

GENERAL PURPOSE COMMITTEE

SECTION 2 INFRASTRUCTURE

GENERAL PURPOSE COMMITTEE - INFRASTRUCTURE**Table of Contents****Meeting Date:** 27 August 1996

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ITEM: 1 DRAINAGE EASEMENT EXTINGUISHMENT - LOTS 8 & 9, DP12710
THE TERRACE, WINDSOR

FILE NUMBER: P2019/140 PT1, P2019/130 PT2/ENG

REPORT:

Application has been received for extinguishment of a drainage easement 1.065 wide which runs diagonally across Lots 8 and 9 DP12710 (Nos. 87 and 85 The Terrace, Windsor). The easement is neither currently in use nor required for the future and could be extinguished.

RECOMMENDATION:

That Council consent to the extinguishment of the easement for drainage 1.065 (one point nought six five) wide through Lots 8 and 9, DP12710 The Terrace, Windsor, subject to the applicant's paying Council's legal costs in the matter.

It is further recommended that the Common Seal of Council be affixed where necessary to the documentation.

ATTACHMENTS:

There are no supporting documents for this report.

FN:IN827NBX.E01

****** END OF ITEM 1 ******

ITEM: 2 **FAIREY