of Proposal: No. 321 Condamine Street, Manly Vale.

1. I do not object to the proposed development.

2. ~~I object to the proposal for the following reason(s).~~

I do not object to the proposal in principle, but would like to point out that Council should consider at this time acquiring a strip off the back of the property in order to widen the lane, which is the only access to the back of this and other properties and is present dangerously narrow. This lane carries heavy trucks unloading to the shops, and since there is access to it from Sunshine St. only, this traffic is flowing in both directions, resulting in extreme congestion and because of its narrowness, awkward and potentially dangerous situations. We believethat because of these reasons widening of the lane is essential. Should all the other owners in the lane agree to the widening of the lane, we also would be willing to negotiate on ceding land for widening, from our property at 323 -325 Condamine St.

Signature ..... H Wandl

Strike out whichever is not applicable.

issues - Car Parking width not adequate

- Shop / Office different requirement re car parking
  1:20 / 1:30

- Study being 3rd bedroom - additional space req'd.

Calcs Floorspace DCP-Carparking

ext. to exist office 29 m² - 1

new shop/office 31.57 - 1 - 2

Storage 53 1

217
55
9
81

WARRINGAH SHIRE COUNCIL

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

TELEPHONE 982 0333

All correspondence to be addressed to The General Manager
In reply please quote RK/mb: 7053c: PF 1075/221

5th February 1986

Mr T Sakellaris
321 Condamine St
MANLY VALE NSW 2093

Dear Mr Sakellaris

re: DEVELOPMENT APPLICATION FOR ALTERATIONS AND ADDITIONS TO GROUND FLOOR SHOPS AND ERECTION OF A DWELLING AT FIRST FLOOR AT NO 321 CONDAMINE STREET, MANLY VALE

A preliminary assessment has been made of the fees paid in respect of the above development application. In accordance with the requirements of Clause 29 of the Environmental Planning & Assessment Regulation 1980, you are advised that the fee paid is deficient.

Council's Health & Building Branch's estimate of the cost involved in the building and work associated with this proposal is $128,500. In the circumstances, the appropriate fee to accompany the application is $392.75 and therefore the fee is deficient by $72.75 and your early remittance of this would be appreciated.

Council is continuing to assess the application as submitted and you will be advised in due course.

Yours faithfully

F L Thomson
GENERAL MANAGER/
SHIRE CLERK

Enquiries:
Mr R Kay, Development Unit

Add fee paid
Rec No 98196 7/2 $72.75

CIVIC CENTRE,
DEE WHY,

Memo from...

To: DU.

Bob
It appears additional fees are required.
Could you pl. deal.
Thanks
PC Hoste

Paul,
Letter dictated 5/2, I will forward file copy shortly
[signature]

Noted.
Thanks.
PC 5/4.

321 Condamine St, Manly Vale.

6D0012

0498A

CHECK ON DEVELOPMENT COST & FEES

TECHNICAL USE

ESTIMATED COST AS PER DA FORM $ 90,000

ESTIMATED COST BY COUNCIL

shops/offices	91 m² @ 465	42,315
awning	13.5 @ 489	6602
flat	120 m² @ 583	70,105
concrete	50 m² @ 190	9500

$ 128,522

BALANCE $ 38522

CHECKED BY _____ (Name) 24/1/86 (Date)

ADMINISTRATIVE USE

FEE AS PER COUNCIL'S ESTIMATE $ 392.75

Less FEE AS PER DA FORM $ 320.00

BALANCE OF FEE PAYABLE $ 72.75

APPLICANT ADVISED _____ (Date) _____ (tick) (Telephone) _____ (tick) (Letter)

BALANCE OF FEE PAID _____ (Date) _____ (Receipt No)

CHECKED AND NOTED IN DU REGISTER BY _____ (Name) _____ (Date)

L 5

DEVELOPMENT UNIT

DATE: 14/1/86

FILE NO: SF 1075/321

D.A. NO:

FOLIO: 600012

SUBJECT: APPLICATION FOR DEVELOPMENT CONSENT

PROPOSAL: (Full details to be stated) CONTINUANCE OF EXISTING SHOP AND OFFICE (GRA) ERECTION OF NEW SHOP OR OFFICE FOR LETTING (GRA) ERECTION OF DWELLING AS A FIRST FLOOR

APPLICANT: T SAKELLARIS.

LOT NO: COR lot 20. SECTION: D.P. 11320. STREET NO: 321

STREET: CONSTANTINE ST. SUBURB: MANLY VALE

HEALTH AND BUILDING/ENGINEERS COMMENTS: P.L.

Nil for

~~[illegible]~~ Given that

The proposal involves ~~1~~ some of the frontage to Sunshine St 20m. Similar development at nil building line on opposite side of ~~Sunshine~~ St. Heb approves of nil B/L variation to ~~[illegible]~~ Sunshine St as proposed

Subject to

No H&B objections in regard to Code requirements subject to:-

Model Code 7w, 8w, 15w, 21w (3hrs) 29w.

1) Study to be increased to a min of 7.5m²

2) Terrace to be increased to size as marked in red on approved plan.

29/1/86

Cannot locate
letter 31.12.85
BANKSIA INS
21/1/92.

T. SAKELLARIS
321 JONDARYAN ST.,
MANLY VALE.
8.I.86

THE GENERAL MANAGER
WARRINGAH SHIRE COUNCIL
PITTWATER ROAD,
DEE WHY.

Dear Sir,

DEVELOPMENT AT 321 CONDAMINE ST., MANLY VALE
YOUR REF: PC BD 2900c SF 1075 / 321

THREE copies of a development application and drawings are attached for approval, following written advice from your Council in a letter dated 31.12.85.

ENVIRONMENTAL IMPACT: Nearly all adjoining properties are built in one line, on the boundary, in two storey shops and dwellings. The proposed development will create a matching effect rather than an adverse one.

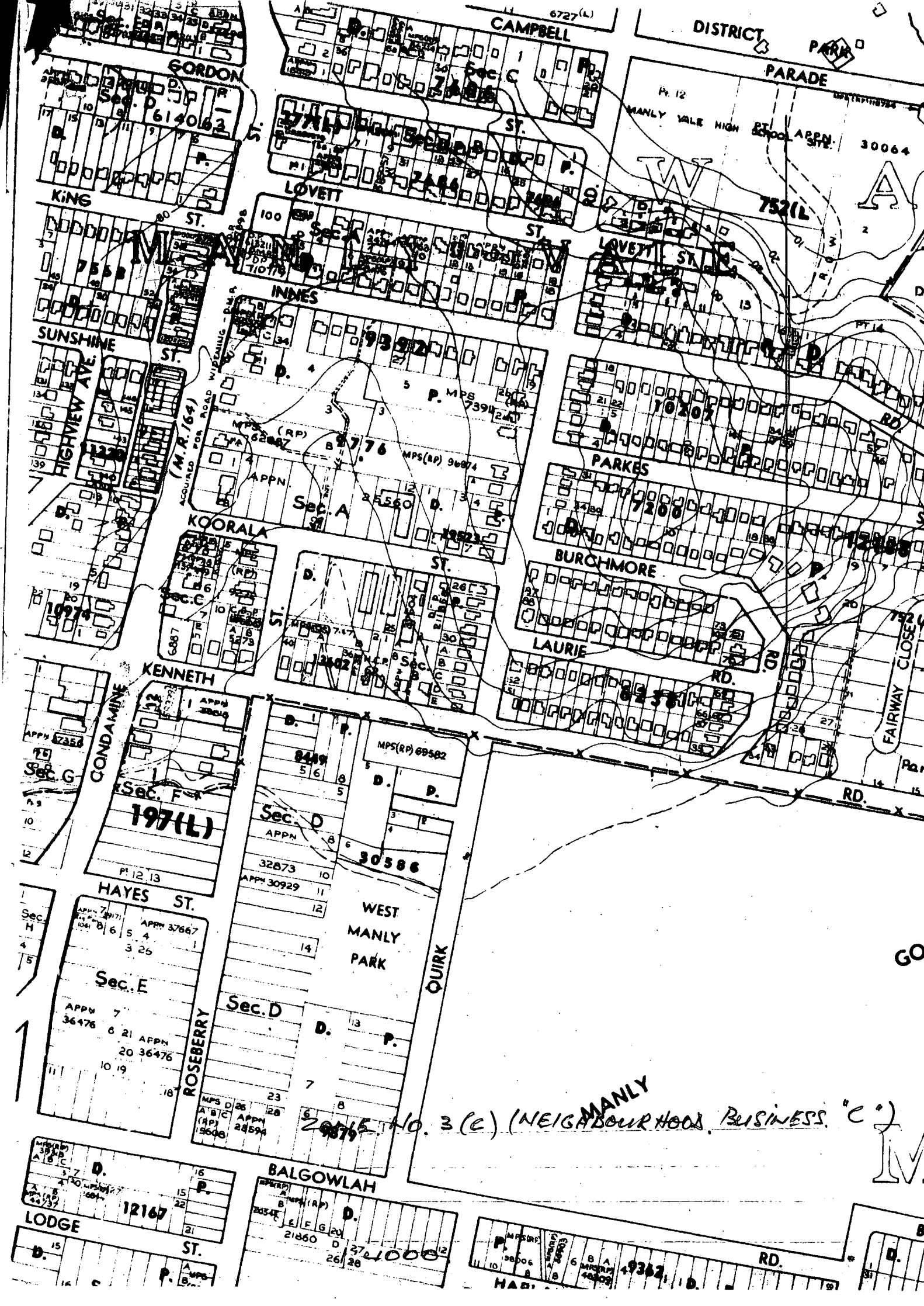
MATERIALS: All materials proposed are described on the drawings and specifications. Generally the following materials are proposed:

Concrete:	floors, beams, stair.
Brick:	Walls externally and internally.
Metal:	Windows (aluminium)
	Awning (steel)
	Roofs (zincalume)
Timber:	Roof frame.
External finishes:	ceramic tiles, exposed aggregate, face bricks.
Internal finishes:	cement render, ceramic tiles, paint.

WARRINGAH SHIRE COUNCIL
— CENTRAL RECORDS —
13 JAN 1986
REF. TO:
FILE WITH
PT-1075/321

Yours faithfully

Tas Sakellaris



20915 NO. 3(E) (NEIGHBOURHOOD BUSINESS "C")

WARRINGAH SHIRE COUNCIL

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

TELEPHONE 982 0333

All correspondence to be addressed to The General Manager

In reply please quote SC:RVG PF 1075/321 1712s

30th January 1986

Dear

Address of Proposal: Lot 20, DP 11320, No. 321 Condamine Street, Manly Vale.

Council has received a development application in respect of the above land. In this type of proposal, it is Council's policy to seek the view of nearby residents on the proposal, before making a decision whether to grant planning consent or not.

The proposal constitutes extensions to existing office, and provide an additional shop/office at ground floor and erect a dwelling unit at first floor level.

Further details including plans for viewing are available at Level 3, Town Planning Department, Civic Centre, Dee Why, during the hours 8.30am to 4.00pm, Monday to Friday, excluding public holidays.

If you wish to use this opportunity to express your opinion, it is requested that the attached form be completed and returned to this office by 14 days from the date of this letter.

Yours faithfully

L A Castle
DIVISIONAL MANAGER - ENVIRONMENTAL SERVICES

Enquiries:
Mr P Christmas, Town Planning Branch
8.30-10.30am, Mon-Fri

!1712s/1713s!

E F Chahwan
2 Sunshine Street
MANLY VALE NSW 2093 Mr Chahwan_

J A Oates
1 Sunshine Street
MANLY VALE NSW 2093 Mr Oates_

Sukiyaki House Pty Ltd
7 McLean Crescent
MOSMAN NSW 2088 Sir_

Hermann's Cakes & Pies Pty Ltd
4 Wicklow Place
KILLARNEY HEIGHTS NSW 2087 Sir_

Shell Co of Australia Ltd
Shell House
140 Phillip Street
SYDNEY NSW 2000 Sir_

1711s

Name .....

Address .....

.....

Date .....

The General Manager/Shire Clerk
Warringah Shire Council
Civic Centre
DEE WHY NSW 2099

Proposed Development: Extensions to existing office and provide an additional shop/office at ground floor and erect a dwelling unit at first floor level.

Address of Proposal: No. 321 Condamine Street, Manly Vale.

1. I do not object to the proposed development.

2. I object to the proposal for the following reason(s).

Signature .....

Strike out whichever
is not applicable.

STANDARD LETTER REQUEST 1712s/1713s

DEPT	NAME	EXT
Town Planning	S. Clement.	373
STANDARD LTR NO	**FILE**	**DATE**
TM.	PF:1075/321	28.1.86

NAME & ADDRESS

As per attached list.

COPY TO

VARIABLES

1. As per attached list.
2. Lot 20. D.P. 11320, No. 321 Condamine Street,
3. Manly Vale.
4. extensions to existing office and provide an
5. additional shop/office at ground floor and
6. erect a dwelling unit at first floor level.
7. including plans for viewing.
8. 14 days from date of letter.
9. Mr. P. Christmas.
10.

STANDARD LETTER REQUEST 1711s

DEPT	NAME	EXT
Town Planning	S. Clement.	373
STANDARD LTR NO	**FILE**	**DATE**
Attach to TM.	PF:1075/321	29.1.86

NAME & ADDRESS

As per attached list.

COPY TO

VARIABLES

1. ~~XXXX~~
2. Extensions to existing office and provide an
3. additional shop/office at ground floor and
4. erect a dwelling unit at first floor level.
5. No. 321 Condamine Street, Manly Vale.
6.
7.
8.
9.
10.

TOWN PLANNING DEPARTMENT

To _____ From _____ Date _____

Lot ___ D.P. _____ Address _____

Subject _____ File No. _____

E. F. CHAHWAN
2 SUNSHINE ST
MANLY VALE
CAN : 62911

2 SUNSHINE ST
MANLY VALE 2093.

J. A. OATES
1 SUNSHINE ST
MANLY VALE
CAN : 622978

1 SUNSHINE ST
MANLY VALE 2093.

SUKIYAKI HOUSE P/L
319 CONDAMINE ST
MANLY VALE
CAN : 22115

7 Mc LEAN CRESCENT
MOSMAN 2088.

HERMANN'S CAKES + PIES PTY LTD
323-5 CONDAMINE ST
MANLY VALE
CAN : 22117.

4 WICKLOW PL
KILLARNEY HEIGHTS 2087.

SHELL CO OF AUSTRALIA LTD
317 CONDAMINE ST
MANLY VALE
CAN : 22114

SHELL HOUSE
140 PHILLIP ST
SYDNEY 2000.

CIVIC CENTRE,
DEE WHY, 29/1/86

Memo from...

To Karen / Shirley

Properties marked r Red require notification of proposed dev at

Lt 20 DP 1320 321 Condamine St

being

" to extend existing office and provide an additional shop / office at ground floor and erect a dwelling unit at first floor level. "

Paul Austin


CAMPBELL
DISTRICT PARK
PARADE
GORDON
LOVETT
INNES
KOORALA
PARKES
BURCHMORE
LAURIE
KENNETH
FAIRWAY CLOSE
QUIRK
ROSEBERRY
BALGOWLAH
WEST MANLY PARK
MANLY
SCALE 1 : 4000
ZONING NEIGHBOURHOOD BUSINESS 3(c)

WARRINGAH SHIRE COUNCIL

28 JAN 1986

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

TELEPHONE 982 0333

All correspondence to be addressed to The General Manager
In reply please quote NT/CF File No. PF 1075/321 1568s

22nd January 1986

Mr T Sakellaris
9 Sunshine Street
MANLY VALE NSW 2093

Dear Mr Sakellaris

re: Development Application for a first floor dwelling at 321 Condamine Street, Manly Vale

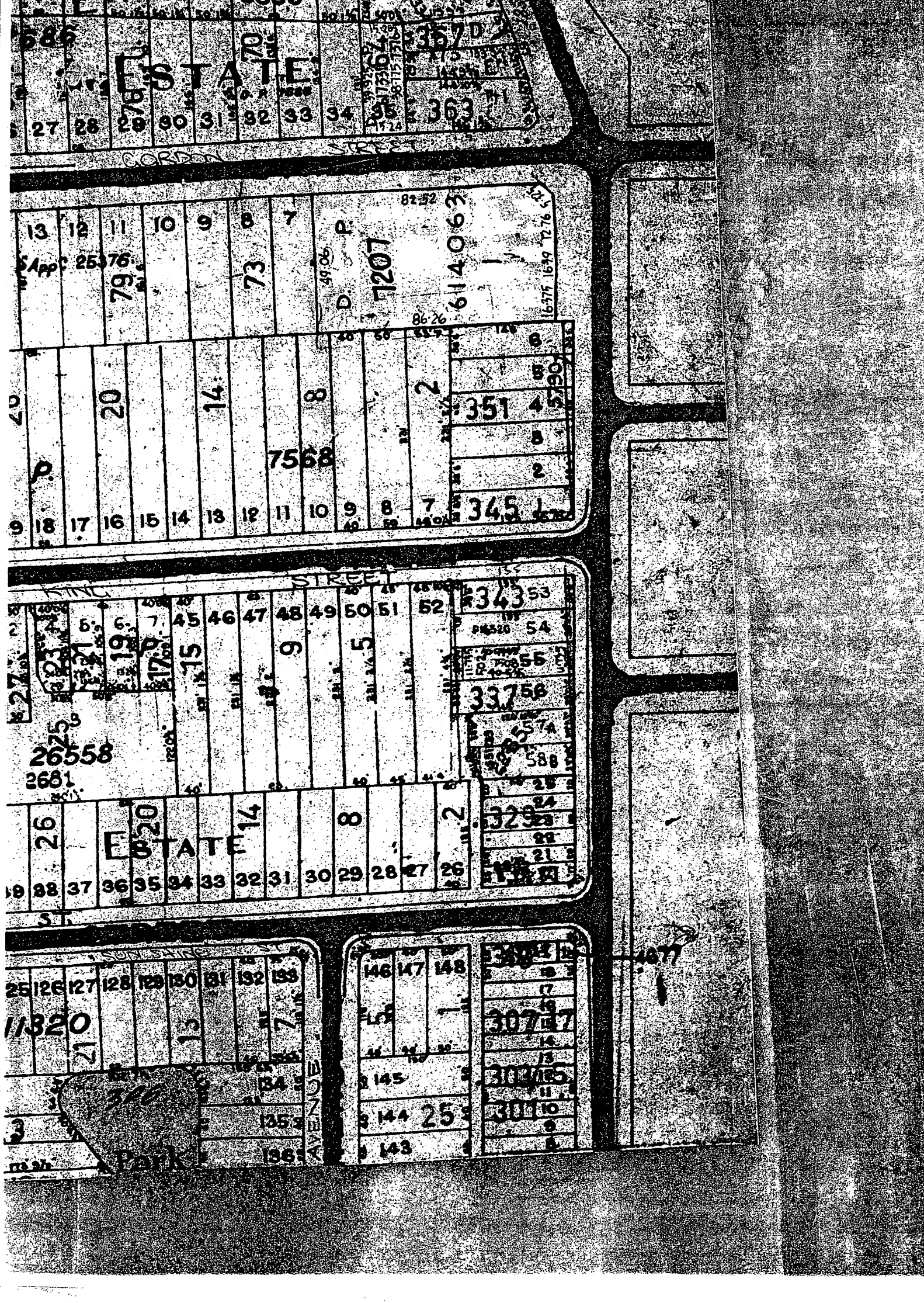
Receipt of the above application on 13.1.86, is acknowledged.

Should any additional information be required prior to Council determining the matter, you will be advised as soon as possible.

Yours faithfully

F L Thomson
GENERAL MANAGER/
SHIRE CLERK

Enquiries:
Mr R Kay, Development Unit


ESTATE
CORDON STREET
KING STREET
ESTATE
Park
AVE

1980-1981

BUILDING RECORD

CARD 2

ET CONDAMINE STREET LOCALITY BROOKVALE - MANLY VALE

PLAN NO.	OWNER	BUILDER	HOUSE NO.	LOT NO.	TYPE	FOOTINGS OR SLAB	FLOOR TIMBERS	ROOF	DRAINAGE	FINAL	REMARKS
3479/80	W'GAH MALL	Am. 23.12.80	MALL		SHOPS	Comm. 6.4.81					COMMERCIAL
3984/80	TADIC	HOMESHIELD	459	69	AWNING					15.1.81	
3993/80	PREECE	OWNER	265	3	ADDS	FTGS. 23.1.81	LOST !				COMMERCIAL
4231/80	LAVRENDET		321	Cor. 20	ADDS.	*	NOT IN FINE			4.1.82	"
	CURULLI	KALLIRIS	333	B	ADDS.	P.N.P.W. 4641/80					
292/81	DE MARCO	PAGLIUSO	463	72	B. ADDS.						
459/81	W'GAH MALL	Am. 24.11.82 ATHERTON	SHOPS 87/88		SHOP ALTS.						
1666/81	W'GAH MALL	OWNER		3	OFFICE ADDS.						
1717/81	W'GAH MALL		SHOP 125		SHOP ALTS.						
2207/81	EVERSHED		429	1	F. ADDS.						BS
2279/81	PROUDS P/L		SHOP 126	MALL	SHOP FITOUT						
2332/81	AUST. DAIRY FARMERS	CEINAR	SHOP 83	MALL	OFFICE ADDS.						
334/81	W'GAH MALL	GIRVAN BROS	DAVID JONES	"	SHOP ALTS.						
394/81	W'GAH MALL		SHOP 73	"	SHOP ALTS.						
596/81	PUGLISI	CENTRON	SHOP 124	"	SHOP FITOUT						

Mr T. Sakellaris
9 Sunshine St,
MANLY VALE N.S.W. 2093

Attention: Bob Kaye (Warringah Shire Council)

Dear Sir,

We consent to the development application being lodged at Warringah Shire Council for the first (1st) floor additions to the property of 321 Condamine St, Manly Vale.

I trust the signatures below are what is required. Thank You.

N Sakellaris
Nina Sakellaris

Carl Sakellaris
Carl Sakellaris

M. Sakellaris
Mary Sakellaris

WARRINGAH SHIRE COUNCIL
— CENTRAL RECORDS —
16 JAN 1986
REF. TO: R Kay
FILE WITH: DUT 14.1.86
PF 1075/321

PRELIMINARY CHECKLIST

1. Check property description on VDU and record same in full here: Lot 20 D.P. 11320 321 CONDAMINE ST MARYBOROUGH VALE

2. Check that DA is on correct file.

3. Check ownership of subject land on VDU and, if different from that shown on DA form, record registered proprietor/s in full here: TOM SAKELLARIS MARY SAKELLARIS NINA SAKELLARIS CARL SAKELLARIS

4. Check that proposal indicated on DA is adequate (what exactly is DA for) if not sure, discuss with S Clement or S Bowden.

5. Check that where building work is involved that 3 copies of plans have been submitted. Where DA is for a use and the applicant has not supplied floor plans indicating area of site/building to be used or has not advised of same by way of letter, tick the box below.

   INSUFFICIENT INFORMATION RELATING TO LOCATION OF PROPOSED USE ☐

6. Attach any relevant resolutions.

7. Attach any relevant codes/policies.

8. Attach red/yellow DA tag to front of file.

9. Check fees paid against Fee Policy and complete the following:

   Fee paid 320.

   Fee as per Fee Policy 320.

N.B. If Section 342ZA advertising is required (DA for residential flats in designated residential flat area) tick the following:

$500 342ZA advertising fee paid ☐

DEVELOPMENT UNIT HANDOUT CHECKLIST

A. Complete DU Handout forms.

B. Attach 1 copy of all plans submitted to each Handout.

C. Attach 1 copy of all correspondence submitted in support of the application (except letters of owners consent) to each Handout.

D. Attach 1:4000 location sketch to each Handout. Location sketch should contain a north point and clearly identify the subject land.

E. Write zoning of subject land on the location sketch and also indicate whether land is affected by any proposed zoning amendments. If land is in a designated residential flat area also indicate same.

F. Transfer file to Development Unit with completed Handouts tucked inside file cover.

DEVELOPMENT APPLICATION

WARRINGAH SHIRE COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
Section 77(3), Regulation 27(1)

A

6D0012

I/We T. SAKELLARIS
(Name of Applicant)
of 32I CONDAMINE ST., MANLY VALE
Post Code 2093
Telephone No: ~~Pri.~~ Bus. 94 6138
~~Bus.~~ Priv. 949 6779
hereby apply for development consent for the land use or development described below.

OFFICE USE ONLY
D.A. No: 12
Date Rec: 13.1.86
Est.Cost of Bldg: $90,000
Assessed Fee: $320.00
Fee Receipt No: 094600

A. Description of the land to which the development or use relates
No. or name 32I Street Condamine St.,
Locality/Suburb Manly Vale.
Real Property Description lot 20 DP 11320
(e.g. Lot,D.P.,/MPS.,Vol/Fol,Parish, Portion).

B. Description of Development or Landuse for which consent is sought:
Continuance of existing shop and Office(grd)
Erection of new shop or office for letting(grd)
Erection of dwelling as a first floor.

Where the development involves the erection of a building, the proposed use of that building when erected:
Existing to remain: One shop, One Estate Agency.
One new shop or office for letting.
One new dwelling on first floor.

C. Estimated cost of the proposed development (where it involves the erection of a building or the carrying out of a work):
$ 90 000:00

D. Environmental impact of proposed development:
The application is accompanied by:-
* ✓(a) an evironmental impact statement (in the case of designated development);
* (b) a statement of environmental effects.
* DELETE WHICHEVER IS INAPPLICABLE

Note: A plan (in triplicate) of the subject land must accompany the application - refer to Note 2 of Instruction for Completing Development Application.
Please complete locality sketch on Page 2 of this document.

Note: Plans/drawings and other information (in triplicate) describing the development must accompany the application - refer to Notes 3 & 4 of Instruction for Completing Development Application.

Note: Refer to Note 1 of the Instruction for Completing Development Application.

Note: Refer to Notes 5 & 6 of the Instruction for Completing Development Application.

WARRINGAH SHIRE COUNCIL
— CENTRAL RECORDS —
13 JAN 1986
REF. TO: TP & DL*
FILE WITH:
FILE No. DA1075/321

Tom Sakellaris
~~Signature of Applicant.~~

10/1/86
Date.

Note: Where the applicant is NOT the owner see provision for consent of the owner overleaf.

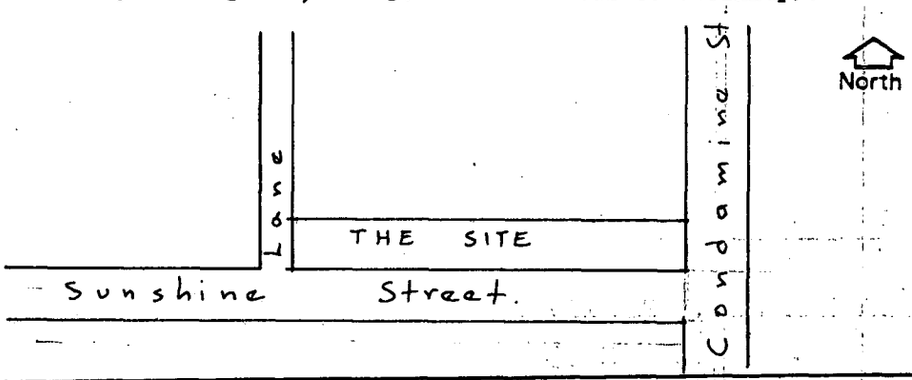
TO BE COMPLETED BY SENIOR PLANNER. **OFFICE USE ONLY**

Action Officer: SE/P.C. Target Date: 21/2

Comments: Check on fee
Notify: Check history of site
HB/Engg comments to incl
Statement of env. effects re shading
Check Separation Policy: Check LEP 1985
Council Policy on minimum Balcony size.
Needs owners consent.
Discuss with J. McK if any problems.

LOCALITY SKETCH.

(Indicate the site of proposed development, the nearest cross streets and existing development, if any, in the immediate vicinity).



Schedule of Fees

	COLUMN I	COLUMN II
	Estimated cost of development	Maximum amount of fee
(i)	Not exceeding $1,000	$50
(ii)	Exceeding $1,000 but not exceeding $100,000	$50 plus $3 for each $1,000
(iii)	Exceeding $100,000 but not exceeding $500,000	$350 plus $1.50 for each $1,000 above $100,000
(iv)	Exceeding $500,000 but not exceeding $1,000,000	$950 plus $1 for each $1000 above $500,000
(v)	Exceeding $1,000,000 but not exceeding $10,000,000	$1,450 plus 75 cents for each $1,000 above $1,000,000
(vi)	Exceeding $10,000,000 but not exceeding $93,600,000	$8,200 plus 50 cents for each $1,000 above $10,000,000
(vii)	Exceeding $93,600,000	$50,000

EXAMPLE OF CALCULATION	Estimated Cost of Development	Fee Payable
	$5,000	$50 + $15 (i.e.5x1000) = $65

*CONSENT OF OWNER

I Not Applicable - Owner is Applicant

of _____ Post Code: _____

being the owner of the land to which this application relates hereby consent to the making of this application.

Note 1: Where the owner of the land is a company the common seal of that company must be affixed to this application.

Note 2: Where there is more than one owner all owners must sign.

* 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 the land.

DEVELOPMENT APPLICATION

WARRINGAH SHIRE COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
Section 77(3), Regulation 27(1)

6D0012.

I/We T. SAKELLARIS
(Name of Applicant)
of 321 CONDAMINE ST., MANLY VALE
Post Code 2093
Telephone No: ~~Bus.~~ Priv. 94 6138
Bus. Priv. 949 6779
hereby apply for development consent for the land use or development described below.

OFFICE USE ONLY
D.A. No: 12
Date Rec: 13/1/86
Est.Cost of Bldg: $90,000
Assessed Fee: $320.00
Fee Receipt No: 94500

A. Description of the land to which the development or use relates
No. or name 321 Street Condamine St.,
Locality/Suburb Manly Vale.
Real Property Description lot 20 DP 11320
(e.g. Lot,D.P.,/MPS.,Vol/Fol,Parish, Portion).

Note: A plan (in triplicate) of the subject land must accompany the application - refer to Note 2 of Instruction for Completing Development Application.
Please complete locality sketch on Page 2 of this document.

B. Description of Development or Landuse for which consent is sought:
Continuance of existing shop and Office(grd)
Erection of new shop or office for letting(grd)
Erection of dwelling as a first floor.
Where the development involves the erection of a building, the proposed use of that building when erected:
Existing to remain: One shop, One Estate Agency.
One new shop or office for letting.
One new dwelling on first floor.

Note: Plans/drawings and other information (in triplicate) describing the development must accompany the application - refer to Notes 3 & 4 of Instruction 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):
$ 90 000:00

Note: Refer to Note 1 of the Instruction for Completing Development Application.

D. Environmental impact of proposed development:
The application is accompanied by:-
* ✓(a) an evironmental impact statement (in the case of designated development);
* (b) a statement of environmental effects.
* DELETE WHICHEVER IS INAPPLICABLE

Note: Refer to Notes 5 & 6 of the Instruction for Completing Development Application.

WARRINGAH SHIRE COUNCIL
— DEVELOPMENT RECORDS —
13 JAN 1986
REF. TO:
FILE WITH:
FILE No. DA1075/321

Tam Sakellaris
Signature of Applicant.
10-1-86
Date.

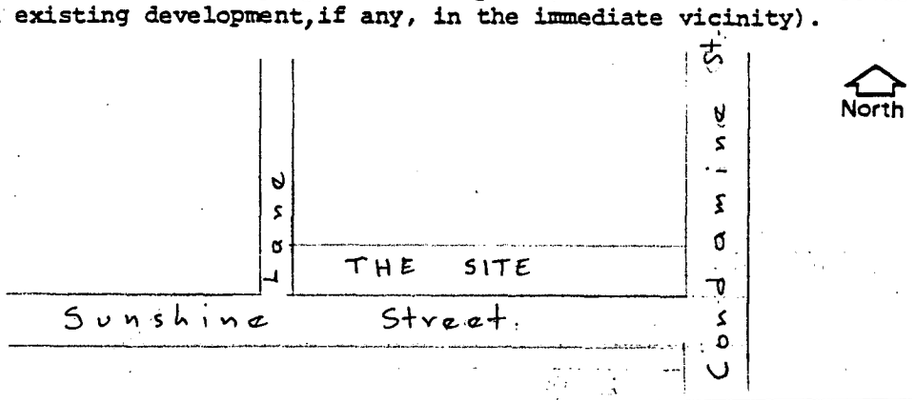
* Note: Where the applicant is NOT the owner see provision for consent of the owner overleaf.

TO BE COMPLETED BY SENIOR PLANNER. **OFFICE USE ONLY**

Action Officer: _____ Target Date: _____
Comments: _____

LOCALITY SKETCH.

(Indicate the site of proposed development, the nearest cross streets and existing development, if any, in the immediate vicinity).



Schedule of Fees

	COLUMN I	COLUMN II
	Estimated cost of development	Maximum amount of fee
(i)	Not exceeding $1,000	$50
(ii)	Exceeding $1,000 but not exceeding $100,000	$50 plus $3 for each $1,000
(iii)	Exceeding $100,000 but not exceeding $500,000	... $350 plus $1.50 for each $1,000 above $100,000
(iv)	Exceeding $500,000 but not exceeding $1,000,000	... $950 plus $1 for each $1000 above $500,000
(v)	Exceeding $1,000,000 but not exceeding $10,000,000	... $1,450 plus 75 cents for each $1,000 above $1,000,000
(vi)	Exceeding $10,000,000 but not exceeding $93,600,000	... $8,200 plus 50 cents for each $1,000 above $10,000,000
(vii)	Exceeding $93,600,000	$50,000

EXAMPLE OF CALCULATION	Estimated Cost of Development	Fee Payable
	$5,000	$50 + $15 (i.e.5x1000) = $65

*CONSENT OF OWNER

I Not Applicable — Owner is Applicant

of _____ Post Code: _____

being the owner of the land to which this application relates hereby consent to the making of this application.

Note 1: Where the owner of the land is a company the common seal of that company must be affixed to this application.

Note 2: Where there is more than one owner all owners must sign.

* 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 the land.

T. SAKELLARIS
321 CONDAMINE ST.,
MANLY VALE.
8.I.86

THE GENERAL MANAGER
WARRINGAH SHIRE COUNCIL
PITTWATER ROAD,
DEE WHY.

Dear Sir,

DEVELOPMENT AT 321 CONDAMINE ST., MANLY VALE
YOUR REF: PC BD 2900c SF 1075 / 321

THREE copies of a development application and drawings are attached for approval, following written advice from your Council in a letter dated 31.12.85.

ENVIRONMENTAL IMPACT: Nearly all adjoining properties are built in one line, on the boundary, in two storey shops and dwellings. The proposed development will create a matching effect rather than an adverse one.

MATERIALS: All materials proposed are described on the drawings and specifications. Generally the following materials are proposed:

Concrete:	floors, beams, stair.
Brick:	Walls externally and internally.
Metal:	Windows (aluminium)
	Awning (steel)
	Roofs (zincalume)
Timber:	Roof frame.
External finishes:	ceramic tiles, exposed aggregate, face bricks.
Internal finishes:	cement render, ceramic tiles, paint.

WARRINGAH SHIRE COUNCIL
— CENTRAL RECORDS —
13 JAN 1986
REF. TO:
FILE WITH:
FILE No. PF1075/321

Yours faithfully

Tan Stella

SHIRE OF WARRINGAH - PROPERTY SEARCH

VALUATION NO. 22116

RATABLE PERSON T. SAKELLARIS MARY SAKELLARIS NINA SAKELLARIS CARL SAKELLARIS

PROPERTY ADDRESS 321 CONDAMINE ST. MANLY VALE

POSTAL ADDRESS 9 SUNSHINE ST. MANLY VALE

LOT NO. COR LOT 20 DP/SP NO. 11320

SEC. PORTION.

L.V. DATE OF VALUATION.

LAND DIMENSIONS 7.62 X 33.53 SPL. COR

AREA.

WARRINGAH SHIRE COUNCIL

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

TELEPHONE 982 0333

All correspondence to be addressed to The General Manager
In reply please quote

PC:BD 2900c
SF 1075/321

21st ~~November~~ DEC 1985

Mr T Sakellaris
321 Condamine Street
MANLY VALE NSW 2093

Dear Sir

re: Proposed Development at 321 Condamine Street, Manly Vale

Reference is made to your letter dated 3rd October 1985, requesting Council's advice with regard to 2 preliminary schemes submitted on 8th August 1985, for proposed development at the abovementioned site.

Under Warringah Local Environmental Plan 1985, the subject site is zoned 3(c) - Neighbourhood Business. The proposed extensions to the existing shop building are permissible only with the development consent of Council.

The following information in relation to the preliminary schemes is provided with regard to the requirements under Council's Development Control Plan - Carparking.

1. Firstly, the existing building was erected prior to the adoption by Council of a carparking policy and under Council's Development Control Plan - Carparking no additional parking would be required for the existing development provided the floorspace and use of the existing building is not altered.

2. With regard to the additions, Scheme 1, with 34 sq.m. of proposed office space and 2 bedrooms for residential use, provides 2 parking spaces in accordance with Council's DCP - Carparking. Scheme 2 with 37 sq.m. of proposed office space and 3 bedrooms for residential use provides 3 carparking spaces in accordance with Council's DCP - Carparking. However, should the proposed extensions at ground level be used for shops, then an additional parking space for both schemes would be required and therefore the proposals would be unsatisfactory in terms of the provisions of parking.

3. Further, Council's DCP - Carparking requires that the bay widths of spaces should be greater when located adjacent to obstructions such as walls or fences. Therefore, the width of two of the carparking spaces at 2.5m in Scheme 2 are inadequate as these spaces adjoin a fence.

..../2

In conclusion, Scheme 2 would appear more appropriate as this proposal represents less site cover, is more compatible with adjoining development, and provides balcony space for the dwelling. However, the departure from Council's Development Control Plan - Carparking as stated above for Scheme 2, would have to be addressed.

Any development application submitted to Council for development on the subject site will be assessed on its merits under the heads of consideration contained in Section 90, Environmental Planning & Assessment Act, 1979. Such development application should be accompanied by the necessary forms, metric scaled plans (in triplicate), owners consent and statement of environmental effects.

You are further advised to contact Council's Health & Building Branch regarding Ordinance 70 requirements. In particular, a minimum 46 sq.m. balcony area is required for a dwelling attached to the existing shop building.

Should you have any further enquiries, please do not hesitate to contact the belowmentioned officer who will be pleased to assist you.

Yours faithfully

L A Castle
DIVISIONAL MANAGER -
ENVIRONMENTAL SERVICES

Enquiries:
Mr P Christmas, Town Planning Dept
8.30-10.30am, Mon-Fri

PC 20/11/85

WARRINGAH SHIRE COUNCIL

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

TELEPHONE 982 0333

All correspondence to be addressed to The General Manager
In reply please quote

PC:BD 2900c
SF 1075/321

18th November 1985

RECEIVED
20 NOV 1985

Mr T Sakellaris
321 Condamine Street
MANLY VALE NSW 2093

Dear Sir

re: Proposed Development at 321 Condamine Street, Manly Vale

Reference is made to your letter dated 3rd October 1985, requesting Council's advice with regard to 2 preliminary schemes submitted on 8th August 1985, for proposed development at ~~the abovementioned~~ 321 Condamine Street site. ~~Further to Council's oral advice on 3rd October 1985, preliminary assessment of the 2 proposed schemes has indicated that both schemes are satisfactory in terms of~~ The following information is provided with regard to the preliminary schemes in relation to the requirements under Council's Development Control Plan - Carparking.

1/ Firstly, the existing building was erected prior to the adoption by Council of a carparking policy and under Council's Development Control Plan - Carparking no additional parking would be required for the existing development provided the floorspace and use of the existing building is not altered.

2/ With regard to the additions, Scheme 1, with 34 sq.m. of proposed office space and 2 bedrooms for residential use, provides 2 parking spaces in accordance with Council's DCP - Carparking. Scheme 2 with 37 sq.m. of proposed office space and 3 bedrooms for residential use provides 3 carparking spaces in accordance with Council's DCP - Carparking. However, should the proposed extensions at ground level be used for shops, then an additional parking space for both schemes would be required and therefore the proposals would be unsatisfactory in terms of the provisions of parking. Further, Council's DCP - Carparking requires that the bay widths of spaces should be greater when located adjacent to obstructions such as walls or fences. Therefore, the width of two of the carparking spaces at 2.5m in Scheme 2 are inadequate as these spaces adjoin a fence.

In conclusion, Scheme 2 would appear more appropriate as this proposal represents less site cover, is more compatible with adjoining development, and provides balcony space for the dwelling. However, the departure from Council's Development Control Plan - Carparking as stated above for Scheme 2, would have to be addressed, ~~as Council policy requires 16m² of balcony area, any departure from this policy would have to be warranted.~~

..../2

Under Warringah Local Environmental Plan, 1985, the subject site is zoned 3(c) Neighbourhood Business. The existing shop building proposed additions for shops is permissible only with the development consent of Council.

Any Development Application submitted to Council for development on the subject site will be assessed in accordance with the heads of consideration contained in Section 90 of the Environmental Planning & Assessment Act 1979.

Such dev. applic should be accompanied by the necessary forms, metric scaled plans (in triplicate), owners consent & statement of env. effects.

attached to the existing shop building.

You are further advised to contact Council's Health & Building Branch regarding Ordinance 70 requirements. In particular a minimum 46m² balcony area is required for a dwelling unit.
Should you have any further enquiries, please do not hesitate to contact the belowmentioned officer who will be pleased to assist you.

Yours faithfully

L A Castle
DIVISIONAL MANAGER -
ENVIRONMENTAL SERVICES

Enquiries:
Mr P Christmas, Town Planning Dept
8.30-10.30am, Mon-Fri

TOWN PLANNING DEPARTMENT

To Chris From Paul. Date 11/9

Lot ___ D.P. ___ Address 321 Condamine St

Subject ___ File No. SF 1075/321

Could you check what has previously been approved for building?

Thanks

OK.

321. CRN. 22116.

COR Lot 20. D.P. 11320.

3 (c)

SHIRE OF WARRINGAH - PROPERTY SEARCH

VALUATION NO....22116....

RATABLE PERSON....SAKELARIS Tom (+ Mary, Nina + Carl)

PROPERTY ADDRESS...321 CONDAMINE ST. MANLY VALE 2093

POSTAL ADDRESS .....9 Sunshine Street,

.....Manly Vale 2093.....

LOT NO...Cnr. 20... DP/SP NO....11320.....

SEC..... PORTION.....

L.V.....$44..... DATE OF VALUATION.....

LAND DIMENSIONS....7.62 x 33.53 Spl. Cnr.....

AREA.....

T. 3086
3.7.85
$155

3(c)

54

43174

PC

T. SAKELLARIS
321 CONDAMINE ST.,
MANLY VALE.

3.10.85

THE SHIRE CLERK
WARRINGAH SHIRE COUNCIL
SHIRE HALL
DEE WHY.

WARRINGAH SHIRE COUNCIL
— CENTRAL RECORDS —
8 OCT 1985
REF. TO: V. McK / P Christmas
FILE WITH: P Christmas 1.10.85
FILE No. PF 1075 / 321

Dear Sir,

PROPOSED DEVELOPMENT AT 321 CONDAMINE ST., MANLY VALE.

Att. of Ms J. McKenrick, or P. Christmas

I am refering to two preliminary schemes submitted at the counter on the 8.8.85 for advice by the Town Planning Section for further development of the above property.

A verbal reply on the 3.10.85, appears to enable all the aspects of my town planning difficulties to have been resolved.

Written confirmation is requested regarding Council views on each scheme affecting a) Parking requirements for the existing.
b) Parking requrements for the proposed.
c) My suggested solution to the parking.
and d) Landscape requirements.

Yours faithfully,

Tan Sakellaris

Rang Mr Economides
268-7529

- Advised as file note
- He will write requesting info relayed over phone in writing

NE also raised issue of moving spaces for vehicles entering/leaving carparking and lane near by street intersection

Paul Chrostin
3/10

HEALTH & BUILDING DEPT

Inspectors [signature]

Date 30/9/85

Owners Name _____ Lot _____ Sec _____ DP _____

Street Condamine St No 324 Locality Manly Vale

Subject _____

REFERRED

TO:

Schemes 1 & 2.

1) Room sizes o.k.

2) 46 m² of balcony area are required as per Council Policy.

3) Car parking ?

4) Garbage area required

5) If shops to sell food then construction must comply with Food Code.

[signature]

TOWN PLANNING DEPARTMENT

To Paul From _____ Date _____

Lot ___ D.P. _____ Address _____

Subject _____ File No. _____

1. Did you check previous approvals for existing development? – to determine parking requirements if any for existing

2. Pl check with D. Smith for his comments.

3. What is floorspace ratio of both schemes?

4. Zoning? – current — 3(a)
– consolidating instrument 3(c) Neighbourhood Business

5. Did you check files for other properties in the vicinity of the site to see whether they may contain relevant info.?

6. Any resolutions – (resolution cabinet). Nil

7. ~~Put plans in plan folder – Not done~~

JMC
18.9.85

Floor Space Scheme 1: 280.9 m² FSR – 280.9 : 237.12
" 2. 282.69 m² FSR – 282.9 : 237.12

Site area 237.12.

TOWN PLANNING DEPARTMENT

To FILE From _____ Date _____

Lot ___ D.P. _____ Address _____

Subject Plans received re Redevelopment File No. _____

The two schemes for proposed development of 321 Condamine St MV have been assessed

Both are satisfactory in terms of parking space requirements under Code.

Major Differences are as follows:

	Scheme 1	Scheme 2
Site Cover	84%	56%
Car parking	2 covered	3 uncovered
Residential Use	2 bedroom	3 bedrooms
Proposed ff/Space of Staff/Office Use	34 sq m	37 sq m.
Appearance from Street	2nd sty stepped back off intersection	2 sty nil setback

Scheme 2 is considered more favourably ~~because of~~ in that:-

- the site-cover ~~is more~~ of 56% could not be considered an over development of site
- the compatability with adjoining development is greater ie 2 sty nil front setback frontage is continued and maximum development towards rear of the site is maintained.

Paul Austin 19/9/85

Plans received 8/8/85

WARRINGAH SHIRE COUNCIL

SF 1071/321 Yes

L/C 82(4)/12/81

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

TELEPHONE 982 0333

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

Date 28/4/81

IN THE MATTER OF THE PURE FOOD ACT 1908 AS AMENDED AND REGULATIONS THEREUNDER

M.r & Mrs. Sakellaris
321 Condamine St
North Manly

Re: Premises - 321 Condamine St N/H Manly

Inspection of the above premises disclosed the following breaches of the Pure Food Act 1908 as amended and Regulations thereunder:-

The shop was not being kept free from flies & cockroaches.

You are hereby informed that strict compliance with the Pure Food Act and Regulations is required by the Council and that any breaches attract the penalties prescribed.

A further inspection will be made 30 days from today.

The Matter will be reported to Council forthwith.

L.G. Riordan (SHIRE CLERK)

Original handed to addressee by me, on 28/4/81

Health Inspector

Clearance required 6 R/S 28/5/81

TELEPHONE/PERSONAL INQUIRIES ASK FOR Mr. K. Wright, Mr. J. Thomson.

KWRIGHT 28/4 Now OK (dlw) 3/6

File

SF1071/321
in file

KW/JW
File: FN/C8[illegible](3)/75/80

14th November, 1980

PURE FOOD ACT, 1908, AS AMENDED

Mr. T. & Mrs. M. Sakellaris,
321 Condamine Street,
MANLY VALE N.S.W. 2093

RE: Premises 321 Condamine Street, Manly Vale.

A recent inspection of the above premises revealed that certain regulations required to be carried out in connection with the Pure Food Act 1908 as amended, were not being observed insofar that -

The premises was not being kept free of flies and cockroaches.

Your attention is directed to Regulation No. 77(18) of the Pure Food Act 1908 as amended in this regard, and you are hereby instructed to remedy these matters forthwith.

Failure to comply with the terms of this notice constitutes an offence punishable summarily at law and renders you liable to a penalty.

Your co-operation will render further action unnecessary.

SHIRE HEALTH SURVEYOR AND
PRINCIPAL BUILDING INSPECTOR

Same. R/S 16/12/80.
1/12

Mr. K. Wright - Health & Building,
8.30 to 10.00 a.m. (Mon-Fri).

STANDARD LETTER REQUEST

USE FOR LETTERS ONLY - STANDARD LETTERS
ACKNOWLEDGMENTS
REPLIES, ETC.

DO NOT USE FOR NOTICES - (USE CARBON REPORT BOOKS FOR NOTICES)

DEPT: H & B	INITIALS KW	DATE 12/11/80
STANDARD LETTER NO: 46A	REF: FILE NUMBER: FN/C82(3)/75/80.	

NAME & ADDRESS — NO. OF EXTRA COPIES — ADDRESSED TO

Mr T & Mrs M. Sakellaris nil
321 Condamine Street
Manly Vale.

RE: 321 Condamine St mv.

(Quote their ref. if any)

(1) the premises was not being kept free of flies & cockroaches

(2)

Reg 77 (1B)

SHS.

Phoned to MP
12/11/80

EXCL: (Delete if none) DISTRICT INSPECTOR KW

SF 1071/321
NE
(1)

DX 9117 DEE WHY

GB/LF
L/C82(1)77/77
SF 1071/321

4th February, 1977

Messrs. C. Don Service & Co.,
Solicitors,
DX 701 SYDNEY.

Dear Sirs,

re: Your Ref: 2/MD - L. Triantafillopoulos - Sale to Sakellaris, 321 Condamine St. Manly Vale.

Receipt is acknowledged of your letter dated 28th January, 1977 concerning the above and it is advised that Council's records have been adjusted accordingly.

Yours faithfully,

(R. M. Stuckey)
SHIRE CLERK.

Please refer to GB to note.

Marked GB 8-2-77
Gill

Mr. Baker (8.30 to 10.00a.m.Monday to Friday)

2/C82(1)/77/77 GB

C. DON SERVICE & CO.
SOLICITORS

ANTHONY F. MOULTON, LL.B.
BRUCE F. CORBEN

12TH FLOOR
82 ELIZABETH STREET,
(1 DOOR FROM KING STREET)
SYDNEY, N.S.W. 2000
TELEPHONES: 232-3766 (4 LINES)

WHEN REPLYING PLEASE QUOTE
2/MD.

DX 701
SYDNEY

28th. January, 1977.

DEPT.		DEPT.	
B M		ENGR.	
F/C		T.P.O.	
D/SC		B & B	✓
S/T		RATES	✓
C/C		I/C	
REC'd. - 2FEB1977			No.

The Shire Clerk,
Warringah Shire Council,
DX 9117,
DEE WHY.

Dear Sir,

L. Triantafillopoulos - Sale to Sakellaris.
Shop Premises - 321 Condamine Street, Manly Vale.

Kindly note that shop premises at the abovementioned address previously occupied by Mr. L. Triantafillopoulos are now occupied as follows:-

Mr. Tom Sakellaris and Mrs. Mary Sakellaris of 321 Condamine Street, Manly Vale.

The Shop License should be adjusted accordingly.

If you have any further requirements you might arrange for one of your Officers to call at the premises.

Yours faithfully,

C. DON SERVICE & CO.

Card altered to above RT. 4/2/77

DX 9117 DEE WHY

CS/LF
L/C82(2)11/77
SF·1071/321

31st August, 1977

Mr. T. Sakellaris,
321 Condamine Street,
MANLY VALE. 2093.

Dear Sir,

re: Proposed Sliding Glass Doors - No. 321 Condamine Street, Manly Vale.

Receipt is acknowledged of your letter dated 22nd August, 1977 concerning the above proposal and it is advised that before further consideration can be given, it will be necessary for you to submit the following:-

1. A formal building application together with relevant fees - appropriate forms enclosed herewith.

2. Two (2) copies of plans showing all relevant details and including a site plan, elevations and sections.

Upon receipt of the above your application will be proceeded with.

Yours faithfully,

R/S 30/9

(R. M. Stuckey)
SHIRE CLERK.

FILE

R/S 20-2-78

Encs.

Mr. Seagg (8.30 to 10.00a.m.Monday to Friday)

L/C82(2)/111/1
KK

321 Condamine Street,
Manly Vale 2093
22nd August, 197

The Building Inspector
Health - Building Department
Warringah Shire Council

Dear Sir,

This letter is a notification of our intention to replace an existing plate glass shop window with 2 sliding glass doors, at the delicatessen at the above address.

Yours faithfully,
Tom Sutton

Sept letter to write
to submit a formal B/A, ~~plan fees & sign~~
~~order & sign sheet~~ & submit 2 copies of plans detail & floor to include
showing all relevant ~~items~~ site plan, elevation & section

30.8.77

WARRINGAH SHIRE COUNCIL

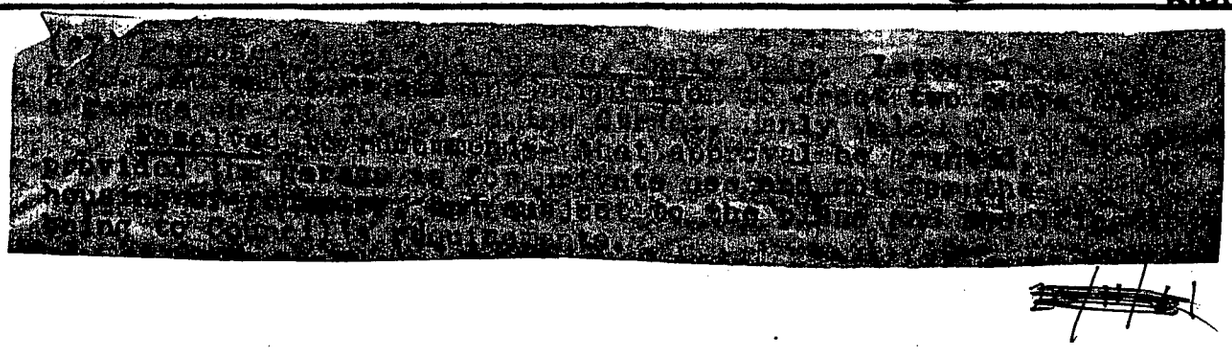
County of Cumberland Planning Scheme Ordinance

CLAUSE 56 REGISTER

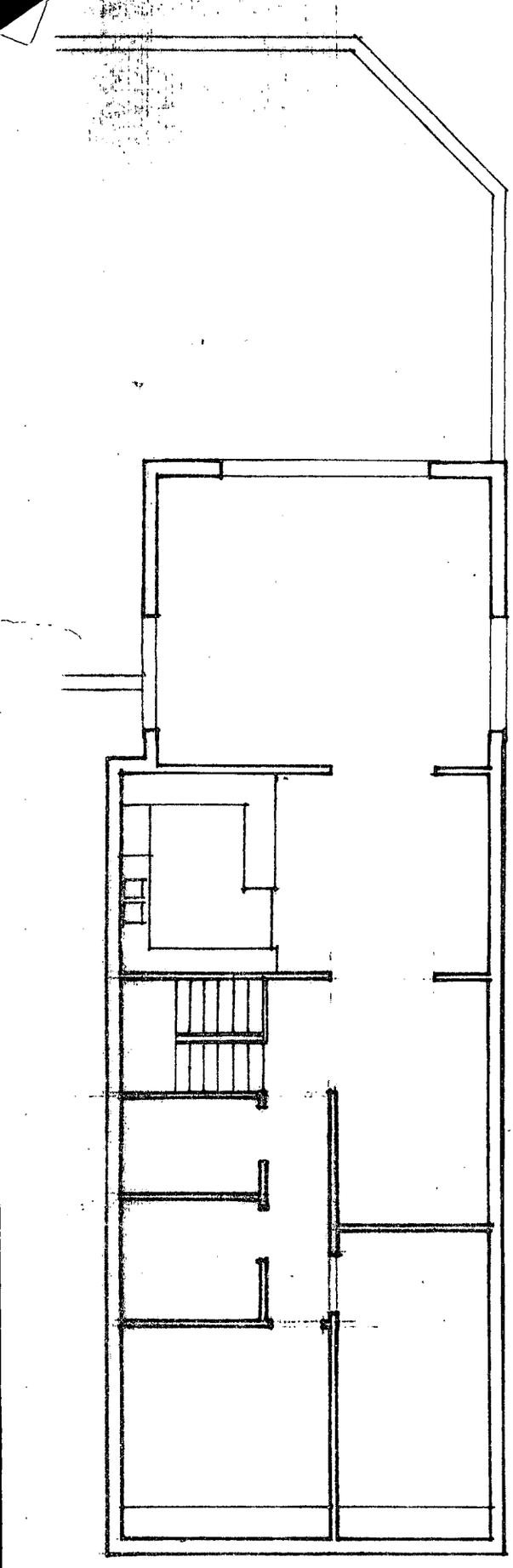
Lot. 20 Sec. D.P. 11320

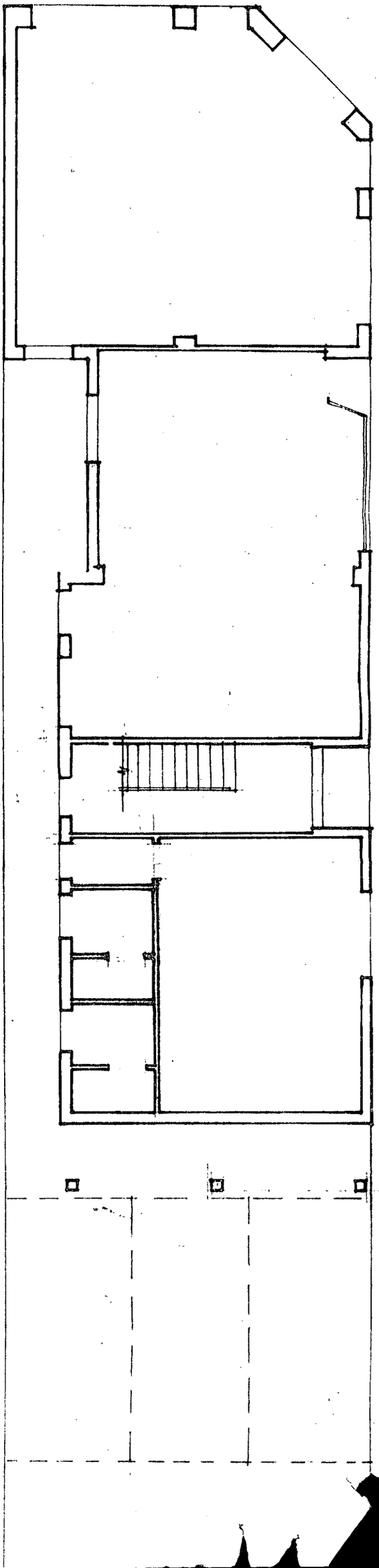
CONDAMINE STREET.
Street

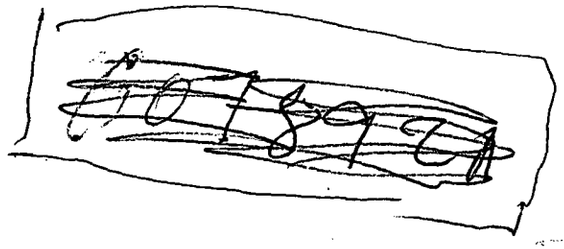
MANLY VALE.
"C" District RIDING




CAMPBELL
DISTRICT PARK
PARADE
GORDON
ST.
KING
ST.
LOVETT
ST.
INNES
ST.
SUNSHINE
ST.
HIGHVIEW AVE.
(M.R.164)
ACQUIRED FOR ROAD WIDENING - D.M.R.
KOORALA
ST.
KENNETH
ST.
CONDAMINE
HAYES ST.
ROSEBERRY
QUIRK
BALGOWLAH
LODGE
ST.
PARKES
BURCHMORE
LAURIE
RD.
FAIRWAY CLOSE
MANLY VALE HIGH SCHOOL APPN.
SITE: 30064
WEST MANLY PARK
MANLY
SCALE 1 : 4000
ZONING NEIGHBOURHOOD BUSINESS 3(c)





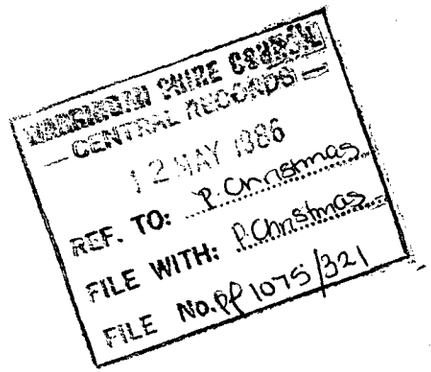


Proposed Development of

321 Condamine St

Manly Vale, 2093

TOM SAKELLARIS



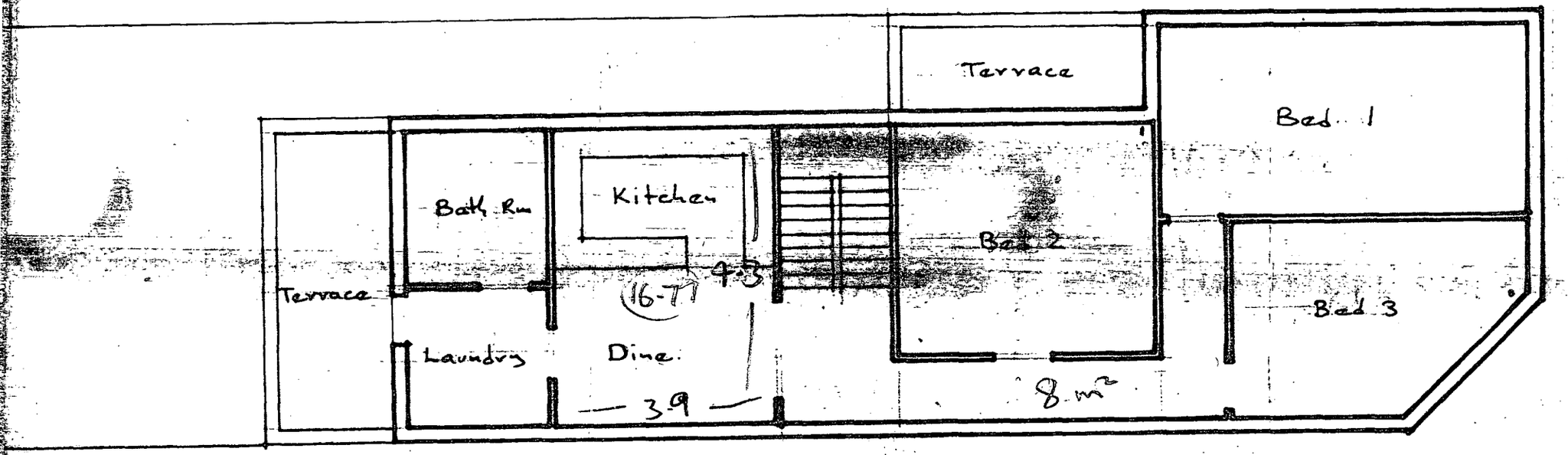
WARRINGAH SHIRE COUNCIL

LAYOUT PLAN

FOR

LAND USE CONSENT No. 86/211

DATE: 19th June 1986



Scheme 2.

FIRST FLOOR

WARRINGAH SHIRE COUNCIL
CENTRAL RECORDS
- 8 AUG 1985
REF. TO: .....
FILE WITH: .....
FILE No. DA 1075/321

022C

RO'L/GB
FILE SF 1071/323-325

10th September, 1979.

The Under Secretary,
Department of Labour and Industry,
P.O., Box 847,
DARLINGHURST. N.S.W. 2010

Dear Sir,

Re: Application for Factory Registration - Premises No. 325 Condamine Street, Manly Vale. Your Ref: Mrs. M. Richmond:cm.

Council is in receipt of your standard notice dated 16th August, 1979.

For your information please find attached copy of Council's letter to your Department dated 14th December, 1978.

Should additional information be required, please contact the officer whose name appears at the bottom of this letter.

Yours faithfully,

(R. M. Stuckey),
SHIRE CLERK.

Att.

File

Mr. R. O'Loughlin, Town Planning Department, (8.30 - 10.30 a.m., Monday to Friday).

New South Wales Government

Department of Labour and Industry

1 Oxford Street,
Darlinghurst
Box 847, P.O., Darlinghurst 2010
Telegrams: "Labind" Sydney

The Shire Clerk
Warringah Shire Council
Civic Centre Pittwater Road
DEE WHY. 2099

DEPT.		DEPT.	
P.M.		ENGR.	
F/C		T.P.O.	
D/SC		H & B	
S/T		RATES	
C/C		I/C	

REC'D. 24 AUG 1979

SF 1071/325 - 325

Our reference: 2 Factory Reg. 60
Your reference: 0 Mrs M Richmond:cm
Telephone: 238 8708

16th August 1979

e (27/8)

Dear Sir

APPLICATION TO REGISTER FACTORY

NAME OF APPLICANT: Hermann's Cakes & Pies Pty Limited

ADDRESS OF PREMISES: 325 Condamine Street, Manly Vale

NO. OF EMPLOYEES - MALES: - FEMALES: -

NATURE OF WORK: Cakes & Pies

Phone 949 6898

I advise that this Department has received an application for registration under the provisions of the Factories, Shops and Industries Act, 1962, of a factory in the above-mentioned premises, and is required in terms of that Act to-

(i) refuse registration unless the means of escape from the premises in case of fire are certified as being sufficient and efficient; and

(ii) take into consideration the provisions of any other Act affecting or relating to the use of the premises.

Would you please advise the Department within 40 days of the above date whether the use of the premises as a factory to carry on work of the nature described would be restricted by or under the provisions of the Local Government Act, 1919, or any proclamation or planning scheme made thereunder.

Particular importance is placed on advice of compliance with Ordinance No. 70 in respect of the sufficiency and efficiency of the means of escape from the factory in case of fire for persons employed in the factory.

Should no reply to this letter be received within the 40-day period, it will be assumed that your Council may not wish to raise any objection and action will be taken by the Department to process the application.

In your reply, please quote -

(i) the full name and address of the applicant;

(ii) any decision by Council that a specified non-compliance with the ordinances under the Local Government Act is such as need not be rectified; and

(iii) the relevant section or ordinance under the Local Government Act, if objection is raised to the application.

Yours faithfully

for R S DODDS
Under Secretary

LOL - 28/8 ph B to come.

RF

JLyi

SF 1071/323-325. SM/AJ

20th February, 1979.

Luke Hor,
Solicitor,
45 Dixon Street,
SYDNEY. N.S.W. 2000

Dear Mr. Hor,

re: Lot 22, Nos. 323-325 Condamine Street, Manly Vale. Kay Hong Take-Away Foods.

In reference to your letter dated 26.1.1979, you are advised that the subject land is in Warringah Shire, and as such, your letter has been referred to us from Manly Council, to which it was addressed.

The zoning of the subject land is General Business 3(a) and a Chinese take-away food shop is a use permissible without Part XIIA Planning Consent from Council. However, the shop should carry a food licence, and if you have any enquiries in this regard, you should contact Mr. Nunney in Council's Health and Building Department between 8.30 and 10.00a.m. Monday to Friday.

It is hoped that this information is of assistance to you and satisfactorily clarifies the matter.

Yours faithfully,

R.M.S.

(R.M.Stuckey)
SHIRE CLERK
SM 21.2.79.

MB 21/2

File

S. Moffitt, Town Planning Dept.,
8.30-10.30a.m. Monday to Friday.

LUKE HOR, LL.B.
SOLICITOR

45 DIXON STREET,
SYDNEY 2000
TELEPHONE 212 3743

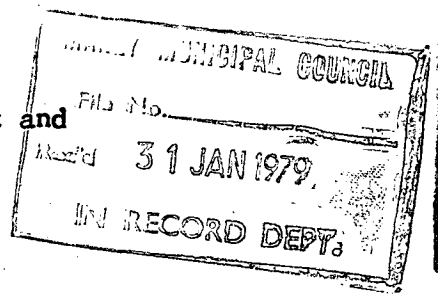
YOUR REF.

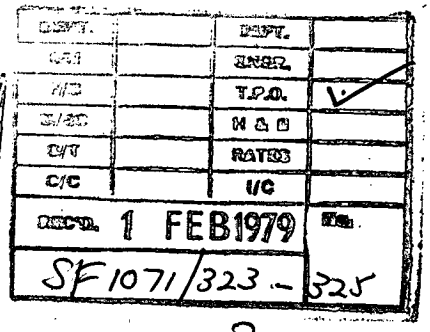
MY REF. LH/ER 916

79 JAN 31 P 9:04

26th January, 1979.

C(2/2)





The Town Clerk,
Council Chambers,
Cnr. Belgrave Street and
the Corso,
MANLY 2095

Dear Sir,

Re Premises: 323 Condamine Street, Manly Vale.
Kay Hong Take-away Foods.

I act for Mr. Leung, the proposed Purchaser of the above Chinese Take-away Foods business and I shall be pleased if you will advise whether the Council had granted Development Approval for such business to be conducted on the above premises. If so would you also kindly advise whether there are any outstanding conditions and terms remaining to be fulfilled by the occupier in respect of such grant of development use.

I shall be pleased if you would let me have a reply at your earliest convenience.

Yours faithfully,

T/P.

T2hn.

SM/GB SF 1071/323-325

14th December, 1978.

The Manager,
Hermann's Cakes and Pies Pty. Ltd.,
325 Condamine Street,
MANLY. N.S.W. 2095

Dear Sir/Madam,

RE: Application to Register Factory at 325 Condamine Street, Manly for the purpose of Cake and Pastry Making.

This Council has received a letter dated 26th October, 1978, from the Under Secretary, Department of Labour and Industry, advising that you have applied to that Department to register a factory at the above site for the purpose described in the heading of this letter.

You are advised that the zoning of the land is General Business 3(a) under the Warringah Shire Planning Scheme. The effect of this zoning on your proposal is that it is permissible with consent and Council has issued a Part XIIA Consent No. 78/176 for this purpose. Therefore, the Department of Labour and Industry has been advised that Council has no planning objection to the registration of your factory for the purpose set out above. Please note the attached copy of that Consent and the conditions which are set out upon it. Your use of the subject premises is subject to compliance with all the conditions of this Consent.

It is hoped this information is of assistance to you and satisfactorily clarifies the matter.

Yours faithfully,

R.M.S.

(R. M. Stuckey)
SHIRE CLERK.

SM
14/12.

(Enc.)

Miss S. Moffitt, (8.30 - 10.30, Monday to Friday.)

T291

SM/GB SF 1071/323-325

14th December, 1978.

The Under Secretary,
Department of Labour and Industry,
P.O. Box 847,
DARLINGHURST. N.S.W. 2010

APPLICATION TO REGISTER FACTORY
Your reference: Factory Registration 60.

APPLICANT: Hermann's Cakes and Pies Pty. Ltd.

SUBJECT LAND: 325 Condamine Street, Manly.

W.S.C. TOWN PLANNING SCHEME - ZONE: General Business 3(a).

Dear Sir,

On the information supplied in your letter dated 26th October, 1978, in respect of the subject land, you are advised that such development is permissible with consent; the necessary consent has been granted (Part XIIA Consent No. 78/176) and therefore the registration of the factory may proceed.

Your Department is thanked for its customary consultation in this matter.

Yours faithfully,

R.M.S.

(R. M. Stuckey)
SHIRE CLERK.

SM 14/12

Miss S. Moffitt, (8.30 - 10.30,
Monday to Friday.)

WARRINGAH SHIRE COUNCIL

PRES		ST		TP	(2)
SC		DST		SE	
DSC		RATES		SUB E	
ADMIN		A/CS		CS	
PIO		IC		SI	
LIB		H & B	(1)	RP	

RECEIVED 2 NOV 1978

The Town Clerk
Manly Municipal Council
MANLY. 2095.

FILE No. SF 1071/323-325

MANLY MUNICIPAL COUNCIL
File No. 1594
Rec'd 27 OCT 1978
RECORD DEPT.

0 9340

New South Wales Government

Department of Labour and Industry

78 OCT 27 A 9:20

Oxford Street,
Darlinghurst
Box 847, P.O., Darlinghurst 2010
Telegrams: "Labind" Sydney

Our reference: Factory Reg. 60

Your reference: 154267 MR:TG

Telephone: 238 8708

26th October 1978

C(3/11)

Dear Sir

APPLICATION TO REGISTER FACTORY

NAME OF APPLICANT: Hermanns Cakes & Pies Pty Ltd

ADDRESS OF PREMISES: 325 Condamine St, Manly.
949 6898

NO. OF EMPLOYEES - MALES: FEMALES:

NATURE OF WORK: Cakes & Pies

I advise that this Department has received an application for registration under the provisions of the Factories, Shops and Industries Act, 1962, of a factory in the above-mentioned premises, and is required in terms of that Act to -

(i) refuse registration unless the means of escape from the premises in case of fire are certified as being sufficient and efficient; and

(ii) take into consideration the provisions of any other Act affecting or relating to the use of the premises.

Would you please advise the Department within 40 days of the above date whether the use of the premises as a factory to carry on work of the nature described would be restricted by or under the provisions of the Local Government Act, 1919, or any proclamation or planning scheme made thereunder.

Particular importance is placed on advice of compliance with Ordinance No. 70 in respect of the sufficiency and efficiency of the means of escape in case of fire.

Should no reply to this letter be received within the 40-day period, it will be assumed that your Council wishes to raise no objection and action will be taken by the Department to process the application.

In your reply, please quote -

(i) the full name and address of the applicant;

(ii) any decision by Council that a specified non-compliance with the ordinances under the Local Government Act is such as need not be rectified; and

(iii) the relevant section or ordinance under the Local Government Act, if objection is raised to the application.

No reply
RAP 7/11/78

Yours faithfully

for R S DODDS
Under Secretary

30/10

WARRINGAH SHIRE COUNCIL

CIVIC CENTRE
PITTWATER RD.
DEE WHY
982-0333

FILE No. SF/1071/323-325

Shire of Warringah Planning Scheme Ordinance Clause 40 PART XIIA CONSENT No. 78/176

Description of Land: Lot 22, No. 325 Condamine Street, Manly Vale.

Applicant's Name and Address: H. Wandl.
4 Wicklow Place,
KILLARNEY HEIGHTS. N.S.W....2087

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:

Conversion of part of shop and attached dwelling into cake and pastry making area.

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 provision 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 proposal in the light of current requirements and policies at the date of application for extension.

(c) Compliance with Council's Health & 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.

(d) All trade materials, products and plant to be kept within the confines of the building at all times.

(e) All loading and unloading to take place within the boundaries of the subject property.

(f) Construction hours being confined to:- Monday to Friday 7a.m. to 5p.m., Saturday 7a.m. to 1p.m., no work on Sunday. This to apply to any work creating noise or other inconvenience.

(g) Compliance with Council's Car Parking Policy adopted 13.4.77. All dimensions are to be clear of any obstruction whatsoever.

(h) Compliance with the requirements of Engineer's Department, particularly in regard to footpaths and roadworks, vehicle access, retaining walls and batter, loading bays and tanker standing areas, stormwater drainage and public utilities and services, wherever these matters or any of them are appropriate.

(i) No signs to be displayed without a separate approval.

(j) The use not commencing until such time as the requirements of the conditions of this Land Use Consent has been carried out to Council's satisfaction as signified in writing.

Council hereby notifies you of your right of appeal under the Local Government (Appeal) Amendment Act, 1972.

Dated this Thirty First day of July, , 1978.

R. M. Stuckey
SHIRE CLERK, per RCN.

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.

NOD:SG/SF/1071/323-325

31st July, 1978

Mr. H. Wandl.
4 Wicklow Place,
KILLARNEY HEIGHTS. N.S.W.....2087

Dear Sir,

Subject: Lot 22, Nos 323-325 Condamine Street, Manly Vale - Proposed conversion of part of shop and attached dwelling into cake and pastry making area.

Reference is made to your recent Development Application in respect of the above.

Your application has been consented to, subject to conditions, and copy of Land Use Consent 78/176 is attached. You are also advised, in addition to the conditions of consent, that the building will need to be up graded to comply with the provisions of Ordinance 70 and Council's Health and Building Department should be contacted in this regard at your earliest convenience.

Yours faithfully,

(R.M. Stuckey),
SHIRE CLERK

Enc. 1

Mon 31/7
P/S 2 months
FILE Mon 11/10

N.O'Donnell.Planning Dept.Mon-Fri.8.30-10.30a.m.

SHIRE PLANNING DEPARTMENT

Date _____

To _____

From _____

Lot _____ D.P. _____ Street Name & No. _____

Suburb _____

Subject _____

NOD

This is satisfactory. Need a REXIIA consent typed & also an appropriate letter to the applicant re 2 of the rec.

NB attached B/A

S.C. type LVE.

26/7

28/7

LEGATED TOWN PLANNER'S REPORT

PROPOSAL: Conversion of part of shop and attached dwelling into cake and pastry making area.

FILE: SF 1071/323-325
T.P. Report No. 78/358

LOCATION: 325 Condamine Street, Manly Vale, 20 metres north of junction with Sunshine Street.

LAND: Lot No. 22.

PRESENT DEVELOPMENT:
Shop on ground floor with flat above and dwelling at rear.

APPLICANT'S NAME AND ADDRESS:
H. Wandl,
4 Wicklow Place,
KILLARNEY HEIGHTS. N.S.W. 2087

PRESCRIBED ZONING:
General Business 3(a). Varying Scheme 7 proposes Neighbourhood Business 3(c).

DEVELOPMENT APPLICATION:
Received 26.6.78. Owners consent received 30.5.78. Permissible with consent. P.E.C. concurrence assumed, Circular 14.

PROPOSED DEVELOPMENT:

Applicant proposes to convert the central area of the ground floor shop and dwelling, an area of about 60m^2 for use as a cake and pastry preparation and manufacturing area. There is a parking area indicated on the plan at the rear of the building off the rear laneway which will be able to accommodate approximately two vehicles.

PLANNING ISSUES:

There is no Planning objection to this proposal as the proposed manufacturing activity is a less intensive use of the premises than the previous retail use. The provision of two additional carparking spaces at the rear of the site, although not a requirement under the current carparking policy, is considered desirable in this case and will lessen carparking in the nearby streets and provide a useful area for staff carparking. Proposal is consistent with Varying Scheme 7 proposal.

HEALTH AND BUILDING COMMENTS (3.7.78):

A change of classification of building under the provisions of Ordinance 70 is involved and the windows are within 3 metres of the side boundary. The premises are therefore to be upgraded to comply with the provisions of Ordinance 70.

ENGINEER'S COMMENTS (28.6.78):

Standard Engineering requirements to apply.

RECOMMENDATION:

1. That the application be consented to subject to the following standard conditions:-

.../2.

A1, A3, A4; C1, C3; F1A; H6; J1, J4, J5.

2. That the applicant be advised that the building will need to be upgraded to comply with the provisions of Ordiance 70.

Granted consent as recommended,

PCN 31.8.

P. C. Nichols,
TOWN PLANNER.

NO'D/GB
25.7.78.

REPORTING ACTIVITY PANEL.

DATE 28.6.78

MEMO TO: SHIRE PLANNER

SUBJECT: APPLICATION FOR DEVELOPMENT CONSENT

PROPOSAL Cake Shop & Preparation Areas for making cakes

APPLICANT Hermann's Cakes & Pies

LOT NO 22 SECTION D.P. ST. NO. 325/1

STREET Condamine St LOCALITY Manly Vale

HEALTH & BUILDING/ENGINEER'S COMMENTS

(1) Windows with 3m of side boundary (Clear Glass)

(2) Premises being upgraded to comply with Local Ord 70

Recommend D.A be issued subject to:
The buildings being upgraded to
Ord 70 requirements.

5/7/78

NOD

Specifications, separate letter with
covering

5/7

78/358

REPORTING ACTIVITY PANEL.

DATE 28.6.78

MEMO TO: SHIRE PLANNER

SUBJECT: APPLICATION FOR DEVELOPMENT CONSENT

PROPOSAL Cake Shop & Preparation Areas for making cakes

APPLICANT Hermanns Cakes & Pies

LOT NO 22 SECTION D.P. ST. NO. 325

STREET Condamine St LOCALITY Manly Vale

HEALTH & BUILDING/ENGINEER'S COMMENTS

S.E.R. 28.6.78

NOD

HB Dept comments to come

For DCI Auth, minor matter, by 2.7.78

25/6

S.F. 1071 / 323 - 325

(1)

DEPT.		DEPT.	
G.M.		E.&S.	✓
F/C		T.P.O.	
D/C		H.&C.	
O/T			
C/O		I/C	

RECD. 16 JUN 1978 No.

WARRINGAH SHIRE COUNCIL.

SHIRE OF WARRINGAH PLANNING SCHEME ORDINANCE CLAUSE 35.

TOWN PLANNING DEPARTMENT

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT. RH 26.6

(To be submitted in triplicate).

Del. auth?

1. APPLICANT:

Full Name HERMANN WANDL (HERMANN'S CAKES + PIES)

Address 4 WICKLOW PL. KILLARNEY HTS. 2087

2. REGISTERED OWNER Telephone No. 451:8423

Full Name RAYMOND BEDE RYAN + AUDREY RYAN

Address 323-325 CONDAMINE ST. MANLY VALE, 2093

3. PARTICULARS OF LAND Telephone No. 94:1698

BLOCK LETTERS PLEASE

c (19/6)

Suburb MANLY VALE

Name of Street CONDAMINE STREET Street No. 325

Lot No. 22 Section No. D.P. No.

Dimensions Area of Land

Situated on WESTERN side of street.

Situated between SUNSHINE Street and KING Street.

Date of Purchase N.A. Improved or Unimproved

Use of land or building between 12/7/46 and 6/6/63. HABERDASHERY SHOP

Use of land or building on 7/6/63 HABERDASHERY

Present Use of land or building HABERDASHERY

Proposed Use of land or building CAKE SHOP AND PREPARATION AREAS FOR MAKING ~~SAME~~ CAKES

4. PARTICULARS OF ADJOINING LAND IN SAME OWNERSHIP.

Name of Street and No. CONDAMINE ST. 323 Date of Purchase

Lot No. 21 Section No. D.P. No.

5. FULL DESCRIPTION OF PROPOSED DEVELOPMENT

Illustrate by scale drawings in triplicate sufficient to describe the building or work and location on site. For any allotment which has a difference in level exceeding 3 ft. the drawings must indicate natural and finished surface levels related to the crown of the road.

6. ESTIMATED BUILDING COST - $ 3,000.00 See list for fees.

NOTES:

(i) If the applicant is not the registered owner of the property, the written consent of the owner MUST be attached before the Council can accept the application.

(ii) Providing false information is an offence which may lead to prosecution under Clause 76 of the Ordinance.

(iii) A location sketch must be provided overleaf.

Date 9th June 1978 Signature of Applicant Hermann Wandl

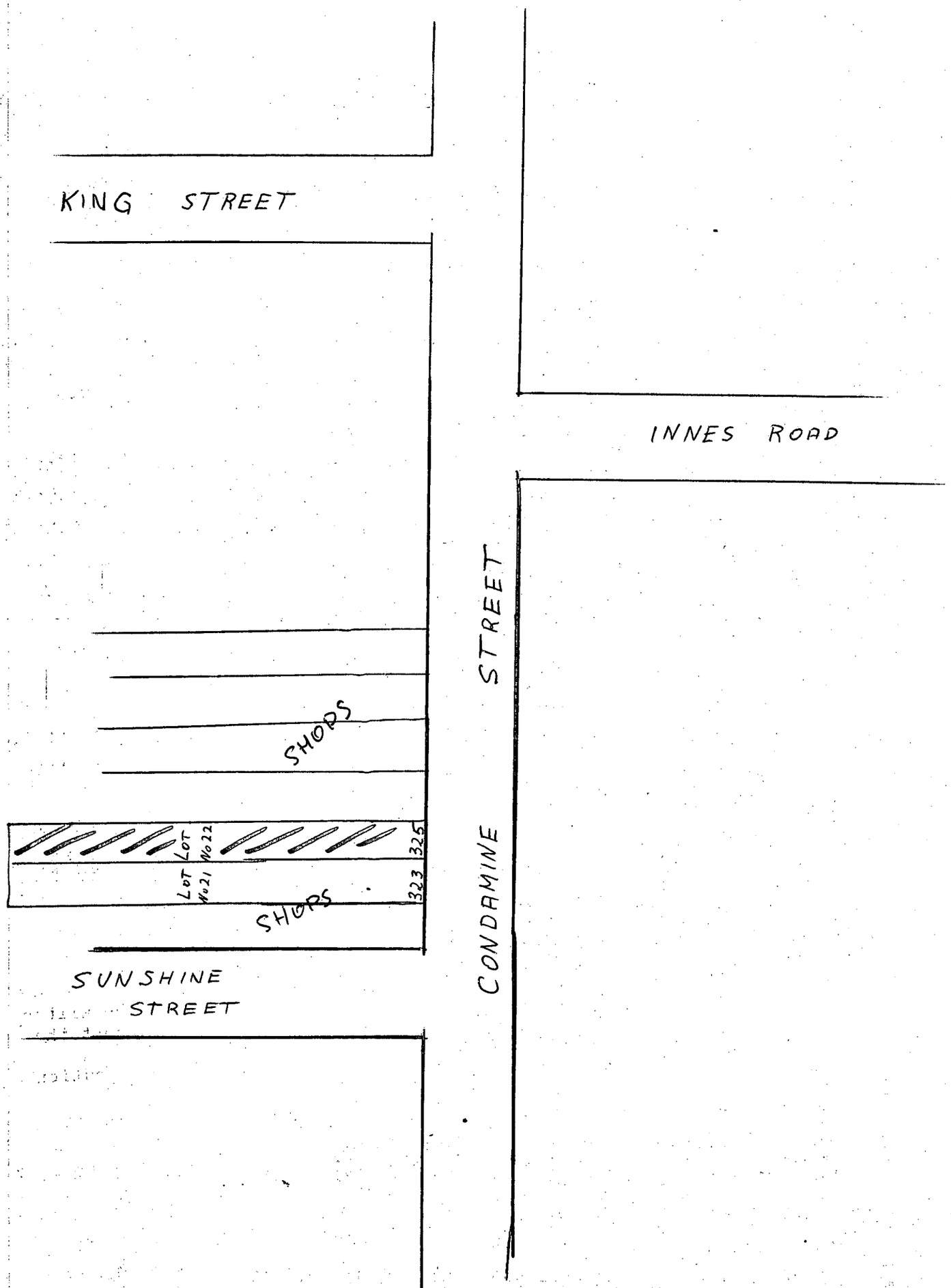
A LOCATION SKETCH MUST BE SUPPLIED IN THE SPACE PROVIDED OVERLEAF.

OFFICE USE ONLY.	Receipt No. 59712
FEE payable in advance $40.00	Date Paid 16.6.78

LOCALITY SKETCH.

(Indicate the site of proposed development the nearest cross streets above and below the site, and existing development, if any, in the immediate vicinity.)

NORTH.



WARRINGAH SHIRE COUNCIL.

SHIRE OF WARRINGAH PLANNING SCHEME ORDINANCE CLAUSE 35.

TOWN PLANNING DEPARTMENT

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT.
(To be submitted in triplicate).

BLOCK LETTERS PLEASE

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Address 4 WICKLOW PL. KILLARNEY HTS. 2087

2. REGISTERED OWNER Telephone No. 451:8423
Full Name RAYMOND BEDE RYAN + AUDREY RYAN
Address 323-325 CONDAMINE ST. MANLY VALE, 2093

3. PARTICULARS OF LAND Telephone No. 94:1698
Suburb MANLY VALE
Name of Street CONDAMINE STREET Street No. 325
Lot No. 22 Section No. D.P. No.
Dimensions Area of Land
Situated on WESTERN side of street.
Situated between SUNSHINE Street and KING Street.
Date of Purchase N.A Improved or Unimproved
Use of land or building between 12/7/46 and 6/6/63. HABERDASHERY SHOP
Use of land or building on 7/6/63 AS ABOVE
Present Use of land or building AS ABOVE
Proposed Use of land or building CAKE SHOP AND PREPARATION AREAS FOR MAKING CAKES

4. PARTICULARS OF ADJOINING LAND IN SAME OWNERSHIP.
Name of Street and No. CONDAMINE ST. 323 Date of Purchase N.A.
Lot No. 21 Section No. D.P. No.

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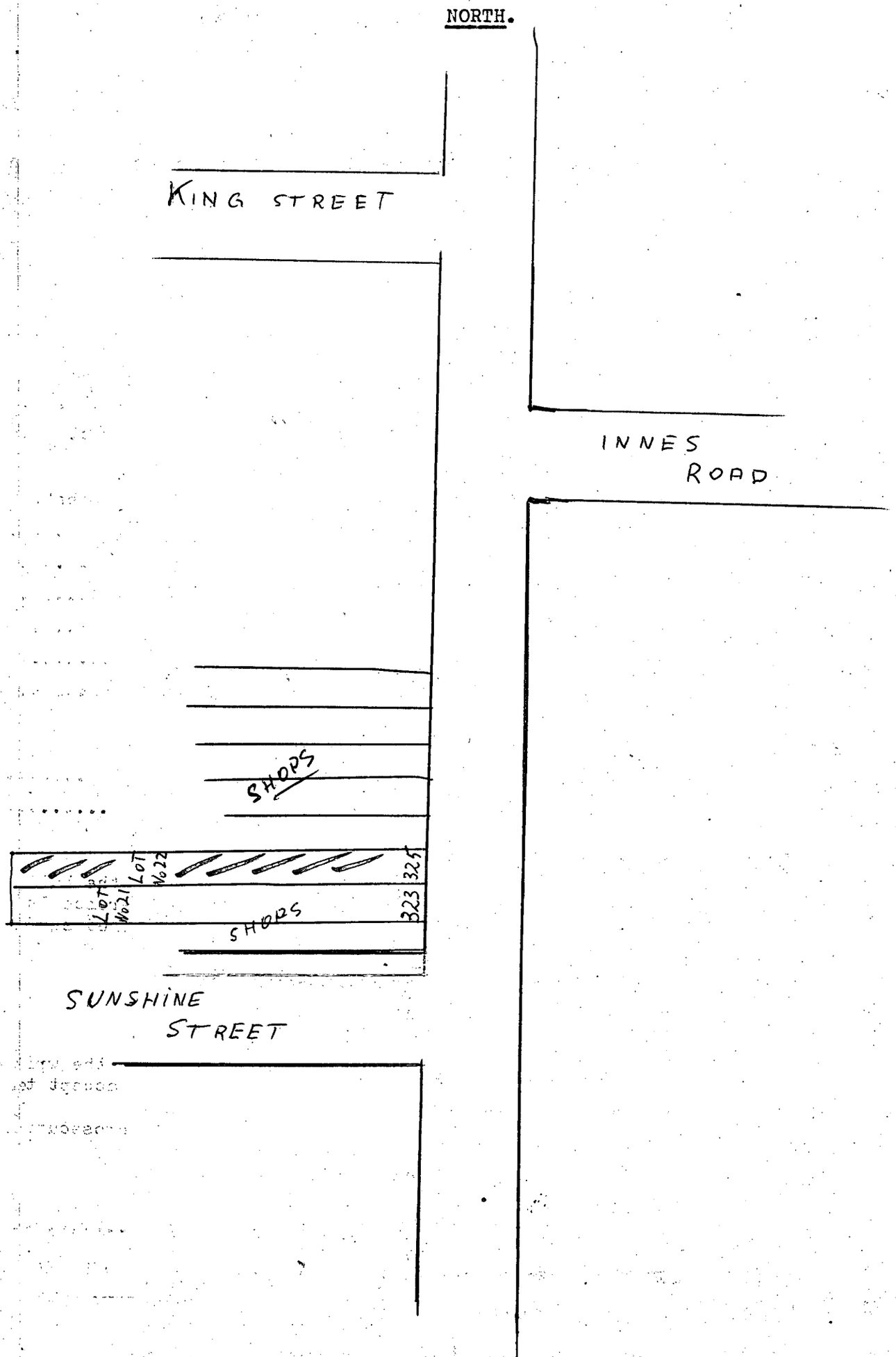
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WARRINGAH SHIRE COUNCIL.

SHIRE OF WARRINGAH PLANNING SCHEME ORDINANCE CLAUSE 35.

TOWN PLANNING DEPARTMENT

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT.
(To be submitted in triplicate).

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Full Name RAYMOND BEDE RYAN & AUDREY RYAN
Address 323-325 CONDAMINE STREET, MANLY VALE, 2093

3. PARTICULARS OF LAND Telephone No. 94.1698
Suburb MANLY VALE
Name of Street CONDAMINE Street No. 325
Lot No. 22 Section No. D.P. No.
Dimensions Area of Land
Situated on WESTERN side of street.
Situated between SUNSHINE Street and KING Street.
Date of Purchase N.A Improved or Unimproved
Use of land or building between 12/7/46 and 6/6/63 HABERDASHERY SHOP
Use of land or building on 7/6/63 AS ABOVE
Present Use of land or building AS ABOVE
Proposed Use of land or building CAKE SHOP AND PREPARATION AREAS FOR MAKING CAKES

4. PARTICULARS OF ADJOINING LAND IN SAME OWNERSHIP.
Name of Street and No 323 CONDAMINE ST. Date of Purchase N.A
Lot No. 21 Section No. D.P. No.

5. FULL DESCRIPTION OF PROPOSED DEVELOPMENT
Illustrate by scale drawings in triplicate sufficient to describe the building or work and location on site. For any allotment which has a difference in level exceeding 3 ft. the drawings must indicate natural and finished surface levels related to the crown of the road.

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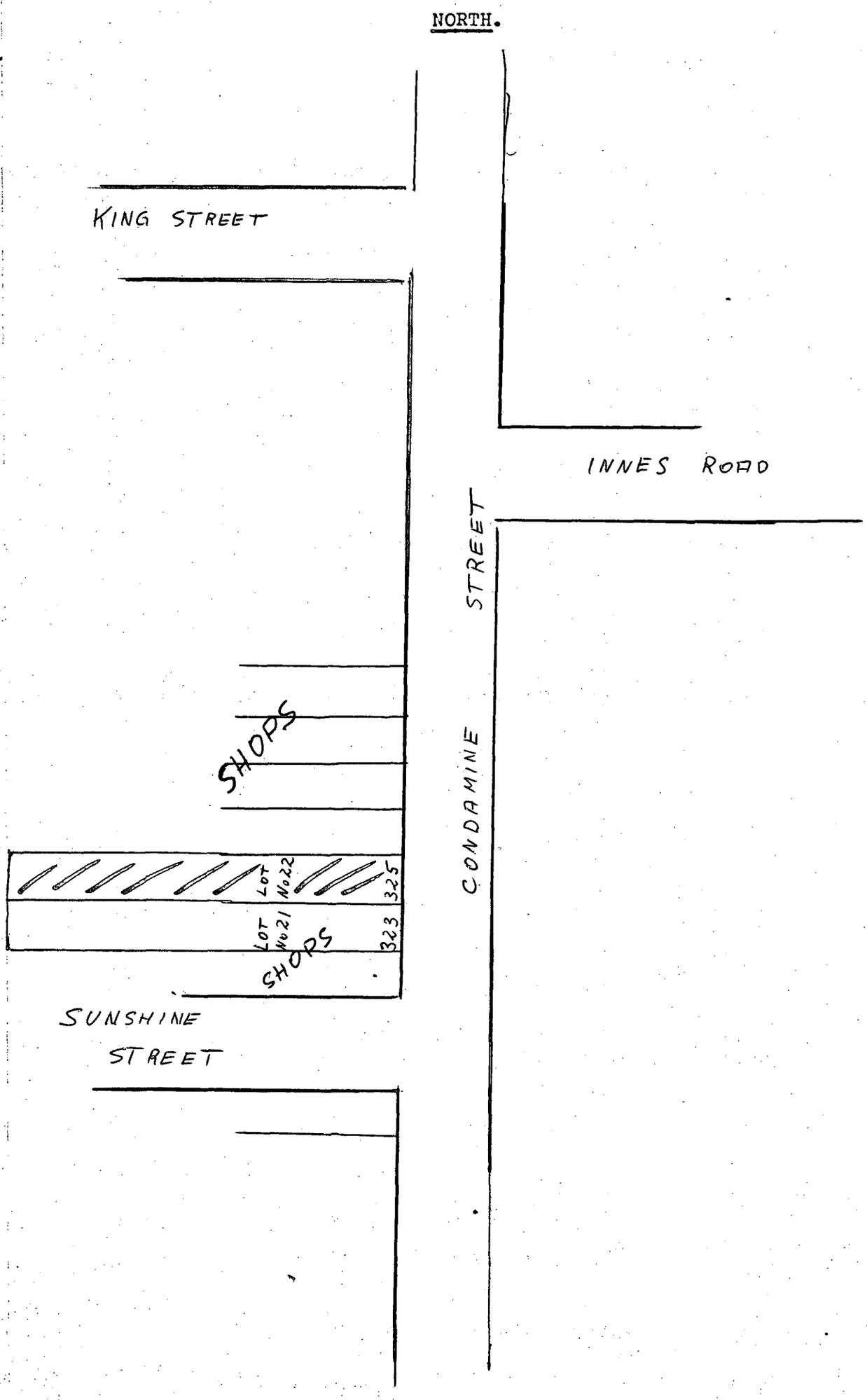
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FEE payable in advance $40.00	Date Paid 16.6.78

LOCALITY SKETCH.

(Indicate the site of proposed development the nearest cross streets above and below the site, and existing development, if any, in the immediate vicinity.)



323-325 Condamine Street,
Manly Vale. 2093.

30th May, 1978.

The Shire Clerk,
Warringah Shire Council,
Pittwater Rd.,
Dee Why. 2099.

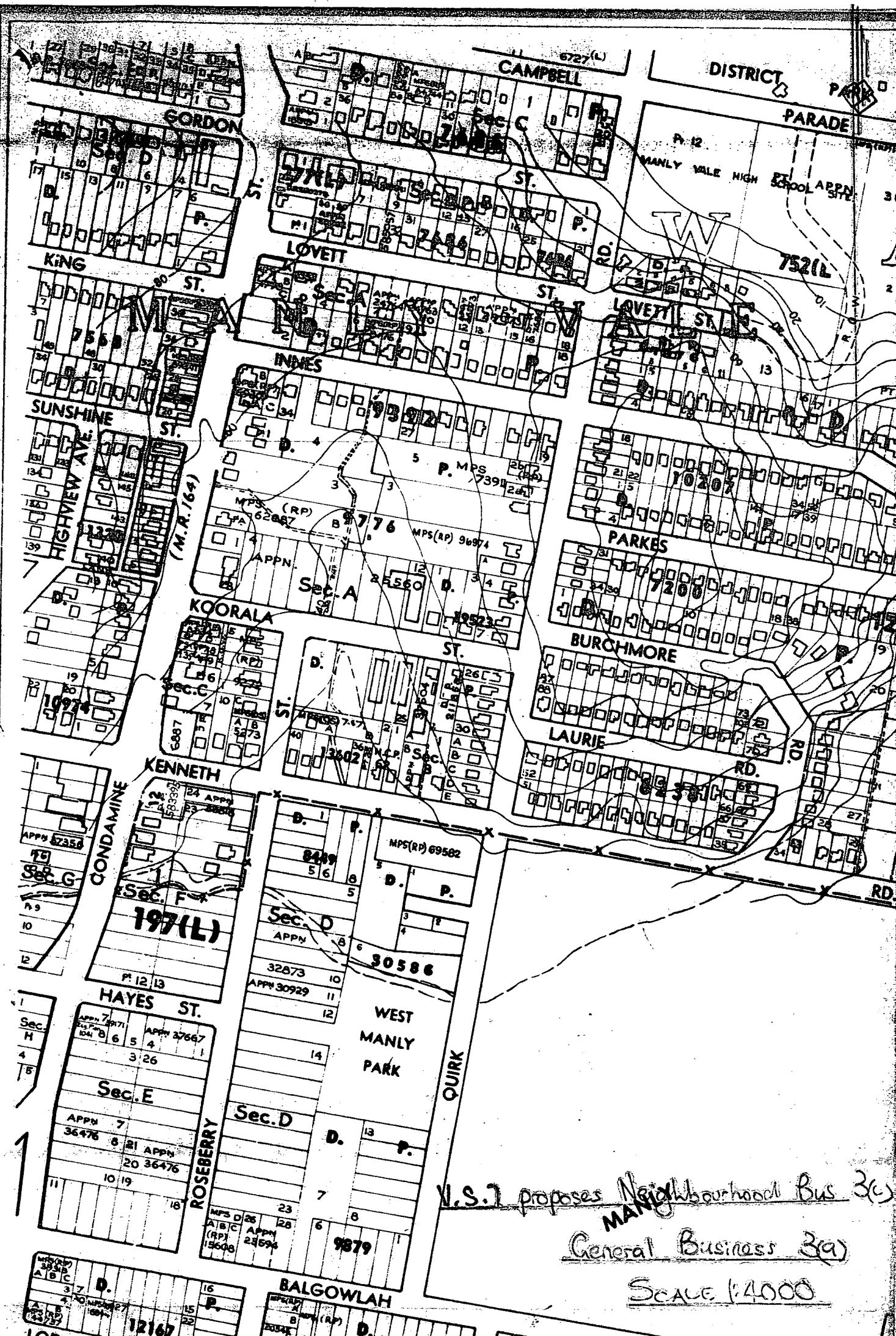
Dear Sir,

Reference: Shop sites Lots 21 & 22
Condamine St., Manly Vale.

We are the owners of the abovenamed property and consent to the development and necessary alterations to be carried out by Hermann's Cakes & Pies Pty. Ltd., as per attached plans and application.

Yours faithfully,
RAYMOND BEDE & AUDREY RYAN

A.B. Ryan : A.B. Ryan


CAMPBELL
DISTRICT PARK
PARADE
GORDON
ST.
KING
ST.
LOVETT
ST.
INNES
SUNSHINE
ST.
HIGHVIEW AV.
(M.R.164)
KOORALA
ST.
PARKES
BURCHMORE
LAURIE
RD.
KENNETH
CONDAMINE
HAYES ST.
ROSEBERRY
QUIRK
WEST MANLY PARK
BALGOWLAH
MANLY VALE HIGH SCHOOL APPN SITE
Sec. A
Sec. B
Sec. C
Sec. D
Sec. E
Sec. F
Sec. G
Sec. H
MPS(RP) 62987
MPS(RP) 96974
MPS(RP) 69582
MPS 7391
MPS 7727(L)
752(L)
197(L)
W.S.] proposes Neighbourhood Bus 3(c)
General Business 3(a)
SCALE 1:4000



WARRINGAH SHIRE COUNCIL

County of Cumberland Planning Scheme Ordinance

CLAUSE 56 REGISTER

Lot. 21/22 Sec. ..... D.P. 11320

Condamine St
Street

No 325

Manly Vale
'C' District Riding

4. CONDAMINE STREET, MANLY VALE - Applicant - owner, R.B. & A. Ryan. Letter, 23/10/61, requesting reconsideration of application to construct 2 Flats above shops on land having a frontage of 40' - Lots 21/22, D.P. 11320, No. 325 Condamine Street, Manly Vale.

Resolved to recommend - That as the proposed Flats comply with Council's minimum area requirements, Council permits the erection of 2 Flats only on this business allotment having a frontage of 40', subject to compliance with all Health and Building Department requirements.

20.11.61.

WARRINGAH SHIRE COUNCIL
ACTION RECORD

FILE No. P.F. 1075/327-329

PART No.

STREET No. 327-329 STREET Condamine St SUBURB Manly Vale

LOT No. ..... PORTION No. ..... D.P. .....

TYPE OF BUILDING ..... APPROVAL No. .....

RELATED FILES: ..... TIME PERIOD .....

Folio	FOR ACTION Referred To	On Date	ACTION TAKEN INITIALS	DATE RETND. RECORDS	RESUB. DATE
DA	1/ TP	3-12-85	CR.		
	2/ DU	4.12.85			
	J Hosie	13/12			
	L. Sanchez	8/2	LS		
	L Sanchez	11/2	LS		
	J. HOSIE	17.2.86			
	L. Sanchez	20.2.86	LS		
	J. Hosie	21.2.86			
	D.U	26.2.86			
	L Sanchez	27.2.86	LS		
	J. Hosie	28.2.86			
	L Sanchez	28.2.86	LS		
	D.U				
	M Quinlan	5/3			
	S-Howden	7/3	NJ	12/3	
	T.P.D.U	26/5/86			
	J Hosie		JH		
	Records	4/4/86			
Plans	L Sanchez	30/4/86	LS		
	C. SEARS	2.5.86			
	File	6.5.86			
FJ	T.P	9.7.86		22/7/86	
R	TPDU	29.9.86			
	~~HOSIE~~ DU				
	MATHEWS	2.10.86		3.10.86	
R	M. Atkinson	7-12-86		1.12.86	
M	DU	20/3/87			
	L Sanchez	9.4.87	LS		
	MATHEWS	10.4.87			
	L Sanchez	13.4.87	LS		
	M. ATKINSON	14.4.87			
	L Sanchez	21.4.87	LS		
	[illegible]	22.4.87			
		4/5	DU		
		4	RJ	29/4	
R		8/		15/2/89	

Folio	FOR ACTION Referred To	On Date	ACTION TAKEN INITIALS	DATE RETND. RECORDS	RESUB. DATE
R	G Fardell	12/11/91		12.11.91	
	Wiltshire Webb	7/2/94			
T	TP-SDU	26/3/99			
	File.				

FILES



MAKE UP NEW FILE COVER NOW

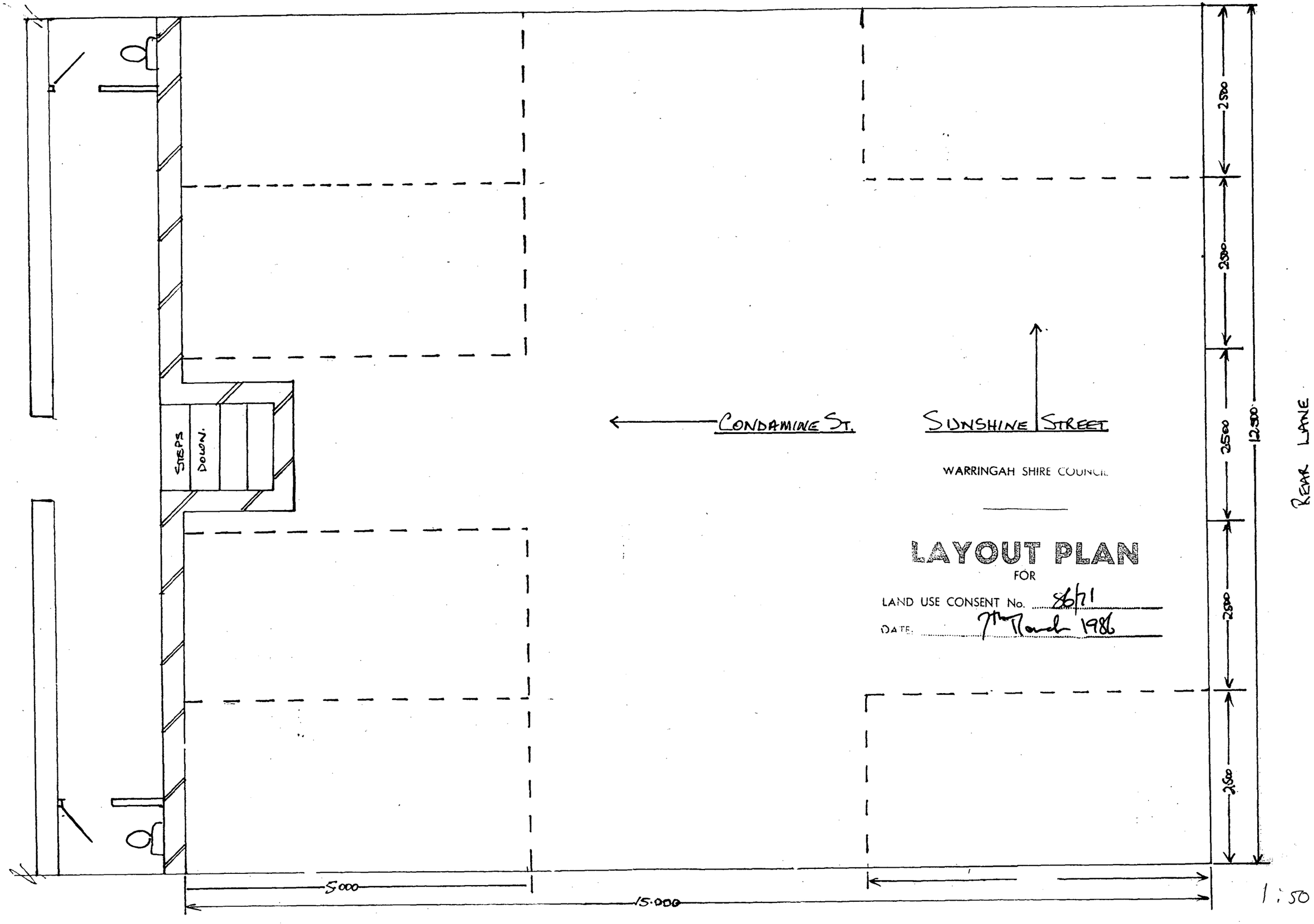
P.F. 1075/327-329

FILE No.

PART No.

DOMINO'S PIZZA OF AUSTRALIA

PROPOSED CAR PARK REAR OF 327 CONDAMINE ST MANLY VALE.



WARRINGAH SHIRE COUNCIL

LAYOUT PLAN

FOR

LAND USE CONSENT No. 86/71

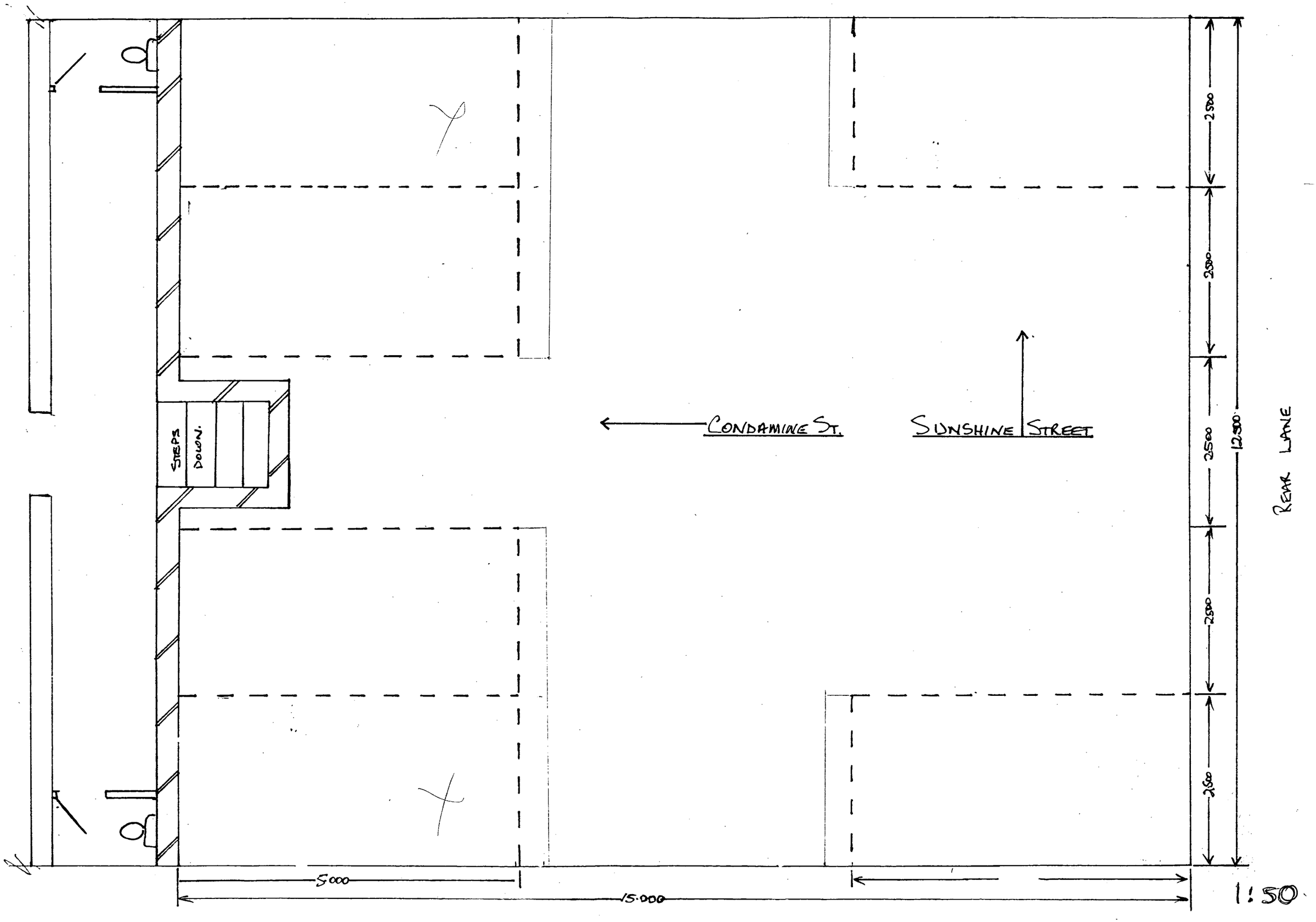
DATE. 7th March 1986

1:50

WARRINGAH SHIRE COUNCIL
— CENTRAL RECORDS —
30 JAN 1986
REF. TO: .....
FILE WITH: .....
FILE No. PF 1075/327-329

DOMINO'S PIZZA OF AUSTRALIA

PROPOSED CAR PARK REAR OF 327 CONDAMINE ST MAIDEN VALE.



WARRINGAH SHIRE COUNCIL
— CENTRAL RECORDS —
30 JAN 1986
REF. TO: J Hosie
FILE WITH: J Hosie
FILE No. PF 1075

13.12.85

327 -329

THE COUNCIL OF THE
SHIRE OF WARRINGAH
All correspondence to be addressed to The General Manager,
Civic Centre, Pittwater Road, Dee Why, 2099 DX 9118 Dee Why
Telephone: (02) 982 0333 Fax: (02) 982 4770

File No: PF 1075/327-329 VI.mb/2301D
Your Ref:

28th April 1987

Hesstock P/L
327 Condamine St
MANLY VALE NSW 2093

Dear Sir

re: Modification of Consent No. 86/71, dated 7.3.86 for extension to existing shop premises and use as a takeaway pizza shop atLots 23 & 24, DP 11320, Nos 327-329 Condamine St, Manly Vale

Your request for modification of Consent No. 86/71 has been considered by Council and it has been agreed to modify the Consent as follows:-

(10) "Pizza delivery vehicles not using the rear carpark after 7.00pm, Monday to Saturday, and at all on Sunday."

(18) "Operating hours being confined to Sunday to Wednesday, 11.00am-11.30pm and Thursday to Saturday, 11.00am-12.30am."

Consent No. 86/71, as modified above, will lapse on 7.3.88 unless substantially commenced.

For ease of reference, a list of all the conditions of Consent No. 86/71, as now modified, accompanies this letter.

Should you have any enquiries, I would be obliged if you would contact Mr M Attiwill, of the Town Planning Department, who will be pleased to assist you.

Yours faithfully

F L Thomson

F L Thomson
GENERAL MANAGER/
SHIRE CLERK
per

Enquiries:
Mr M Attiwill, Town Planning Dept
8.30-10.30am, Mon-Fri

THE COUNCIL OF THE
SHIRE OF WARRINGAH

COPY

All correspondence to be addressed to The General Manager,
Civic Centre, Pittwater Road, Dee Why, 2099 DX 9118 Dee Why
Telephone: (02) 982 0333 Fax: (02) 982 4770

File No: PF 1075/327-329 VI.mb/2301D
Your Ref:

MODIFICATION OF DEVELOPMENT CONSENT
NO. 86/71, DATED 7.3.86

SECTION 102(1) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

APPLICANT'S NAME & ADDRESS: Hesstock P/L, 327 Condamine St, Manly Vale

PROPERTY DESCRIPTION: Lots 23 & 24, DP 11320, Nos 327-329 Condamine St, Manly Vale

PROPOSED DEVELOPMENT: Extension to existing shop premises and use as a takeaway pizza shop

Complete list of Conditions contained in Consent No. 86/71 as modified by Council on 22.4.87.

1. Development being generally in accordance with plans numbered 210.19/85/01 and unnumbered, dated November 1985 and undated, submitted 3.12.1985 and 30.1.1986 as modified by any conditions of this Consent.

2. No signs to be displayed without a separate approval.

3. Compliance with Council's Car Parking Policy (Warringah Development Control Plan No 2) in respect of the dimensions of parking bays, width of access driveway, widths and gradients of ramps, particularly that all dimensions be clear of obstructions.

4. The amalgamation of Lots 23 & 24 as one lot and the registration of the appropriate survey plan by the Registrar-General.

5. In respect of Condition 4, the following condition should be observed:

   The number allocated by the Registrar-General's Department to the documents and/or plans referred to shall be advised in writing to the Council, together with a letter of intent to proceed with the amalgamation, prior to the expiration of 3 months from the date of this consent.

   A certified copy of the documents shall be provided to Council after final approval and registration has been effected by the Registrar-General's Department prior to authority to occupy the premises being given.

6. Steel cavity walls being replaced with solid masonry construction.

7. Compliance with Council's Food Premises Code.

8. A garbage storage area with a minimum capacity of 4 garbage bins being constructed in the rear yard.

9. Construction of enclosure being in accordance with Council's minimum requirements.

10. Pizza delivery vehicles not using the rear carpark after 7.00pm Monday to Saturday, and at all on Sunday.

11. An accoustic engineers report being submitted together with the building application, which addresses the potential noise from mechancial equipment in the shop.

12. Noise emitted from the property not being above background and 5dB(a) at the boundary of residential properties at any time. (Noise being broadbound and free of tones).

13. A building application being submitted for mechanical ventilation.

14. Construction of rear lane adjacent to Lots 23 & 24 to Council requirements. This work is to be completed within 6 months of issue of building approval.

15. Rear carpark to be sealed and line marked according to Council requirements. Details to be included in B A plans.

16. Employees leaving the site shall not disturb neighbouring residents by vehicle noise.

17. The two western most parking spaces shown on the unnumbered and undated plan submitted 30th January 1986 are not to be constructed. Only two of the four carparking spaces are to be considered solely for use by the development the subject of the consent.

18. Operating hours being confined to Sunday to Wednesday, 11.00am-11.30pm and Thursday to Saturday, 11.00am-12.30am.

NOTE:

(1) It is to be clearly understood that the Consent as modified 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 modified Consent. Also the applicant is not relieved of any obligation to obtain any other approval required under any other Act.

6. Steel cavity walls being replaced with solid masonry construction.

7. Compliance with Council's Food Premises Code.

8. A garbage storage area with a minimum capacity of 4 garbage bins being constructed in the rear yard.

9. Construction of enclosure being in accordance with Council's minimum requirements.

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18. Operating hours being confined to Sunday to Wednesday, 11.00am-11.30pm and Thursday to Saturday, 11.00am-12.30am.

NOTE:

(1) It is to be clearly understood that the Consent as modified 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 modified Consent. Also the applicant is not relieved of any obligation to obtain any other approval required under any other Act.

Report to Development Unit, 22 APR 1987 87/214

MODIFICATION OF DEVELOPMENT APPLICATION (No. 86/71)
(Lodged 20.3.1987)

FILE PF 1075/327-329

PROPOSAL Modification of consent to permit increased trading hours.

LOCATION AND LAND DESCRIPTION
Lots 23 & 24, DP 11320, No. 327-329 Condamine Street, Manly Vale.

PRESENT DEVELOPMENT
Take away pizza shop approved pursuant to Consent 86/71.

APPLICANT'S NAME AND ADDRESS
Hesstock Pty Ltd
327 Condamine Street
MANLY VALE NSW 2093

PLANNING CONTROL
Neighbourhood Business 3(c) under WLEP 1985. Proposal permissible pursuant to Section 102 of the EP & A Act 1979 and Clause 47 of the Regulation.

PROPOSAL IN DETAIL

Consent 86/71 was issued for "Extension to existing shop premises and use as a take away pizza shop." Condition 18 of the consent limits hours of operation of the premises as follows:

> "Operating hours being confined to Sunday to Wednesday, 4.30pm-11.30pm and Thursday to Saturday, 4.30pm-12.30am."

The applicant wishes to commence trading at 11.00am each day instead of the current 4.30pm. The increased trading hours will, the applicant contends, increase his trade and provide for employment of 10-15 people on a full and part-time basis. No change to the current closing times is sought.

HEALTH AND BUILDING COMMENTS (26.3.1987)

No objections to the proposed 11.00am opening.

ENGINEERING COMMENTS (7.4.1987)

No objection by either the Development or Traffic Engineer.

ENVIRONMENTAL PLANNING COMMENTS

The Neighbourhood Business zone within which the subject site is located has a frontage to Condamine Street. A service lane is located at the rear of the 3(c) zoned land. This lane also provides access to rear carparking spaces.

Report to Development Unit, 22 APR 1987

Immediately to the west of the service lane are existing residential properties. Therefore the proposed extension of current trading hours must be assessed in respect of the possible adverse impact upon these residential properties, just as the development application did.

The Health and Building Branch has assessed the acoustical impact associated with the proposal to be minimal. This is generally concurred with. However to avoid potential noise nuisance on Sundays, it is considered deliveries and parking associated with the subject premises should be confined to Condamine Street. This can be achieved by modifying Condition (10) of Consent 86/71 which currently prohibits the use of the rear parking area and access lane after 7.00pm on any day.

Any increase in custom generating a need for carparking during the extended trading hours can be provided in Condamine Street up until 3.30pm, Monday to Friday (clearway conditions apply 3.30pm-6.30pm). No such restrictions exist on weekends.

Therefore subject to the modification of Condition 10 in the manner discussed above, no objection is raised to the proposal.

RECOMMENDATION (Modification of Consent)

That Consent 86/71 issued 7.3.1986 for "Extension to existing shop premises and use as a take away pizza shop" at Lots 23 & 24, DP 11320, No. 327-329 Condamine Street, Manly Vale be modified to read as follows:

(10) "Pizza delivery vehicles not using the rear carpark after 7.00pm, Monday to Saturday, and at all on Sunday."

(18) "Operating hours being confined to Sunday to Wednesday, 11.00am-11.30pm and Thursday to Saturday, 11.00am-12.30am."

Leland Sanchez (signed) 22 April 87 (date)

DECISION OF DEVELOPMENT UNIT 22 APR 1987 :

ADOPTED

INSTRUMENT OF EXERCISE OF DELEGATED AUTHORITY

The within application for MODIFICATION of DEVELOPMENT CONSENT, No. 86/71 is hereby DETERMINED as set out above, including any additional conditions, pursuant to delegated authority granted by Council on 25.7.79.

CHAIRMAN

21.4.87

DEVELOPMENT UNIT

DATE: 25/3/87

FILE NO: PF 1075/327-9

D.A. NO:

FOLIO: 7 11 19

SUBJECT: APPLICATION FOR DEVELOPMENT CONSENT

PROPOSAL: (Full details to be stated)

Take-away pizza shop

Mod of Consent 80/71

APPLICANT: Hesstock Pty Ltd

LOT NO: 23&24 SECTION: D.P. 11320 STREET NO: 327-9

STREET: Condamine St SUBURB: Manly Vale.

~~HEALTH AND BUILDING~~/ENGINEERS COMMENTS:

RJH. PLEASE RETURN WITH A COPY OF THE PREVIOUS CONSENT IE REASON FOR HOURS STATED.

25.3.87.

Copy of refusal to DA 3/3/87 attached. Copy of all consents are sent to Surbdiv. Eng when issued

RJH NO OBJECTIONS. 31/3/87

RMc No objection subject to previous engineering conditions

R. McWhinter 7/4/87

THE COUNCIL OF THE
SHIRE OF WARRINGAH
All correspondence to be addressed to The General Manager,
Civic Centre, Pittwater Road, Dee Why, 2099 DX 9118 Dee Why
Telephone: (02) 982 0333 Fax: (02) 982 4770

File No: PF 1075/327-9 RK.mb/0604d
Your Ref:

7th April 1987

Hesstock P/L
327 Condamine St
MANLY VALE NSW 2093

Dear Sir

re: Modification of Consent No 86/71 for take-away pizza shop at 327-329 Condamine St, Manly Vale

Receipt of the above application on 20 March 1987 is acknowledged.

Should any additional information be required prior to Council determining the matter, you will be advised as soon as possible.

Yours faithfully

B M Gregan
ACTING DEPUTY
SHIRE CLERK

Enquiries:
Mr R Kay
Development Unit

DEVELOPMENT UNIT

DATE: 25/3/87

FILE NO: PF 1075/327-9

D.A. NO:

FOLIO: 7 M 19

SUBJECT: APPLICATION FOR DEVELOPMENT CONSENT

PROPOSAL: (Full details to be stated)

Take-away pizza shop

Mod of Consent 80/71

APPLICANT: Hesstock Pty Ltd

LOT NO: 23&24 SECTION: D.P. 11320 STREET NO: 327-9

STREET: Condamine St SUBURB: Manly Vale.

HEALTH AND BUILDING/ENGINEERS COMMENTS:

No objections to 11am opening.

Thomas 26/3

FROM DU 26.3.87

COUNCIL REFERENCE No. 7M 19

Counter Check

APPLICANT-BLOCK LETTERS

NAME HESSTOCK PTY LTD INC IN QLD.

POSTAL ADDRESS
327 CONDAMINE ST MANLY VALE 2093

PHONE- PRIVATE 944264
BUSINESS 9494755

Nominated Consent Check

SUBJECT DEVELOPMENT CONSENT

CONSENT No.	ENDORSEMENT DATE
86/71	7 MARCH 1986

ADDRESS
327-329 CONDAMINE ST
MANLY VALE.

REAL PROPERTY DESCRIPTION

LOT/PORTION	SECT/PARISH	DP/EP
LOTS 23+24		DP 11320

IF CHANGED, WRITE NEW DESCRIPTION

DEVELOPMENT GRANTED CONSENT
EXTENSION TO EXISTING SHOP PREMISES AND USE AS A TAKE-AWAY PIZZA SHOP

Entitle-ment to Act Check

Details of Modifi-cation Check

ENTITLEMENT TO ACT UPON CONSENT

HESSTOCK PTY LTD IS TRADING AS DOMINO'S PIZZA AS A FRANCHISEE

ENTITLEMENT AS DIRECTOR OF HESSTOCK PTY LTD.

NOTES

Full name of person/s or company making application.

Postal address for notices and correspondence.

List each and every modification sought; attach additional sheets if space is insufficient. Where the modification request involves changes to consented to plans, the changes must be highlighted by colouring on the plans accompanying this modification request. Three copies/sets of such plans are required. Where the modification request entails a change to a consent condition, the new consent condition sought by the applicants must be nominated. In all cases, the development as proposed to be modified must be substantially the same development as that granted consent. Council must be satisfied this is so, otherwise a new development application will be required.

Indicate the Consent number and the endorsement date from the Consent which is the subject of the request. The date of any previous modification should also be shown.

Street name and number, suburb as specified in the subject Consent.

Real property description as specified in the subject Consent and, if changed since issue of consent, new description.

Indicate the development granted consent in the subject Consent.

All modification requests must show cause why the Council should modify the Consent. Specify the reasons for the request and the justification, in your opinion, for Council granting the modification.s.

Only the original applicant or "any other person entitled to act upon the Consent" may apply to modify the Consent. If you are the former write "original applicant"; if you are not, you must indicate your entitlement to act upon the consent; e.g. the landowner, a new purchaser, architect for the original applicant etc. Council may require documentary evidence to support this statement.

DETAILS OF MODIFICATION(S) SOUGHT

CHANGE OF CONDITION 18., TO OPEN FROM 11.00AM EACH DAY SO IT WOULD READ

OPERATING HOURS. SUNDAY TO WEDNESDAY 11.00 AM TO 11.30 p.m.
THURSDAY TO SATURDAY 11.00 AM TO 12.30 A.M.

CURRENT OPERATING HOURS AS PER CONDITION 18 ARE.

SUNDAY TO WEDNESDAY 4.30pm TO 11.30pm
THURSDAY TO SATURDAY 4.30 pm TO 12.30pm

WHY THE CONSENT SHOULD BE MODIFIED

BESIDE THE OBVIOUS REASON OF WANTING TO INCREASE MY TURNOVER, BY OPENING EARLIER I WILL BE ABLE TO EMPLOY BETWEEN 10 AND 15 PEOPLE ON A FULL & PART-TIME BASIS.

(Additional space over)

APPLICATION

I/we, the undersigned, being the applicants nominated on this form, hereby apply for the modification of the development consent nominated in this form. I have specified the details of the modifications sought in this form and/or on the accompanying plans and have shown cause why, in my/our opinion, the application should be so modified. I understand that incomplete or inadequate applications may be rejected or subject to delay and that Council may request more information.

Signature	Capacity/Authority	Date
[signature]	DIRECTOR	17-3-87

Modification Reasons Check

CG

DATE RECEIVED	**ACTION OFFICER:**
ASSESSED FEE (Original Footnote) $61.00	**TARGET DATE:**
FEE RECEIPT No. 148075	**COMMENTS:**

Final Check (Senior Planner)

COUNCIL REFERENCE No. 7M 19

Counter Check

Nominated Consent Check

Entitle-ment to Act Check

Details of Modifi-cation Check

APPLICANT-BLOCK LETTERS

NAME HESSTOCK PTY LTD INC IN QLD.

POSTAL ADDRESS
327 CONDAMINE ST MANLY VALE 2093

PHONE- PRIVATE 944264
BUSINESS 9494755

SUBJECT DEVELOPMENT CONSENT

CONSENT No.	ENDORSEMENT DATE
86/71	7 MARCH 1986

ADDRESS
327-329 CONDAMINE ST
MANLY VALE.

REAL PROPERTY DESCRIPTION

LOT/~~PORTION~~	SECT/PARISH	DP/~~PP~~
LOTS 23+24		DP 11320

IF CHANGED, WRITE NEW DESCRIPTION

DEVELOPMENT GRANTED CONSENT
EXTENSION TO EXISTING SHOP PREMISES AND USE AS A TAKE-AWAY PIZZA SHOP

ENTITLEMENT TO ACT UPON CONSENT

HESSTOCK PTY LTD IS TRADING AS DOMINO'S PIZZA AS A FRANCHISE.
ENTITLEMENT AS DIRECTOR OF HESSTOCK PTY LTD.

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24304
WARRINGAH SHIRE COUNCIL
— CENTRAL RECORDS —
20 MAR 1987
REF. TO: P D.V
FILE WITH: file
FILE No. PF 1075/327

WARRINGAH SHIRE COUNCIL

APPLICATION FOR MODIFICATION OF DEVELOPMENT CONSENT

Environmental Planning & Assessment Act 1979

PLEASE NOTE

1. Before filling in this form, read these notes and the notes on page 2.
2. Fill in all of the clear boxes on the form, the shaded areas are for official use only.
3. Provide as much information to support your application as you can; this will minimise the chances of delay.
4. If you have any questions on completing the form or making the application, consult the Town Planning Branch counter staff or the Duty Town Planner.
5. The Act requires that you clearly indicate the details of the modification/s sought. The changes you wish to make must be listed in the space on page 3 and, where appropriate, be shown by colouring on any plans submitted.
6. The Act also requires that you show cause why Council should modify the Consent. Space for you to state your reasons is provided on pages 3 and 4.
7. Council charges a fee for dealing with modification applications. The scale of fees and examples of how to calculate your fee are shown on page 4.
8. Council has made every effort to state all its requirements for modification application on this form and to provide as many explanatory notes as possible. However, these cannot be exhaustive and Council reserves the right to request more information from the applicant/s.
9. Council may reject or decline to accept an incomplete application.

DETAILS OF MODIFICATION(S) SOUGHT

CHANGE OF CONDITION 18., TO OPEN FROM 11.00AM EACH DAY SO IT WOULD READ

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Signature	Capacity/Authority	Date
	DIRECTOR	17-3-87

Modification Reasons Check

CS

DATE RECEIVED

ASSESSED FEE (Ongoing) Footnote 3) $61.00

FEE RECEIPT No. 145075

ACTION OFFICER: MATTHEW

TARGET DATE: 14.4.87

COMMENTS: IS CARPARKING ADEQUATE?

Final Check (Senior Planner)

22.4.87

WHY THE CONSENT SHOULD BE MODIFIED-ADDITIONAL SPACE

COUNCIL'S SCALE OF FEES FOR MODIFICATION OF DEVELOPMENT CONSENTS

Fee for Original Application	Fee for Modification of Consent
No Fee	Nil
Not exceeding $100	$50
Exceeding $100 but not exceeding $1,000	$50 plus 10% of Original Fee
Exceeding $1,000 but not exceeding $1,500	$150 plus 10% of Original Fee
Exceeding $1,500 but not exceeding $8,000	$300 plus 10% of Original Fee
Exceeding $8,000	$1,100 plus 5% of Original Fee

Council may refund, on written request, so much of this fee that is not, in Council's opinion, expended in dealing with the modification application. The amount of any refund will be based on the difference between the fee paid in accordance with the above table and the actual cost to Council of processing the application.

HEALTH & BUILDING DEPT

0077Ac

INTER-DEPARTMENTAL COMMENT FORM

(VIA DEVELOPMENT UNIT)

MEMO TO: * TOWN PLANNING DEPARTMENT

FROM: G. THOMSON NAME 10/11/86 DATE

Your Department's comments are required in respect of:

proj. wall sign — existing sign & sign box-to be refaced only - sign has ~~existing~~ existed for many years — licensed till 85786 as Real Estate Agency premises — SIGN complies with Code & Ordinance ANY OBJECTIONS

TYPE OF STRUCTURE PROPOSED (WHERE APPLICABLE): Reface existing pole sign

SUBJECT LAND/ADDRESS: LOT ~~5~~ DP STREET NO. 325

STREET ~~PITTWATER RD~~ SUBURB MANLY VALE

COMMENT:

~~Due to the nature of the sign (ie. existing sign box to be re-faced) & licence current 86771 was issued for the pizza shop, no TP objections to proposal.~~

Development Unit Endorsement Stamp

RECEIVED AT DEVELOPMENT UNIT ON: 24/11

REFERRED TO: MATTHEWS

RETURNED ON:

SIGNATURE

DATE 1.12.86

HEALTH & BUILDING DEPT

0077Ai

INTER-DEPARTMENTAL COMMENT FORM

HB1075/327-C

(VIA DEVELOPMENT UNIT)

CAN 22118

MEMO TO: * TOWN PLANNING DEPARTMENT

FROM: Bladd NAME 26/9/86 DATE

Your Department's comments are required in respect of: Dominoes Pizza

Final inspection - Any objection?

TYPE OF STRUCTURE PROPOSED (WHERE APPLICABLE):

SUBJECT LAND/ADDRESS: LOT 23 / 24 DP 11320 STREET NO. 327

STREET Condamine st SUBURB Manly Vale

COMMENT:

N. Bus. 3(c)

C-cert 86/71 - "Ext. & ex. use premises as a take away pizza shop" 7.5.86

Only outstanding item is the screening of carpark which has not arrested as required by conds. 3 & 15

Development Unit Endorsement Stamp

RECEIVED AT DEVELOPMENT UNIT ON: 2/10

REFERRED TO: M.A.Flower

RETURNED ON:

SIGNATURE

PF 1075/327-329

WARRINGAH SHIRE COUNCIL

APPLICATION FOR SUBDIVISION

Application No. 61/86

STREET CONDAMINE ST DISTRICT MANLY VALE

~~POR.~~/LOT No. 23 & 24 D.P. 11320

No. EXISTING LOTS 2 No. PROPOSED LOTS 1

OWNER/S MILSTON INVESTMENTS P/L

APPLICANT DOMINO'S PIZZA. CONSENT ✓

AMT. FEE $50.00 RECEIPT No. DATE

VALUATION FEE RECEIPT No. DATE

ZONING

V.G. PLAN No. 76 W.S.C. PLAN No. 54

TO T.P. NO HANDOUTS

TO S.H.S. " "

DATE PANEL MEETING DATE ORD. MEETING

RESUBMISSION

NEW ROAD/S NAME/S LENGTH

CHAINAGE FEE $ RECEIPT No. DATE PAID

DRAINAGE FEE $ RECEIPT No. DATE PAID

AMT. BOND FOR $ RECEIPT No. DATE

CONTRIB. SEC. 333 $ RECEIPT No. DATE

DATE LINEN PLAN RECEIVED FORM 21 (88B) RECEIVED

1 : 2000

W.B.

SHIRE CLERK'S CERT. No. 8851 DATE 23rd July 1986

PLOTTED: V.G. 2ch 4ch. SHEET Sub 7771 Lots 123

SPARE 2ch 16ch Rd Consolidation Incl

CRN 22118.

VALN. No. VALN. BOOK

INDEX ✓ REGISTER ✓ ROAD REGISTER

NEW D.P. No.

THE COUNCIL OF THE
SHIRE OF WARRINGAH

All correspondence to be addressed to The General Manager,
Civic Centre, Pittwater Road, Dee Why, 2099 DX 9118 Dee Why
Telephone: (02) 982 0333 Fax: (02) 982 4770

File No: PF 1075/327-9 SC.RVG/0382t

Your Ref:

22nd July 1986

The Under Secretary
Department of Industrial Relations
PO Box 847
DARLINGHURST NSW 2010

APPLICATION TO REGISTER FACTORY
Your Reference: 32/1865086

APPLICANT: Domino's Pizza of Australia Pty Ltd

SUBJECT LAND: 327 Condamine Street, Manly Vale

ENVIRONMENTAL PLANNING INSTRUMENT: WLEP 1985

ZONE: Neighbourhood Business 3(c)

Dear Sir,

On the information supplied in your letter dated 4th July 1986, in respect of the subject land, you are advised that such development is permissible with consent; the necessary consent has been granted (Consent No. 86/71) and therefore the registration of the factory may proceed.

Your Department is thanked for its customary consultation in this matter.

Yours faithfully

F L Thomson
GENERAL MANAGER/
SHIRE CLERK

Enquiries:
Mrs S Clement, Town Planning Department

THE COUNCIL OF THE
SHIRE OF WARRINGAH
All correspondence to be addressed to The General Manager,
Civic Centre, Pittwater Road, Dee Why, 2099 DX 9118 Dee Why
Telephone: (02) 982 0333 Fax: (02) 982 4770

File No: PF 1075/327-9 SC.RVG/0382t

Your Ref:

22nd July 1986

The Manager
Domino's Pizza of Australia Pty Ltd
327 Condamine Street
MANLY VALE NSW 2093

Dear Sir

re: Application to Register Factory at 327 Condamine Street, Manly Vale for the Purpose of Pizza Making.

This Council has received a letter dated 4th July 1986, from the Under Secretary, Department of Industrial Relations, advising that you have applied to that Department to register a factory at the above site for the purpose described in the heading of this letter.

You are advised that this land is subject to the provisions of WLEP 1985, Neighbourhood Business 3(c). The effect of this environmental planning instrument on your proposal is that it is permissible with consent and Council has issued Planning Consent No. 86/71 for this purpose. Therefore the Department of Industrial Relations has been advised that Council has no planning objections to the registration of your factory for the purpose set out above. Please note the attached copy of that Consent and the conditions which are set out upon it. Your use of the subject premises is subject to compliance with all the conditions of this Consent.

It is hoped this information is of assistance to you and satisfactorily clarifies the matter.

Yours faithfully

L A Castle
DIVISIONAL MANAGER
ENVIRONMENTAL SERVICES

Enquiries:
Mrs S Clement, Town Planning Department

Encl

60

New South Wales Government

Department of Industrial Relations

The Shire Clerk
Warringah Shire Council
DX9118
WARRINGAH

R/N: 13748

1 Oxford Street,
Darlinghurst
Box 847, P.O., Darlinghurst 2010
Telegrams: "Labind" Sydney

Our reference: 321 1865086

Your reference:

Telephone: 266 8708

WARRINGAH SHIRE COUNCIL
CENTRAL RECORDS
9 JUL 1986
REF. TO: TP.

Dear Sir

APPLICATION TO REGISTER FACTORY DF 1075/327-329 4 JUL 1986

OCCUPIER'S NAME: DOMINO'S PIZZA OF AUSTRALIA P/L

ADDRESS OF PREMISES: 327 CONDAMINE STREET, MANLY VALE

NATURE OF WORK: PIZZA MAKING

This Department has received an application for registration under the provisions of the Factories, Shops and Industries Act, 1962, of a factory in the abovementioned premises.

Would you please advise the Department within 40 days of the above date whether the use of the premises as a factory to carry on work of the nature described would be restricted by or under the provisions of the Local Government Act, 1919, or any proclamation or planning scheme made thereunder.

Particular importance is placed on advice of compliance with Ordinance No. 70 in respect of the sufficiency and efficiency of the means of escape from the factory in case of fire for persons employed in the factory.

Should no reply to this letter be received within the 40-day period, the Department will assume that the premises conform to the requirements of Ordinance No. 70 and that the Council has no objections to the registration of the premises as a factory. On the basis of this assumption, the Department will take action to register the premises.

In your reply, please quote -

(i) the full name and address of the applicant;

(ii) any decision by Council that a specified non-compliance with the ordinances under the Local Government Act is such as need not be rectified;

(iii) the relevant section or ordinance under the Local Government Act, if objection is raised to the application; and

(iv) the reasons why the premises do not satisfy the requirements of Ordinance No. 70, should this be the case.

DF2.

Yours faithfully

MENDOZA
for ~~XXXXXXXXXX~~
SECRETARY.

Express satisfactory
No H&B objections
17/7/86

New South Wales Government

Department of Industrial Relations

The Shire Clerk
Warringah Shire Council
DX9118
WARRINGAH

R/N: 13748

1 Oxford Street,
Darlinghurst
Box 847, P.O., Darlinghurst 2010
Telegrams: "Labind" Sydney

Our reference: 32/ 1865086

Your reference:

Telephone: 266 8708

WARRINGAH SHIRE COUNCIL
— CENTRAL RECORDS —
9 JUL 1986
REF. TO: TP
FILE WITH:

Dear Sir

APPLICATION TO REGISTER FACTORY PF 1075 (327-329) 4 JUL 1986

OCCUPIER'S NAME: DOMINO'S PIZZA OF AUSTRALIA P/L

ADDRESS OF PREMISES: 327 CONDAMINE STREET, MANLY VALE

NATURE OF WORK: PIZZA MAKING

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Particular importance is placed on advice of compliance with Ordinance No. 70 in respect of the sufficiency and efficiency of the means of escape from the factory in case of fire for persons employed in the factory.

Should no reply to this letter be received within the 40-day period, the Department will assume that the premises conform to the requirements of Ordinance No. 70 and that the Council has no objections to the registration of the premises as a factory. On the basis of this assumption, the Department will take action to register the premises.

In your reply, please quote -

(i) the full name and address of the applicant;

(ii) any decision by Council that a specified non-compliance with the ordinances under the Local Government Act is such as need not be rectified;

(iii) the relevant section or ordinance under the Local Government Act, if objection is raised to the application; and

(iv) the reasons why the premises do not satisfy the requirements of Ordinance No. 70, should this be the case.

Yours faithfully

I MANDOKA
for ~~XXMXRXXXXXX~~
SECRETARY.

WARRINGAH SHIRE COUNCIL

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

TELEPHONE 982 0333

All correspondence to be addressed to The General Manager
In reply please quote

MJ/mb: 1344a: PF 1075/327-329

7th March 1986

Domino's Pizza of Australia P/L
Unit D, 140 Old Pittwater Rd
BROOKVALE NSW 2100

Dear Sir/Madam

re: Development Application No. 1985/713 at Lots 23 & 24, DP 11320, 327-329 Condamine St, Manly Vale, for extension to existing shop premises and use as a take-away pizza shop. Consent No. 86/71

I have pleasure in attaching Consent under section 91 of the Environmental Planning & Assessment Act, 1979, for the above land, and where relevant a copy 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.

Please note that where any building work is proposed as a result of the attached consent, a Building Application, together with plans and specifications complying with the conditions of the consent, is to be submitted to Council's Health & Building Branch and approval obtained prior to any work commencing.

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 the belowmentioned Officer who will be pleased to assist you.

Yours faithfully

F L Thomson
GENERAL MANAGER/
SHIRE CLERK

Enquiries:
Ms J Hosie, Town Planning Branch
8.30-10.30am, Mon-Fri

WARRINGAH SHIRE COUNCIL

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

TELEPHONE 982 0333

All correspondence to be addressed to The General Manager
In reply please quote

MJ/mb: 1344D: PF 1075/327-329

CONSENT NO: 86/71

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

NOTICE TO APPLICANT OF DETERMINATION

OF A DEVELOPMENT APPLICATION

Applicant's Name and Address: Domino's Pizza of Australia P/L, Unit D/140 Old Pittwater Rd, Brookvale

Being the applicant in respect of Development Application No. 1985/713.

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. 1985/713 relating to the land described as follows:-

Lots 23 and 24, DP 11320, 327-329 Condamine St, Manly Vale

For the following development:-

Extension to existing shop premises and use as a take-away pizza shop

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

1. Development being generally in accordance with plans numbered 210.19/85/01 and unnumbered, dated November 1985 and undated, submitted 3.12.1985 and 30.1.1986 as modified by any conditions of this Consent.

2. No signs to be displayed without a separate approval.

3. Compliance with Council's Car Parking Policy (Warringah Development Control Plan No 2) in respect of the dimensions of parking bays, width of access driveway, widths and gradients of ramps, particularly that all dimensions be clear of obstructions.

4. The amalgamation of Lots 23 & 24 as one lot and the registration of the appropriate survey plan by the Registrar-General.

5. In respect of Condition 4, the following condition should be observed:

CONSENT

WARRINGAH SHIRE COUNCIL

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

TELEPHONE 982 0333

All correspondence to be addressed to The General Manager
In reply please quote

MJ/mb: 1344a: PF 1075/327-329

CONSENT NO: 86/71

The number allocated by the Registrar-General's Department to the documents and/or plans referred to shall be advised in writing to the Council, together with a letter of intent to proceed with the amalgamation, prior to the expiration of 3 months from the date of this consent.

A certified copy of the documents shall be provided to Council after final approval and registration has been effected by the Registrar-General's Department prior to authority to occupy the premises being given.

6. Steel cavity walls being replaced with solid masonry construction.

7. Compliance with Council's Food Premises Code.

8. A garbage storage area with a minimum capacity of 4 garbage bins being constructed in the rear yard.

9. Construction of enclosure being in accordance with Council's minimum requirements.

10. Pizza delivery vehicles not using the rear carpark after 7.00pm on any day.

11. An accoustic engineers report being submitted together with the building application, which addresses the potential noise from mechancial equipment in the shop.

12. Noise emitted from the property not being above background and 5dB(a) at the boundary of residential properties at any time. (Noise being broadbound and free of tones).

13. A building application being submitted for mechanical ventilation.

14. Construction of rear lane adjacent to Lots 23 & 24 to Council requirements. This work is to be completed within 6 months of issue of building approval.

15. Rear carpark to be sealed and line marked according to Council requirements. Details to be included in B A plans.

16. Employees leaving the site shall not disturb neighbouring residents by vehicle noise.

CONSENT

WARRINGAH SHIRE COUNCIL

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

TELEPHONE 982 0333

All correspondence to be addressed to The General Manager
In reply please quote

MJ/mb: 1344a: PF 1075/327-329

CONSENT NO: 86/71

17. The two western most parking spaces shown on the unnumbered and undated plan submitted 30th January 1986 are not to be constructed. Only two of the four carparking spaces are to be considered solely for use by the development the subject of the consent.

18. Operating hours being confined to Sunday to Wednesday, 4.30pm-11.30pm and Thursday to Saturday, 4.30pm-12.30am.

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 Envionmental 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 - 7 MAR 1986

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.

CONSENT

WARRINGAH SHIRE COUNCIL

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

TELEPHONE 982 0333

All correspondence to be addressed to The General Manager
In reply please quote

MJ/mb: 1344a: PF 1075/327-329

CONSENT NO: 86/71

(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.

F L Thomson
GENERAL MANAGER/
SHIRE CLERK

per .....

Date 7 MAR 1986

CONSENT

Report to Development Unit, - 3 MAR 1986

DEVELOPMENT APPLICATION (No. 1985/713)
(Lodged 3.12.1985)

FILE PF 1075/327-329

PROPOSAL Take Away Pizza Shop.

LOCATION AND LAND DESCRIPTION
Lot 23 & 24, DP 11320, No 327-329 Condamine Street, Manly Vale.

PRESENT DEVELOPMENT
Two single storey shop premises separated by arcade.

APPLICANT'S NAME AND ADDRESS
Domino's Pizza of Australia Pty Ltd
Unit D/140 Old Pittwater Road
BROOKVALE NSW 2100

PLANNING CONTROL
Neighbourhood Business 3(c) under Warringah Local Environmental Plan 1985. Proposal permissible with consent.

INTRODUCTION

Council records indicate that BA 275/54 was issued permitting the erection of two shops and arcade on the subject land. There is no record of the approved plan having required carparking.

Development consent is required because an extension to the existing floorspace is involved, being an increase of 41sq m by the incorporation of an arcade between the two premises into the proposed shop.

By letter dated 23.1.1986 the applicant advises that the proposed use of the building is as a take away pizza shop with a home delivery service. Four delivery vehicles are involved; being a small delivery van and the other three being employee's own vehicles used for deliveries in the event of the van being unavailable. On 30th January 1986 a plan of proposed parking arrangements at the rear of the site was submitted. Six parking spaces are proposed. The proposed hours of operation are Sunday to Wednesday, 4.30pm - 11.30pm and Thursday to Saturday, 4.30pm - 12.30am. The subject site has frontage to Condamine Street and a lane exists at the rear, separating the neighbourhood business zone from the adjoining residential development to the west.

HEALTH AND BUILDING COMMENTS (10.12.1985 & 7.1.1986)

No objections subject to:

1. Steel cavity walls being replaced with solid masonry construction.

2. Compliance with Council's Food Premises Code.

3. Garbage storage area with minimum capacity of 4 garbage bins and being constructed in the rear yard.

4. Construction of enclosure being in accordance with Council's minimum requirements.

5. Pizza delivery vehicles not using the rear carpark after 7.00pm on any day.

6. An accoustic engineers report being submitted, which addresses the potential noise from mechancial equipment in the shop. Report to be submitted at building application stage.

7. Noise emitted from the property not being above background and 5dB(A) at the boundary of adjoining residential properties at any time. (Noise being broadbound and free of tones).

8. A building application being submitted for mechancial ventilator.

ENGINEERING COMMENTS (9.12.1985)

No objections, subject to conditions 8U, 7W and:

1. Contruction of rear lane adjacent to Lots 23 and 24 to Council requirements.

TRAFFIC ENGINEERS COMMENTS (7.2.1986)

No difficulties foreseen in limiting use of rear carpark to prior to 7.00pm. It would be unlikely that the delivery vehicles would use the back lane in any case once the "clearway" terminates at 6.30pm - Monday to Friday.

ENVIRONMENTAL PLANNING COMMENTS

The proposed development involves the change of use of the subject premises from a real estate agent to a take away pizza shop; the fitting out of the premises (counter, work benches etc) and extension of 41sq m into the adjoining arcade.

The development does not involve provision of seating and is not a refreshment room. The proposed additional floorspace requires two carparking spaces under DCP No. 2 - Carparking.

The availability of the rear vacant part of the site for parking and loading for the delivery vehicles by way of the rear access lane, raises concern over possible noise nuisance effecting adjoining residential properties to the west, particularly given the proposed late hours of operation. To avoid the possibility of such noise nuisance, it is recommended that use of the rear lane and carparking area be no later than 7.00pm. This should not cause problems to the operation of the shop as delivery vehicles can use the available on street parking in Condamine Street once the clearway restrictions terminate at 6.30pm Monday to Friday. Council's Traffic Engineer concurs with this proposal. Council can also condition any consent issued to require the provision of a noise report with regard to mechanical equipment.

Notification was not carried out as it is only by virtue of the extension into the adjoining arcade that development consent is required.

The proposed parking arrangements at the rear of the site are satisfactory in respect of four of the six spaces indicated. Two spaces would prevent satisfactory access to two other spaces. As only two spaces are required for the proposed floorspace increase, any consent issued should specify that only two of the four spaces are for sole use of the development the subject of the consent.

The existing two shops stand on two allotments. With the proposed incorporation of the arcade into the subject shop premises, the shop premises would stand partially on the northern allotment. It is considered appropriate to require consolidation of the two lots under these circumstances. The assessment has been made giving consideration to all matters under Section 90 of the Environmental Planning and Assessment Act 1979 and there are no Town Planning objections to the proposal subject to conditions.

RECOMMENDATION (Consent)

That the application for extension to existing shop premises and use as a take away pizza shop at Lots 23 and 24, DP 11320, No. 327-329 Condamine Street, Manly Vale be granted consent subject to the following conditions:

1. Model Conditions:

   1A Development being generally in accordance with plans numbered 210.19/85/01 and unnumbered, dated November 1985 and undated, submitted 3.12.1985 and 30.1.1986 as modified by any conditions of this Consent.
   9A (No signs without separate approval)
   5B (Compliance Car Parking Policy clear of obstructions)
   8U (Payment of a cash contribution to effect the road and/or drainage works required)

Chairman

7W (Stormwater from the property being piped)
6N (Amalgamation of Lots 23 & 24 as one lot)
7N (In respect of Condition 6N number allocated by the Registrar General's Department shall be advised in writing to the Council consolidation, prior to 3 months from date of consent)

2. Steel cavity walls being replaced with solid masonry construction.

3. Compliance with Council's Food Premises Code.

4. A garbage storage area with a minimum capacity of 4 garbage bins being constructed in the rear yard.

5. Construction of enclosure being in accordance with Council's minimum requirements.

6. Pizza delivery vehicles not using the rear carpark after 7.00pm on any day.

7. An accoustic engineers report being submitted together with the building application, which addresses the potential noise from mechancial equipment in the shop.

8. Noise emitted from the property not being above background and 5dB(a) at the boundary of residential properties at any time. (Noise being broadbound and free of tones).

9. A building application being submitted for mechanical ventilation.

10. Construction of rear lane adjacent to Lots 23 & 24 to Council requirements. This work is to be completed within 6 months of issue of building approval.

11. Rear carpark to be sealed and line marked according to Council requirements. Details to be included in B A plans.

12. Employees leaving the site shall not disturb neighbouring residents by vehicle noise.

13. The two western most parking spaces shown on the unnumbered and undated plan submitted 30th January 1986 are not to be constructed. Only two of the four carparking spaces are to be considered solely for use by the development the subject of the consent.

14. Operating hours being confined to Sunday to Wednesday, 4.30pm-11.30pm and Thursday to Saturday, 4.30pm-12.30am.

Leland Sanchez (signed) 3.3.1986 (date)

4880r

PAGE

Report to Development Unit, - 3 MAR 1986

DECISION OF DEVELOPMENT UNIT - 3 MAR 1986 :

ADOPTED subject to the deletion of Model Conditions 7W and 8U.

INSTRUMENT OF EXERCISE OF DELEGATED AUTHORITY

The within application for DEVELOPMENT CONSENT is hereby DETERMINED as set out above, including any additional conditions/reasons, pursuant to delegated authority granted by Council on 25.7.79.

CHAIRMAN

file 86/118

DRAFT ONLY

Report to Development Unit,

DEVELOPMENT APPLICATION (No. 1985/713)
(Lodged 3.12.1985)

FILE PF 1075/327-329

PROPOSAL Take Away Pizza Shop.

LOCATION AND LAND DESCRIPTION
Lot 23 & 24, DP 11320, No 327-329 Condamine Street, Manly Vale.

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Two single storey shop premises separated by arcade.

APPLICANT'S NAME AND ADDRESS
Domino's Pizza of Australia Pty Ltd
Unit D/140 Old Pittwater Road
BROOKVALE NSW 2100

PLANNING CONTROL
Neighbourhood Business 3(c) under Warringah Local Environmental Plan 1985. Proposal permissible with consent.

INTRODUCTION

Council records indicate that BA 275/54 was issued permitting the erection of two shops and arcade on the subject land. There is no record of the approved plan having required carparking.

Development consent is required because an extension to the existing floorspace is involved, being an increase of 41sq m by the incorportion of an arcade between the two premises into the proposed shop.

By letter dated 23.1.1986 the applicant advises that the proposed use of the building is as a take away pizza shop with a home delivery service. Four delivery vehicles are involved; being a small delivery van and the other three being employee's own vehicles used for deliveries in the event of the van being unavailable. On 30th January 1986 a plan of proposed parking arrangements at the rear of the site was submitted. Six parking spaces are proposed. The proposed hours of operation are Sunday to Wednesday, 4.30pm - 11.30pm and Thursday to Saturday, 4.30pm - 12.30am. The subject site has frontage to Condamine Street and a lane exists at the rear, separating the neighbourhood business zone from the adjoining residential development to the west.

HEALTH AND BUILDING COMMENTS (10.12.1985 & 7.1.1986)

No objections subject to:

1. Steel cavity walls being replaced with solid masonry construction.

Chairman

Report to Development Unit,

2. Compliance with Council's Food Premises Code.

3. Garbage storage area with minimum capacity of 4 garbage bins and being constructed in the rear yard.

4. Construction of enclosure being in accordance with Council's minimum requirements.

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6. An accoustic engineers report being submitted, which addresses the potential noise from mechancial equipment in the shop. Report to be submitted at building application stage.

7. Noise emitted from the property not being above background and 5dB(A) at the boundary of adjoining residential properties at any time. (Noise being broadbound and free of tones).

8. A building application being submitted for mechancial ventilator.

ENGINEERING COMMENTS (9.12.1985)

No objections, subject to conditions 8U, 7W and:

1. Contruction of rear lane adjacent to Lots 23 and 24 to Council requirements.

TRAFFIC ENGINEERS COMMENTS (7.2.1986)

No difficulties foreseen in limiting use of rear carpark to prior to 7.00pm. It would be unlikely that the delivery vehicles would use the back lane in any case once the "clearway" terminates at 6.30pm - Monday to Friday.

ENVIRONMENTAL PLANNING COMMENTS

The proposed development involves the change of use of the subject premises from a real estate agent to a take away pizza shop; the fitting out of the premises (counter, work benches etc) and extension of 41sq m into the adjoining arcade.

The development does not involve provision of seating and is not a refreshment room. The proposed additional floorspace requires two carparking spaces under DCP No. 2 - Carparking.

Report to Development Unit,

The availability of the rear vacant part of the site for parking and loading for the delivery vehicles by way of the rear access lane, raises concern over possible noise nuisance effecting adjoining residential properties to the west, particularly given the proposed late hours of operation. To avoid the possibility of such noise nuisance, it is recommended that use of the rear lane and carparking area be no later than 7.00pm. This should not cause problems to the operation of the shop as delivery vehicles can use the available on street parking in Condamine Street once the clearway restrictions terminate at 6.30pm Monday to Friday. Council's Traffic Engineer concurs with this proposal. Council can also condition any consent issued to require the provision of a noise report with regard to mechanical equipment.

Notification was not carried out as it is only by virtue of the extension into the adjoining arcade that development consent is required.

The proposed parking arrangements at the rear of the site are satisfactory in respect of four of the six spaces indicated. Two spaces would prevent satisfactory access to two other spaces. As only two spaces are required for the proposed floorspace increase, any consent issued should specify that only two of the four spaces are for sole use of the development the subject of the consent.

The existing two shops stand on two allotments. With the proposed incorporation of the arcade into the subject shop premises, the shop premises would stand partially on the northern allotment. It is considered appropriate to require consolidation of the two lots under these circumstances. The assessment has been made giving consideration to all matters under Section 90 of the Environmental Planning and Assessment Act 1979 and there are no Town Planning objections to the proposal subject to conditions.

RECOMMENDATION (Consent)

That the application for a take away pizza shop at Lots 23 and 24, DP 11320, No. 327-329 Condamine Street, Manly Vale be granted consent subject to the following conditions:

1. Model Conditions:

   1A Development being generally in accordance with plans numbered 210.19/85/01 and unnumbered, dated November 1985 and undated, submitted 3.12.1985 and 30.1.1986 as modified by any conditions of this Consent.
   9A (No signs without separate approval)
   5B (Compliance Car Parking Policy clear of obstructions)
   8U (Payment of a cash contribution to effect the road and/or drainage works required)

Report to Development Unit,

7W (Stormwater from the property being piped)
6N (Amalgamation of Lots 23 & 24 as one lot)
7N (In respect of Condition 6N number allocated by the Registrar General's Department shall be advised in writing to the Council consolidation, prior to 3 months from date of consent)

2. Steel cavity walls being replaced with solid masonry construction.

3. Compliance with Council's Food Premises Code.

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14. Operating hours being confined to Sunday to Wednesday, 4.30pm-11.30pm and Thursday to Saturday, 4.30pm-12.30am.

Leland Sinclair (signed) 3.3.1986 (date)

Chairman

4880r

PAGE

Report to Development Unit, _____

DECISION OF DEVELOPMENT UNIT _____ :

INSTRUMENT OF EXERCISE OF DELEGATED AUTHORITY

The within application for DEVELOPMENT CONSENT is hereby DETERMINED as set out above, including any additional conditions/reasons, pursuant to delegated authority granted by Council on 25.7.79.

Jane Hosie.

CHAIRMAN

Leland.

I have amended the report to include why notification wasn't carried out; how many vehicles are involved; condition that employees don't disturb adjoining residents by noise.

Do you think that these lots should be consolidated?

Jane.

Paul Clements advised that there are 4 pizza delivery vehicles involved in the proposed development. One of these is a specially painted "Domino's" pizza van and the others are private vehicles.

Jane Mosie
19/2/86.

MEMO 7-2-86

From ...DEVELOPMENT, SUBDIVISION & TRAFFIC BRANCH

To ...Lane Hosie

I did discuss this matter with Gary Thompson & concur that I foresee no difficulties in limiting use of rear car park to prior to 7pm. It would be unlikely that the delivery vehicle would use the back lane in any case once the 'clearway' terminates at 6:30pm - mon to Fri.



Memo: TO John Hewitt.

Could you please look at the parking layout submitted for D.A for Domino's Pizza
327-329 Condamine St
Manly Vale.
at the moment the report may be condtioned to ~~restrict~~ prohibit carparking for public and delivery vehicles ~~to~~ after 7pm in the carpark at the rear of the property. They will be required to park in Sunshine or Condamine street or elsewhere.
Your comments please.
Thanks.

Jane Rosie
ext 337.

DEVELOPMENT UNIT

DATE: 4/12/85

FILE NO: PF 1075/327-329

D.A. NO:

FOLIO: 5-D-685

SUBJECT: APPLICATION FOR DEVELOPMENT CONSENT

PROPOSAL: (Full details to be stated)
CHANGE of USE. TO TAKE AWAY PIZZA.

APPLICANT: DOMINO'S PIZZA of Aus. Pty. Ltd.

LOT NO: 23-24 SECTION: D.P. 11320. STREET NO: 327-329

STREET: CONDAMINE St. SUBURB: MANLY VALE

HEALTH AND BUILDING/ENGINEERS COMMENTS: J. Hosie.

7/1/86 No objection

① Stud cavity walls being replaced with solid masonry construction

② Shall conform with council food Premises code

10/12/85

My concern is that vehicles entering & leaving via the lane at the rear may create noise nuisance at the dwellings to the rear - DSC. John Hewitt - 7pm would be best for safety & convenience

No objections

1. A garbage storage area with min capacity of 4 garbage bins being constructed in the rear yard

2. Construction of enclosure being in accordance with Councils min. requirements

3. Pizza Delivery vehicles not using the rear carpark after 7pm on any day

(See over) ✱ ↓ Reverse

[redacted] acoustic Engineers report being submitted, which addresses the no potential noise no from mechanical equipment on the shop. Report to be submitted at BA stage

Noise emitted from the property not being above background + 5dB(A) at the boundary of adjoin residential properties at any time (Noise being broadband & free of tones)

Thomas

No objections to DRD 75 requirements subject to
1. ABCA application being submitted for mechanical ventilation.
2. ~~The provision of extended~~

Jones 7/1/86.

How many delivery vehicles?

- Could we use of rear door for del. vehicle after say 6 PM. / 7 PM.

Memo sent to J. Hewitt. 6/2/86.

TOWN PLANNING DEPARTMENT

To _____ From _____ Date _____

Lot ___ D.P. _____ Address _____

Subject _____ File No. _____

2 SUNSHINE ST MANLY VALE CRN : 62911.	E.F. CHAHWAN 2 SUNSHINE ST MANLY VALE 2093.
4 SUNSHINE ST MANLY VALE CRN : 62912	E. A. BRACA. 4 SUNSHINE ST MANLY VALE 2093.
1 KING ST MANLY VALE CRN : 39373	CHURCH OF ENGLAND PROPERTY TRUST C/- ST PETERS ANGLICAN CHURCH 1 KING ST MANLY VALE 2093.

TOWN PLANNING DEPARTMENT

To File From J. Hosie Date

Lot ___ D.P. ___ Address

Subject Cordamine St, Manly Vale File No.

1.) Proposed extension is 41.075 m^2
carparking provision – 1 space / 20 m^2

∴ 2-3 carparking spaces required
There are no original plans on record showing ~~the~~ what carparking has been approved ∴ Calculation is made on the extension only re: carparking.

2.) Hours of operation.
Not Sun – Sat 11-00 am – 2-00 am as shown on plan but Sun – Wed 4.30 – 11.30 pm
Thus – Sat 4.30 – 12.30 pm

3) Number of staff vehicles is 4.

4 Number of delivery vehicles
– 1 car painted Domino's every night.
– Five others:
Varying ~~2-3~~ from 2-3 most nights.
Maximum 15 vehicles – peak.

BUILDING RECORD

STREET CONDAMINE. ST. YEAR 1953

LOCALITY

Plan No.	Owner	Builder	Description	Lot	Asst.	Notices	INSPECTIONS and REMARKS
718/53	KING.		B. GA.	58	2159		9/12/52. Comp.
762/53	TRINDER	SELF	B.D.	B	2242		E F R 25/2/54. 6/4/54. 17/5/54. 10/8/54. Comp SEW.
806/53	HART	"	ADDS	A			
812/53	KINGSTON		B. WK. SHP.	5	2122		E F 23/12/53. 8/2/54. 17/4/54. Comp. SEW
74/54	HALLIWELL	SELF	BK. FCTY	5			F 3/8/54. 20/8/54 Comp W.C.
194/54	HEAP	"	B. GA.	9	2142		n.i. 6/6/55 Comp
275/54	HAUGH	ARDIN	B. SHPS. (2)	23/24	2156	19. 3. 54	E F F 5/4/54. 7/4/54. 29/4/54 10/9/54 Comp. W.C.
346/54	KENYON	SELF	B. SHP.	57	2160		R 24/4/54
350/54	MARTIN	RAFFO	B.D.	7/8	2140		R 3/11/54. 21/2/55 Comp.

BUILDING REC

STREET CONDAMINE ST.

LOCALITY NORTH MANLY

Plan No.	Owner	Builder	Description	Lot	Asst.
540/53	LAUNDRET		B. SHOPS	20	2153
541/53	KING.		B. SHOPS D.	58	2159
542/53	KENYON	SELF.	B. SHOP	57	
554/53	WALDEN	"	GENTS		
555/53	BOWCOCK		BK. & ST.		

Domino's Pizza of Australia Pty. Limited
Incorporated in New South Wales

Dave

WARRINGAH SHIRE COUNCIL
— CENTRAL RECORDS —
23 JAN 1986
REF. TO: V. Hosie
FILE WITH: V. Hosie 13.12.85
FILE No. PF 1075/327
-329

January 23, 1986.

Warringah Shire Council.
Civic Centre,
DEE WHY - NSW 2099

Dear Sir,

Statement on Environmental Impact.

Re: 327 Condamine Street,

MANLY VALE

The business we intend to operate at the above address is a home delivery and take away pizza store and no eat facilities are provided.

We now have seventeen stores operating in Australia, eight in N.S.W. and nine in Queensland. To date none have shown any adverse affects on the environment nor do we expect them to do so.

Being a NO! — extension of floor space change of use of existing premises, no exterial changes except a new shop front (glass and aluminium), and sealing the car park are under consideration or planned.

Carparking for staff and delivery vehicles is provided for at rear off Sunshine Street. Unloading, loading and trade waste removal will also be via this area.

Noise generated from our air-conditioning, refrigeration and ventilation plants are well within current by laws. (Re D.A.*1985/62, BA731/85 85 Pound Avenue, Davidson.) As our stores are air conditioned, dooors and windows are kept closed.

As 90-95% of our business is business which is received by phone order and those orders are delivered by our delivery personel, no abnormal traffic is generated.

The ingredients of our pizzas are prepared at our central food production centre at 140 Old Pittwater Road (DA-1984/72, BA1776/83) which are then delivered to our stores 4 times per week, where they are kept in the coldroom for 24-48 hours max, with the exception of the itemization of the ingredients onto the pizza dough. No food preparation is done in the store.

Paul Clements.
Store Construction Managers.

Head Office
Unit D, 140 Old Pittwater Road, Brookvale. 2100.
P.O. Box 250, Brookvale. 2100.
Telephone: (02) 939 7555
Facsimile: (02) 938 5382

Queensland Office
9 Aranda Street, Slacks Creek. 4127.
Telephone: (07) 290 1600
Facsimile: (07) 208 4566

DEVELOPMENT UNIT

DATE: 4/12/85

FILE NO: PF 1075/327-329

D.A. NO:

FOLIO: 5-D-685

SUBJECT: APPLICATION FOR DEVELOPMENT CONSENT

PROPOSAL: (Full details to be stated)
CHANGE OF USE TO TAKE AWAY PIZZA.

APPLICANT: DOMINO'S PIZZA OF AUS PTY. LTD.

LOT NO: 23-24 SECTION: D.P. 11320. STREET NO: 327-329

STREET: CONDAMINE St. SUBURB: MANLY VALE.

HEALTH AND BUILDING/ENGINEERS COMMENTS: J. Hosie.

No objection
① Stud cavity walls being replaced with solid masonry construction
② Shall conform with council food premises code

10/12/85

My concern is that vehicles entering & leaving via the lane at the rear may create noise nuisance at the dwellings to the rear - Insc. John Hewitt — 7pm would be best for safety & convenience

No objections
1. A garbage storage area with min capacity of being constructed in the rear yard
2. Construction of enclosure being in accordance with Councils min. requirements
3. Delivery vehicles not using the rear carpark after 7pm on any day

PIZZA

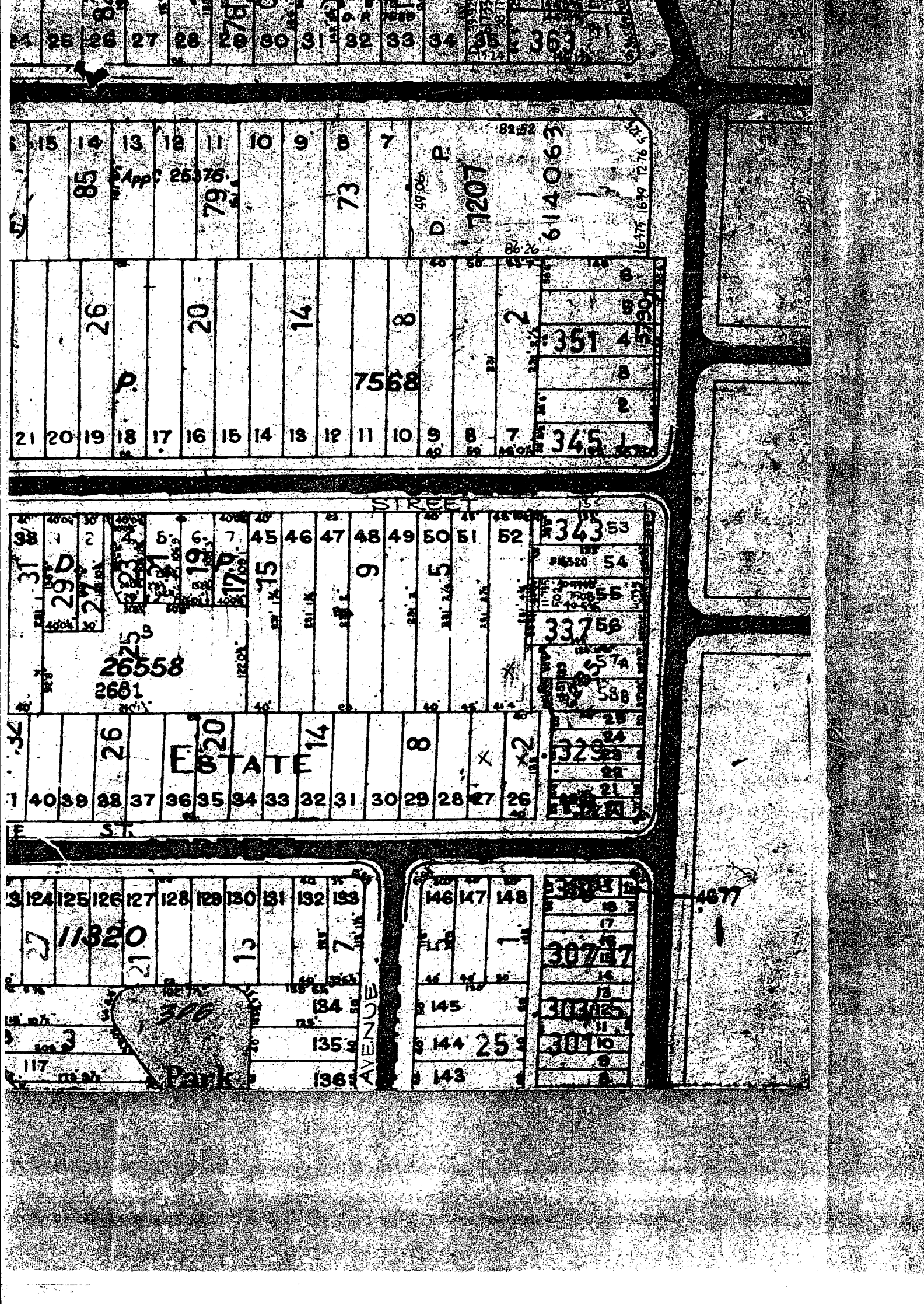
(See over) ↓ Turn over



ZONE NO 3 (C) (NEIGHBOURHOOD BUSINESS "C")

1:4000

Ring Paul Clements. re carparking


STREET
AVENUE
Park
ESTATE
7207
7568
26558
2681
11320
App. 25376

DEVELOPMENT UNIT

DATE: 4/12/85

FILE NO: PF 1075/327-329

D.A. NO:

FOLIO: 5-D-685

SUBJECT: APPLICATION FOR DEVELOPMENT CONSENT

PROPOSAL: (Full details to be stated)
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APPLICANT: DOMINO'S PIZZA OF AUS. PTY. LTD.

LOT NO: 23-24 SECTION: D.P. 11320. STREET NO: 327-329

STREET: CONDAMINE St. SUBURB: MANLY VALE.

HEALTH AND BUILDING/ENGINEERS COMMENTS: J. Hosie.
9/12/85 RECD

No objections, condition TW
Paul Foote
9/12/85
Construction of lane at rear
to Council requirements



ZONE NO 3(C) (NEIGHBOURHOOD BUSINESS "C")

1! 4000

PRELIMINARY CHECKLIST

1. ✓ Check property description on VDU and record same in full here: Lots 23 & 24 D.P. 11320 327 – 329 CONDAMINE ST MANLY VALE

2. ✓ Check that DA is on correct file.

3. ✓ Check ownership of subject land on VDU and, if different from that shown on DA form, record registered proprietor/s in full here:.....

.....

.....

4. ✓ Check that proposal indicated on DA is adequate (what exactly is DA for) if not sure, discuss with S Clement or S Bowden.

5. ✓ Check that where building work is involved that 3 copies of plans have been submitted. Where DA is for a use and the applicant has <u>not</u> supplied floor plans indicating area of site/building to be used or has not advised of same by way of letter, tick the box below.

INSUFFICIENT INFORMATION RELATING TO LOCATION OF PROPOSED USE ☐

6. ✓ Attach any relevant resolutions.

7. ✓ Attach any relevant codes/policies.

8. ✓ Attach red/yellow DA tag to front of file.

9. ✓ Check fees paid against Fee Policy and complete the following:

Fee paid $110

Fee as per Fee Policy $110

<u>N.B.</u> If Section 342ZA advertising is required (DA for residential flats in designated residential flat area) <u>tick</u> the following:

$500 342ZA advertising fee paid ☐

DEVELOPMENT UNIT HANDOUT CHECKLIST

A. ✓ Complete DU Handout forms.

B. ✓ Attach 1 copy of all plans submitted to each Handout.

C. ✓ Attach 1 copy of all correspondence submitted in support of the application (except letters of owners consent) to each Handout.

D. ✓ Attach 1:4000 location sketch to each Handout. Location sketch should contain a north point and clearly identify the subject land.

E. ✓ Write zoning of subject land on the location sketch and also indicate whether land is affected by any proposed zoning amendments. If land is in a designated residential flat area also indicate same.

F. ✓ Transfer file to Development Unit with completed Handouts tucked inside file cover.

30 DEC 1985

WARRINGAH SHIRE COUNCIL

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

TELEPHONE 982 0333

All correspondence to be addressed to The General Manager
In reply please quote RK.JK PF1075/327-329 0147s

16th December 1985

Domino's Pizza of Australia Pty Ltd
Unit D No 140 Old Pittwater Road
BROOKVALE NSW 2100

Dear Sir

re: Development Application for use of 327-329 Condamine Street Manly Vale as Take Away Pizza Shop

Receipt of the above application on 3rd December 1985, is acknowledged.

Should any additional information be required prior to Council determining the matter, you will be advised as soon as possible.

Yours faithfully

F L Thomson
GENERAL MANAGER/
SHIRE CLERK

Enquiries:
Mr R Kay, Development Unit

DEVELOPMENT APPLICATION

WARRINGAH SHIRE COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
Section 77(3), Regulation 27(1)

WARRINGAH SHIRE COUNCIL
— CENT RECORDS —
- 3 DEC 1985
REF. TO: TP DLC
FILE WITH:
FILE No. PF 1075/327

5-D-685 -329

I/We DOMINO'S PIZZA OF AUST. PTY. LIMITED.
(Name of Applicant)
of UNIT D/140 OLD PITTWATER ROAD,
BROOKVALE Post Code 2100
Telephone No: Priv. _____
Bus. 939 7555
hereby apply for development consent for the land use or development described below.

OFFICE USE ONLY
D.A. No: 719
Date Rec: Tues 3/12/85
Est.Cost of Bldg: $20,000
Assessed Fee: $ 110.
Fee Receipt No: 90643

A. Description of the land to which the development or use relates
No. or name 327 - 329 Street CONDAMINE
Locality/Suburb MANLY VALE
Real Property Description Lots 23 & 24 D.P. 11320.
(e.g. Lot,D.P.,/MPS.,Vol/Fol.,Parish, Portion).

B. Description of Development or Landuse for which consent is sought:
CHANGE OF USE TO TAKE AWAY PIZZA

Where the development involves the erection of a building, the proposed use of that building when erected:

C. Estimated cost of the proposed development (where it involves the erection of a building or the carrying out of a work):
$ 20,000

D. Environmental impact of proposed development:
The application is accompanied by:-
* (a) an evironmental impact statement (in the case of designated development);
* (b) a statement of environmental effects.
* DELETE WHICHEVER IS INAPPLICABLE

Note: A plan (in triplicate) of the subject land must accompany the application - refer to Note 2 of Instruction for Completing Development Application.
Please complete locality sketch on Page 2 of this document.

Note: Plans/drawings and other information (in triplicate) describing the development must accompany the application - refer to Notes 3 & 4 of Instruction for Completing Development Application.

Note: Refer to Note 1 of the Instruction for Completing Development Application.

Note: Refer to Notes 5 & 6 of the Instruction for Completing Development Application.

Waheed Obeid Director
Signature of Applicant.
DOMINO'S PIZZA AUSTRALIA PTY. LIMITED
140 Old Pittwater Road, Brookvale, 2100
Date: 20/11/85

* Note: Where the applicant is NOT the owner see provision for consent of the owner overleaf.

TO BE COMPLETED BY SENIOR PLANNER. **OFFICE USE ONLY**

Action Officer: S.E. / J. Hosie Target Date: 5/1
Comments: Is this a shop or Restaurant? Consent require - Please check Car parking required?
Owners Consent
Review Con. Fosters

LOCALITY SKETCH.

(Indicate the site of proposed development, the nearest cross streets and existing development, if any, in the immediate vicinity).



Schedule of Fees

	COLUMN I	COLUMN II
	Estimated cost of development	Maximum amount of fee
(i)	Not exceeding $1,000	$50
(ii)	Exceeding $1,000 but not exceeding $100,000	$50 plus $3 for each $1,000
(iii)	Exceeding $100,000 but not exceeding $500,000	... $350 plus $1.50 for each $1,000 above $100,000
(iv)	Exceeding $500,000 but not exceeding $1,000,000	... $950 plus $1 for each $1000 above $500,000
(v)	Exceeding $1,000,000 but not exceeding $10,000,000	... $1,450 plus 75 cents for each $1,000 above $1,000,000
(vi)	Exceeding $10,000,000 but not exceeding $93,600,000	... $8,200 plus 50 cents for each $1,000 above $10,000,000
(vii)	Exceeding $93,600,000	$50,000

EXAMPLE OF CALCULATION	Estimated Cost of Development	Fee Payable
	$5,000	$50 + $15 (i.e.5x1000) = $65

DA Warrangach Shire Council $107.00 Already Paid

*CONSENT OF OWNER

We A Milston MILSTON INVESTMENTS PTY LTD

of 31 Benelong Cres. Bellevue Hill Post Code: 2023

being the owner of the land to which this application relates hereby consent to the making of this application.

MILSTON INVESTMENTS PTY LTD Common Seal A Milston

Note 1: Where the owner of the land is a company the common seal of that company must be affixed to this application.

Note 2: Where there is more than one owner all owners must sign.

* 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 the land.

The Common Seal of Milston Investments Pty Limited was affixed hereunto by authority of the Directors in the presence of A Milston Secretary

DEVELOPMENT APPLICATION

WARRINGAH SHIRE COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
Section 77(3), Regulation 27(1)

(C)

WARRINGAH SHIRE COUNCIL
- 3 DEC 1985
REF. TO: VTP
FILE WITH:
FILE NO. PF1075/327

I/We DOMINO'S PIZZA OF AUST. PTY. LIMITED.
(Name of Applicant)

of UNIT D/140 OLD PITTWATER ROAD,
BROOKVALE Post Code 2100

Telephone No: Priv. _____
Bus. 939 7555

hereby apply for development consent for the land use or development described below.

OFFICE USE ONLY

D.A. No: 713
Date Rec: Tues 3/12/85
Est.Cost of Bldg: $20,000
Assessed Fee: $ 110.
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Locality/Suburb MANLY VALE

Real Property Description LOTS 23 and 24 D.P 11320
(e.g. Lot,D.P.,/MPS.,Vol/Fol.,Parish, Portion).

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Where the development involves the erection of a building, the proposed use of that building when erected:

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

$ 20,000

Note: Refer to Note 1 of the Instruction for Completing Development Application.

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The application is accompanied by:-

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* (b) a statement of environmental effects.

* DELETE WHICHEVER IS INAPPLICABLE

Note: Refer to Notes 5 & 6 of the Instruction for Completing Development Application.

Michael Clark
Signature of Applicant. Director

20/11/85
Date:

* Note: Where the applicant is NOT the owner see provision for consent of the owner overleaf.

TO BE COMPLETED BY SENIOR PLANNER. **OFFICE USE ONLY**

Action Officer: _____ Target Date: _____

Comments: _____

LOCALITY SKETCH.

(Indicate the site of proposed development, the nearest cross streets and existing development, if any, in the immediate vicinity).



Schedule of Fees

	COLUMN I	COLUMN II
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(iii)	Exceeding $100,000 but not exceeding $500,000	... $350 plus $1.50 for each $1,000 above $100,000
(iv)	Exceeding $500,000 but not exceeding $1,000,000	... $950 plus $1 for each $1000 above $500,000
(v)	Exceeding $1,000,000 but not exceeding $10,000,000	... $1,450 plus 75 cents for each $1,000 above $1,000,000
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EXAMPLE OF CALCULATION	Estimated Cost of Development	Fee Payable
	$5,000	$50 + $15 (i.e.5x1000) = $65

*CONSENT OF OWNER

We MILSTON INVESTMENTS PTY LTD

of 31 Benelong Cres. Bellevue Hill Post Code: 2023

being the owner of the land to which this application relates hereby consent to the making of this application.

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Note 2: Where there is more than one owner all owners must sign.

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(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 the land.

The Common Seal of Milston Investments Pty Limited was affixed hereunto by authority of the Directors in the presence of Milston Secretary

SHIRE OF WARRINGAH - PROPERTY SEARCH

VALUATION NO. 22113

RATABLE PERSON. MILSHOM INVESTMENTS PTY. LTD.

PROPERTY ADDRESS. 327-329 CONDAMINE ST. MANLY VALE

POSTAL ADDRESS C/ R.B. KERR (GROUP) PTY. LTD.
P.O. BOX 276 NORTH SYDNEY

LOT NO. 23 & 24 DP/SP NO. 11320

SEC. PORTION.

L.V. DATE OF VALUATION.

LAND DIMENSIONS. 12.19 X 33.53

AREA.

ADDRESS 329 CONDAMINE ST
MANLY VALE

DATE 21st July 1983

TELEPHONE 94 6650

WARRINGAH SHIRE COUNCIL
CENTRAL RECORDS
23 JUL 1985
REF. TO: TP
FILE WITH:
FILE No. DF 1075/329

The General Manager
Warringah Shire Council,
Civic Centre,
DEE WHY. 2099.

Dear Sir,

re: Premises - 329 Condamine Street
Manly Vale

I propose to include a "manicurist" as an additional service within my present business of "Ladies Hairdresser".

The "manicurist" is Debbie Muir and she is fully qualified. It is anticipated she will begin working at the above address at the beginning of September 1985

Hairdressing operating for 11 years ~~Area~~ associated use

Noted no objection
26/7/85

Yours faithfully,

D Ferrell

SHIRE OF WARRINGAH - PROPERTY SEARCH

VALUATION NO. 22118

RATABLE PERSON. MICSTON INVESTMENTS Pty. LTD.

PROPERTY ADDRESS. 327 — 329 CONDAMINE St. MANLY VALE

POSTAL ADDRESS C/. R.B. KERR (GROUP) Pty. LTD.

P.O. BOX 276 NORTH SYDNEY

LOT NO. 23/24 DP/SP NO. 11320

SEC. PORTION.

L.V. DATE OF VALUATION.

LAND DIMENSIONS.

AREA.

3(c)

WARRINGAH SHIRE COUNCIL

SHIRE OF WARRINGAH
~~County of Cumberland~~ Planning Scheme Ordinance

CLAUSE ~~56~~ 73 REGISTER

Lot. Pts 23/24 Sec..... D.P. 11320

329 Condamine Street
Street

Manly Vale.
District

No 329

CONDAMINE STREET, MANLY VALE - PIN BALL MACHINE.
Lots Pt. 23/24, D.P. 11320.

HBDC 14-2-66

Listed for consideration following question asked by Cr. Wilson at O/M 1/2/66, Min. 77.

7. Resolved to recommend - That as this matter was raised by Cr. Wilson it be deferred until he is present.

CONDAMINE STREET, MANLY VALE - PIN BALL MACHINE.
Lots Pt. 23/24, D.P. 11320.

HBDC 7.3.66

Listed for consideration following question asked by Cr. Wilson at O/M 1/2/66, Min. 77. (Deferred from HBDC 14/2/66, Min. 7, until Cr. Wilson is present).

4. Resolved to recommend - That an illegal land use notice be issued and the complainant be advised of Council's action.

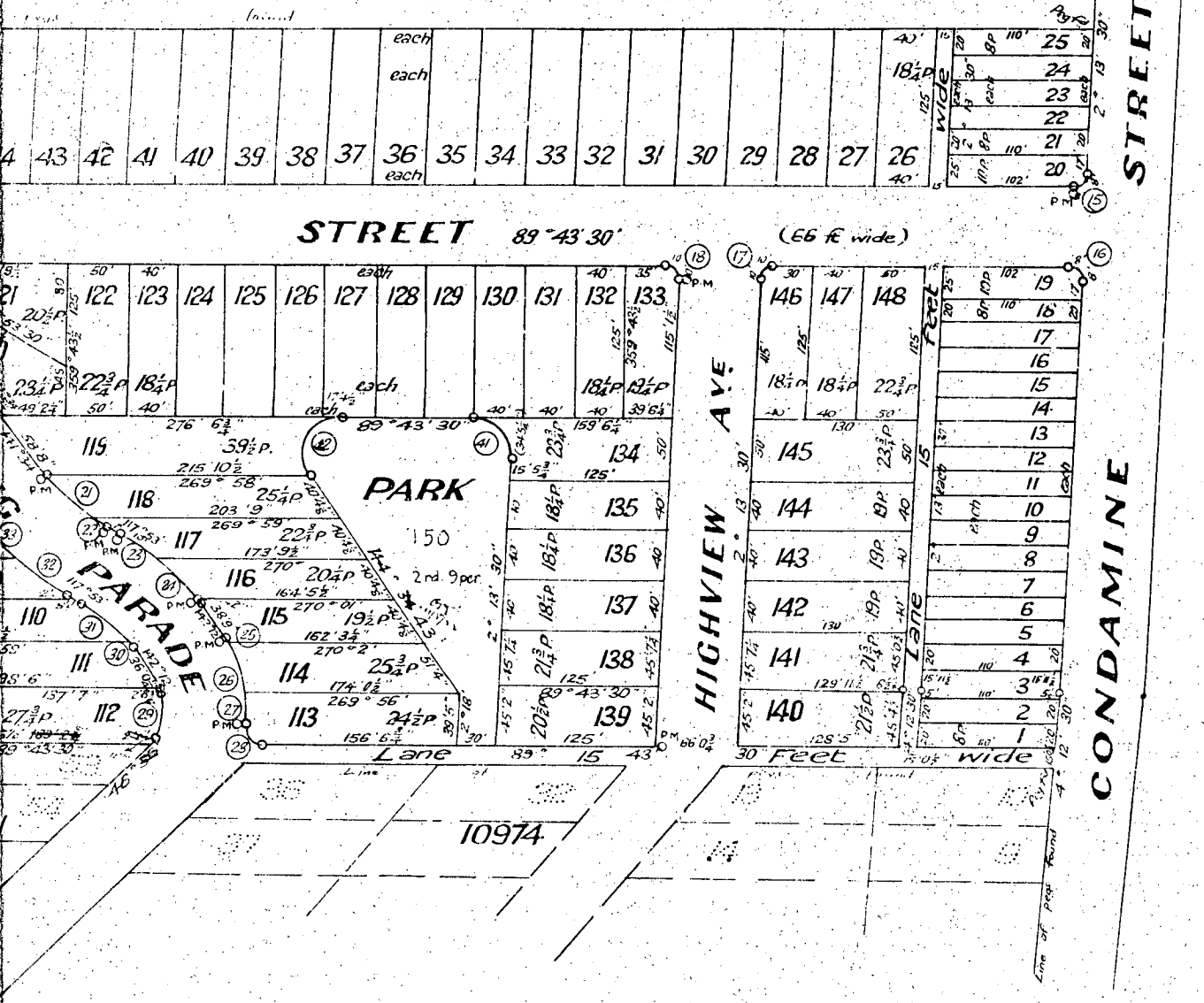
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Vol: 2457 Fol: 101 & Vol: 3321 Folio. 14.

...y of Cumberland

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APP.N 17911



...he public.
...tructions.

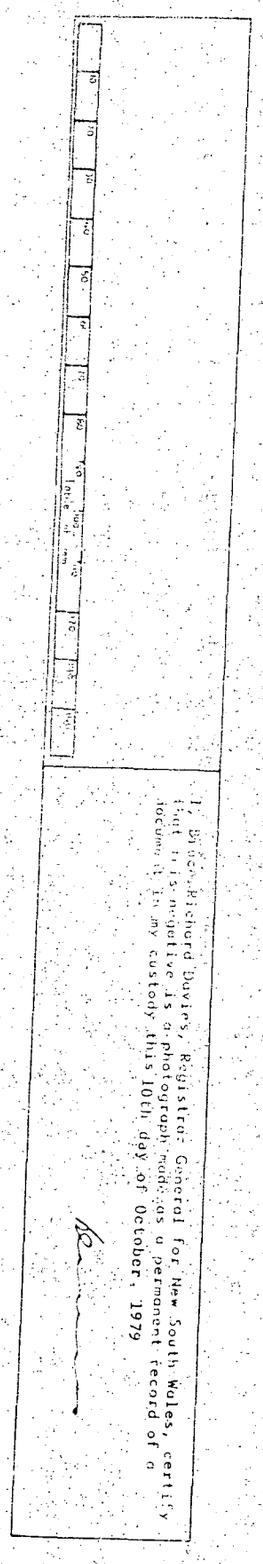
...clared before me at Sydney this
...day of 1922

I OSCAR RAMSAY of Sydney Licensed Surveyor specially licensed under the Real Property Act do hereby solemnly and sincerely declare that the boundaries and measurements shown in this plan are correct for the purposes of the said Act and that the survey of the land to which the plan relates has been made under my immediate supervision and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1900.

Oscar Ramsay
Licensed Surveyor

...AR GENERAL'S OFFICE.

I, [illegible], Registrar General for New South Wales, certify that this negative is a photographic record of a permanent record of a document item ... by this 10th day of October, 1979



I, Brian Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 10th day of October, 1979

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 11320

FEET	INCHES	METRES
-	2	0.05
-	6 1/2	0.165
-	9 1/2	0.24
1	0 3/4	0.325
1	8 3/4	0.525
2	-	0.61
2	8 1/2	0.825
2	8 3/4	0.83
4	3 1/4	1.3
4	3 1/2	1.31
5	-	1.525
6	2 1/4	1.885
7	2 1/4	2.19
8	-	2.44
8	2 1/4	2.495
8	6 3/4	2.61
8	7	2.615
8	8 3/4	2.66
8	10	2.69
9	4	2.845
10	-	3.05
11	0 3/4	3.37
11	1	3.38
11	6 1/2	3.52
12	0	3.735
12	4 1/4	3.765
12	9	3.885
13	10	4.215
14	1	4.295
14	1 3/4	4.31
14	2 1/2	4.33
14	5 1/4	4.4
15	-	4.57
15	0 1/2	4.585
15	3	4.65
15	5 1/4	4.705
15	5 3/4	4.72
15	7 1/2	4.76
15	8 1/2	4.79
15	9	4.8
15	11 1/4	4.86
15	11 1/2	4.865
17	-	5.18
17	3	5.26
17	4 1/2	5.295
17	6	5.335
17	6 1/4	5.34
18	1 1/4	5.52
18	9 1/4	5.72
19	10 1/2	6.06
20	-	6.095
20	11	6.375
22	3 1/4	6.79
23	1 1/2	7.05
24	2 1/4	7.37
24	2 3/4	7.385
24	11	7.595
24	11 3/4	7.615
25	-	7.62
25	3 1/2	7.71
25	4 3/4	7.74
26	10 1/4	8.185
27	10	8.485
28	5 3/4	8.68
28	8 1/2	8.75
30	-	9.145
31	3 1/2	9.54
31	4 3/4	9.57
32	5	9.88
32	7	9.93
32	10	10.01
33	-	10.06
33	0 1/4	10.065
33	1 1/2	10.095
33	2 1/4	10.115
33	3	10.135
34	5 1/4	10.495

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 11320 CONTINUED

FEET	INCHES	METRES
34	5 1/2	10.505
34	7	10.54
34	7 1/2	10.555
34	10	10.615
35	-	10.67
35	1 3/4	10.71
35	2 1/4	10.725
36	0 1/4	10.98
36	7 1/4	11.155
36	10	11.225
36	10 3/4	11.245
37	9 1/2	11.52
37	10 1/4	11.54
38	6 1/2	11.745
38	9	11.81
39	5	12.015
39	6 1/4	12.045
40	-	12.19
40	0 1/4	12.2
40	4 1/8	12.295
40	4 3/8	12.305
41	2 3/4	12.565
41	5	12.625
42	1 1/2	12.84
42	6 1/4	12.96
42	8	13.005
42	11	13.08
43	-	13.715
43	0 1/2	13.73
43	2	13.765
43	4 1/2	13.83
43	7 1/4	13.9
43	10	13.97
46	2 3/4	14.09
46	3 1/4	14.105
46	4 3/4	14.14
46	8	14.225
47	3 1/4	14.41
47	6 1/2	14.49
47	9	14.555
47	9 1/4	14.56
48	1 1/2	14.67
48	4	14.73
48	6 1/4	14.79
49	2 1/4	14.99
50	-	15.24
51	4	15.645
53	-	16.155
53	4	16.255
53	8	16.36
54	3	16.535
55	0 1/2	16.775
56	3 3/4	17.165
56	5 1/4	17.2
58	8	17.88
64	6 3/4	19.68
64	8 1/4	19.715
64	9 1/4	19.74
66	-	20.115
67	5	20.55
70	-	21.335
71	9	21.87
72	-	21.945
72	9	22.175
72	11 1/4	22.23
73	1 1/4	22.28
73	4 1/2	22.365
80	-	24.385
83	5	25.425
91	-	27.735
94	5	28.78
102	-	31.09
104	-	31.7
106	5 3/4	32.455
109	5 1/2	33.365
110	-	33.53
112	9 1/4	34.37

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 11320 CONTINUED

FEET	INCHES	METRES
114	11	35.025
115	-	35.05
115	1 1/2	35.09
121	8	37.085
123	5	37.615
124	11	38.075
125	-	38.1
125	0 1/4	38.105
125	1	38.125
125	1 1/2	38.14
125	1 3/4	38.145
125	2	38.15
125	2 1/4	38.155
125	3	38.175
125	6 1/4	38.26
125	6 1/2	38.265
125	10	38.355
127	-	38.71
127	1	38.735
127	1 3/4	38.755
127	2 1/2	38.775
127	3 3/4	38.805
128	5	39.14
129	11 1/2	39.61
130	-	39.625
130	5 3/4	39.77
132	3	40.31
132	10 1/2	40.5
137	7	41.935
146	2 1/4	44.56
147	11 1/2	45.1
154	5 1/4	47.07
156	2 1/4	47.605
156	6 3/4	47.72
159	2	48.515
159	6 1/4	48.62
160	0 1/4	48.775
160	9 1/4	49.005
162	3 1/4	49.46
164	5 1/2	50.13
173	7 1/4	52.91
173	9 1/2	52.97
174	0 1/2	53.05
181	5	55.3
182	6 1/2	55.64
198	4 3/4	60.47
198	6	60.5
198	11 1/2	60.64
200	-	60.96
203	9	62.1
211	7 1/2	64.5
215	10 1/2	65.8
248	9 1/4	75.83
276	6 3/4	84.3
291	6 3/4	88.87

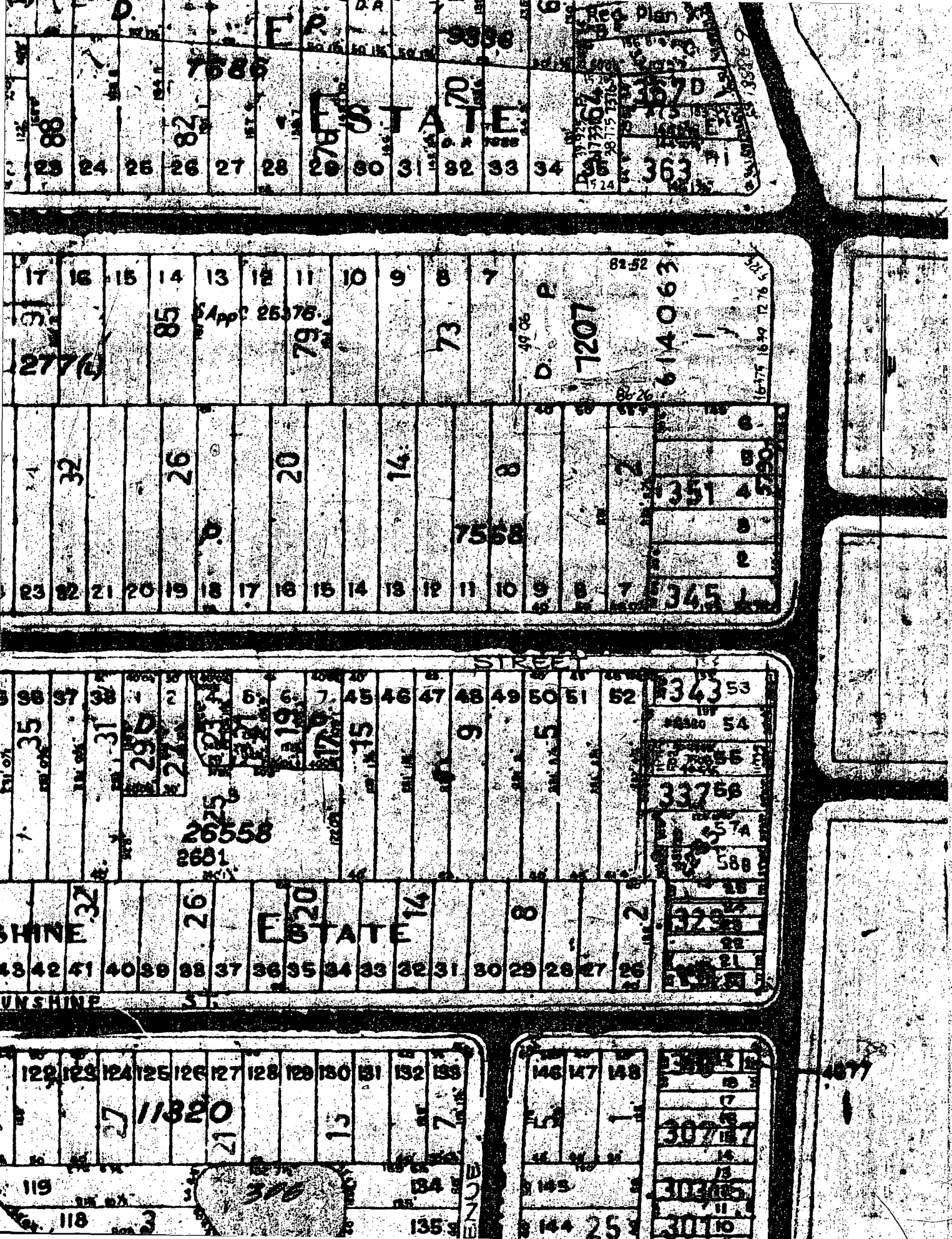
AC	RO	P	SQ M
-	-	8	202.3
-	-	10	252.9
-	-	16	404.7
-	-	18 1/4	461.6
-	-	19	480.6
-	-	19 1/4	486.9
-	-	19 1/2	493.2
-	-	20 1/4	512.2
-	-	20 1/2	518.5
-	-	21	531.1
-	-	21 1/2	543.8
-	-	21 3/4	550.1
-	-	22	556.4
-	-	22 1/2	569.1
-	-	22 3/4	575.4
-	-	23 1/4	588.1
-	-	23 1/2	594.4
-	-	23 3/4	600.7
-	-	24 1/4	613.4

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 11320 CONTINUED

AC	RO	P	SQ M
-	-	24 1/2	619.7
-	-	24 3/4	626
-	-	25 1/4	638.6
-	-	25 3/4	651.3
-	-	27 3/4	701.9
-	-	28	708.2
-	-	39.2	991.5
-	-	39 1/2	999.1
-	1	1 1/4	1045

3


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ZONE. No3 (C) (NEIGHBOURHOOD BUSINESS "C")

1:4000

WARRINGAH COUNCIL
ACTION RECORD

FILE No. P.F. 1075/331

PART No.

STREET No. 331 STREET Condamine St SUBURB Manly Vale

LOT No. ..... PORTION No. ..... D.P. .....

ASSESSMENT No. ..... TYPE OF BUILDING .....

DO NOT LEAVE FILE IN STRONG SUNLIGHT

RELATED FILES: ..... TIME PERIOD Oct 99 →

FILE USERS PLEASE NOTE

A. TO TRANSFER A FILE TO ANOTHER OFFICER:
1. Place your initials in "Initials" column.
2. Place name of officer to whom the file is to go on the next line.
3. Place date in "Date" column.
4. Note transfer on your transfer slip.

B. TO RETURN FILE TO CENTRAL RECORDS:
1. Complete "Initials" column.
2. Complete "Date returned to Records" column.
3. Send file to Central Records.

C. Folio Numbers are reference indicators. Each item of correspondence will have a folio reference.

D. TO HAVE FILE RESUBMITTED:
1. Complete "Initials" column.
2. Place date required in "Resub" column.
3. Send file to Central Records.

E. PAPERS ARE NOT BE REMOVED FROM THIS FILE WITHOUT THE CONCURRENCE OF THE RECORDS MANAGER.

F. THIS FILE IS NOT TO LEAVE THE COUNCIL OFFICES WITHOUT THE CENTRAL RECORDS SECTION BEING FIRST ADVISED.

G. THIS FILE IS TO BE RETURNED TO CENTRAL RECORDS WHEN PRESENT ACTION IS COMPLETE AND IS NOT TO BE HELD IN THE DEPARTMENT FOR REFERENCE PURPOSES.

Folio	FOR ACTION		ACTION TAKEN			Folio	FOR ACTION		ACTION TAKEN		
	Referred To	On Date	INITIALS	DATE RETND RECORDS	RESUB. DATE		Referred To	On Date	INITIALS	DATE RETND RECORDS	RESUB. DATE
1	LASV	13/10/99									
	Manly Vale	22/10/99	KJ	15/11/99							

MAKE UP NEW FILE COVER NOW

FILE No. P.F. 1075/331 PART No.

Warringah Council
76202

Warringah Council

15 November 1999

Mr Frank Ngo
Allan Wong & Co
431 - 439 Sussex Street
SYDNEY NSW 2000

Dear Mr Ngo

Re: 331 Condamine Street, Manly Vale

I refer to your letter received on the 15th October 1999. With regards to the above property, known as Arthur's White Castle Food Bar, I wish to advise that no previous consents have been issued for use of the premises as a sandwich/takeaway food bar.

Under the provisions of Warringah Local Environment Plan 1985, the use is permissible without development consent provided that the use does not involve the erection, alteration, extension or rebuilding of the building.

Yours faithfully,

K Idle

Kristy Idle
Development Assessment Officer

Enquiries: Kristy Idle, (02) 9942 2337.

Ref: PF 1075/331/KI/G:\DATA\GENERAL\GENCORR\1075_331.doc

ADDRESS : 331 Condamine St Manly Vale

PROPERTY : Lot 25 DP 11320

ZONING : 3(c) Neighbourhood Business [LEP 1985]

LOCALITY : G5 MANLY VALE CENTRE [dLEP 1999]

LEP 1985 : Permissible without development consent if the gross floor area does not exceed 500 sq m. If the gross floor area of the shop exceeds 500 sq m then development consent will be required.

dLEP 1999 : Shops are a Category One use within the G5 Locality, however development consent will be required as it is not an exempt or complying development.

Kristy Idle 25/10/99

Kristy

Please advise author of letter.

Thanks

Karla 15.11.99

Put on

ALLAN WONG & CO
SOLICITORS

Suite 505, Kien Hay Centre,
431 - 439 Sussex Street,
Sydney N.S.W. 2000
Australia
Tel : (02) 9211 2112
Fax: (02) 9211 6205
DX: 88828 Haymarket

WARRINGAH COUNCIL
RECEIVED ON
15 OCT 1999
MAILROOM

Our Ref: 2761/99

13 October 1999

Customer Service Centre
Warringah Council
DX 9118 DEE WHY

180018
PF 1075/33
File with: Nen
Warringah Council 18 OCT 1999
Refferred to: CASO
App No.

Dear Sirs

Statement of Council Approval
Business: Arthur's White Castle Food Bar
Premises: 331 Condamine Street, Manly Vale

We refer to the above.

We are the solicitors acting for the purchaser who has exchanged Contracts. **Attach** is a copy of the Contract (which must be treated as confidential).

We would appreciate if you could advise WISH WRITTEN ADVICE whether consent has been given for the above premises to be used as a **Sandwich/Takeaway Food Bar.**

Please also provide us with any outstanding health notices (if any). COPY SENT TO COMPLIANCE 18/10

Settlement date is near and your urgent attention to the above is appreciated.

Correspondence No.
SCANNED
180018

Yours faithfully
Allan Wong & Co

Frank

Frank Ngo

Enc.

1949. We have no LUC's before 1952.
L. Emery
Records

Kristy -
no previous consents -
check zoning - whether
permissible & whether
consent required -
& advise
Thanks
Kara.

Warringah Council

File 305.001.001

Application for Access to Council Information or Copies of Building Plans

Note: You can view many of Council's corporate, policy and reporting documents free of charge. These documents are available for inspection and purchase (where relevant) from the Customer Service Centre, and are listed on the back of this form. Building plans prior to 1963 are not available.

Details of application.

(You must specify as much information as is reasonably necessary to enable the documents to be identified. For copies of building plans please include age of building, names of previous owners and the type of plans requested eg dwelling, additions, pool, garage, other.) Note: Plans are not available prior to 1963.

Property Address and details of your application 331 CONDAMINE STREET MANLY VALE

* PLEASE PROVIDE US WRITTEN CONFIRMATION THAT THE ABOVE PROPERTY HAS RECEIVED COUNCIL'S CONSENT TO OPERATE AS SANDWICH/TAKEAWAY FOOD BAR.

Applicant's signature Frank Date 13/10/99

Are you the owner of the property? *(please circle)* yes (no)

If you are not the owner you must include written authorisation from the owner allowing you to view or copy plans.

Applicant Details

Surname NGO Given Name FRANK

Postal Address SUITE 505, KIEN HAY CENTRE
431-439 SUSSEX ST. SYDNEY. NSW

Postcode 2000

Telephone
Private Business 92112112 Mobile Fax: 9211 6205

Email Address

Fees:	Please return completed form to:
~~Application .....$30~~ ~~Processing nil for first hour, $16 per hour thereafter~~ **Plan copy fees as per back of form**	Civic Centre 725 Pittwater Road DEE WHY NSW 2099 Telephone (02) 9942 2222 Fax (02) 9971 4522

Internal use only

Public Officer Determination

☐ Approve ☐ Disapprove (Please provide reasons)

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	BA No	Type of construction	Owner at time of approval
Building			
Dwelling			
Additions			
Other			

Signature ..... Date .....

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Examples of exempt information:

- Documents subject to legal professional privilege
- Certain insurance and workers compensation information
- Confidential reports to Council
- Internal working documents
- Documents affecting law enforcement or public safety

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Warringah Council

File 305.001.001

All of the documents listed below are available for inspection free of charge. Some documents are available for purchase, the purchase price is beside the document. Please tick the box beside the publication you wish to inspect or purchase.

	Document	Cost to buy		Document	Cost to buy
☐	Council's Code of Conduct	$5	☐	Council's Code of Meeting Practice	$5
☐	Annual Report	Free	☐	Financial Report, including Auditors report	$50
☐	Management Plan	$50	☐	EEO Management Plan	Free
☐	Policy for payment of expenses incurred by, and provision of facilities to Councillors	$5	☐	Section 54 certificates from Land Register	$15
			☐	Delegations Register	N/A
☐	Register of Investments (is in Council agenda each month)	Free	☐	Building and development applications, residentials show height and external view	N/A
☐	Pecuniary interest returns	N/A	☐	Business papers (non confidentials) for Council and Committee meetings	Free
☐	Candidates campaign donations returns	N/A	☐	Records of building certificates	$50
☐	Minutes of Council and Committee meetings	Free	☑	Records of approvals	N/A
☐	Annual reports of bodies exercising delegated council functions	Free	☐	Register of decisions made on appeals concerning approvals	N/A
☐	Warringah Council Policy Register	$86	☐	Leases and licences for use of public land classified as community land	Free
☐	Warringah Pittwater Risk Management Plan	Free	☐	Reports or reviews for the Minister or Director General of Local Government	Free
☐	Warringah Local Environment Plan	$25	☐	State of the Environment Rpt 1996/97 colour	$20
☐	Local Orders Policy	Free	☐	State of the Environment Rpt 1996/97 b&w	$10
☐	Local Approvals Policy	Free	☐	Summary of Affairs	$5
☐	Plans of land proposed to be compulsorily acquired by Council	N/A	☐	Statement of Affairs	$10
☐	Management plans for community land Draft	$10			
	☐ Adopted	$25			
☐	Environmental planning instruments, development control plans and plans made under section 94AB of the Environmental Planning & Assessment Act 1979 applying to land in Warringah	$25			

** N/A refers to documents or registers that are available for inspection only.

Application, processing and photocopying fees

There is a non refundable application and search fee of $30 to inspect Council records or apply for a copy of building plans. The first hour of processing is free. A processing charge of $16 per hour applies after the first hour. The relevant fee must be paid prior to viewing the documents.

Bona fide students requiring information for assignments can have access to information free of charge.

The right to view documents also confers the right to photocopy documents on payment of reasonable photocopying charges. Warringah Council's fee for photocopying of records is 20c/A4 page.

Fees for plan copies are
- $10 for dwellings/additions etc.
- $15 for residential flat buildings
- $5 for microfilm copy of plan where available

Notification of Approval/Disapproval

Council's Records Manager will advise by phone, letter or email the outcome of your application, when the files will be available for viewing or collection, and any processing fees payable.

Examples of exempt information:

- Documents subject to legal professional privilege
- Certain insurance and workers compensation information
- Confidential reports to Council
- Internal working documents
- Documents affecting law enforcement or public safety

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AGREEMENT FOR SALE OF BUSINESS — 1989 EDITION

(Comprising Particulars and Conditions of Sale)

PARTICULARS

A. VENDORS' AGENT: WEIGHT & CO Real Estate
P.O. Box 85, Fax: 9451 4622
Frenchs Forest NSW 2086 Tel: 9451 4511

B. DATE OF AGREEMENT: 7th October 1999

C. VENDORS:
(Full names, address, occupation) ARTHUR VASILANGOS 331 Condamine Street Manly Vale

D. PURCHASERS:
(Full names, address, occupation) WEN XIAN LIU C/- Allan Wong & Co solicitors

E. VENDORS' SOLICITOR: NICHOLAS ANGELOS & CO
Address 246 King Street Newtown Phone No 9516 4544
DX 9805 NEWTOWN Fax No 9519 5132

F. PURCHASERS' SOLICITOR: ALLAN WONG & CO
Address Room 505, 431/439 Sussex St. Sydney Phone No 9211 2112
DX 88828 HAYMARKET Ref:

G. THE BUSINESS:
(a) Type of Business: SANDWICH/TAKE AWAY FOOD BAR
(b) Located at: 331 Condamine Street, Manly Vale
(c) Known as: Arthur's White Castle Food Bar
(d) Registered Business Name(s) & No.(s) (if any): R6302614

(Cl. 1) H. PRICE: (in words) FIFTY THOUSAND DOLLARS
(a) (i) Price ..... $ 50,000.00
(ii) Deposit ..... $ 5,000.00
(iii) Balance ..... $ 45,000.00

(Cl. 2) (b) APPORTIONMENT OF PRICE:
(i) Goodwill ..... $
(ii) Plant Fittings & Chattels ..... $
(iii) Fixtures ..... $
TOTAL $ 50,000.00

(Cl. 2) I. STOCK-IN-TRADE (Estimated): $ 6,000.00

(Cl. 3) J. THE DEPOSIT is payable to the Vendors' Agent first named above.

(Cl. 5) K. COMPLETION DATE: on or about 1999

(Cl. 8) L. TELEPHONE NUMBER of the Business: 9948 3921

(Cl. 12) M. LEASE REQUIREMENT of Purchasers: *Grant of new lease/*~~Transfer of existing lease~~

(Cl. 12A) N. PURCHASERS' REQUIREMENT FOR NEW LEASE OF PREMISES:
(a) Term:
(b) Rent:
(c) Rent review:
(d) Option period:

~~(Cl. 12B)~~ ~~O. PARTICULARS OF THE EXISTING LEASE:~~
(a) Last day of the existing term:
(b) Current rent:
(c) Dates of remaining rent reviews:
(d) Option period:
(e) The consent of the mortgagee of the business premises *has/has not been obtained.
The consent of the mortgagee of the business premises to the assignment of the lease ~~*is/is not required.~~

(Cl. 14) P. RESTRICTION OF VENDORS' COMPETITION:
(a) Area: Three (3) kilometres
(b) Period: Three (3) years
(c) Key persons referred to in Clause 14 (d):

(*Delete, complete or amend as appropriate)

(Cl. 21) Q. EMPLOYEES: Name N I L Period of Service

(Cl. 22) R. PERIOD OF VENDORS' TUITION
Prior to completion: ~~xxxxxxxxxxxx~~ Concurrent with Trial period 12 Working days

(Cl. 23) S. PERIOD OF VENDORS' ASSISTANCE
After completion: ~~two (2) weeks~~ 12 Working days

(Cl. 24) T. CONTINUING EQUIPMENT AND SERVICE AGREEMENTS:

Description of Equipment or Services	Nature Duration and Date of Agreement	With Whom Made	Rent or Periodic Payment	(a) Balance Owing (b) Residual Value
Deep Freezer	License	Streets Icecream	N I L	N I L
Refrigerator	License	Coca Cola	N I L	N I L
Refrigerator	License	Pespi Cola	N I L	N I L
Refrigerator	License	Sorin Valley Juices	N I L	N I L

(Cl. 16(f) & 25) U. AGENCIES, QUOTAS, LICENCES AND BENEFITS:

(Cl. 26) V. VENDORS' WARRANTY as to Takings:
(a) Amount of gross takings $ NIL
(b) For the period from to

INVENTORY AND VALUATION REFERRED TO IN CLAUSE 1

NOTE: All items other than those marked X are in a complete state of severance.

Plant Fittings & Chattels		Fixtures	
Item	Value	Item	Value
SEE ANNEXURE "A"			

SIGNED by the Vendors in the presence of .....

Witness .....

SIGNED by the Purchasers in the presence of .....

Witness .....

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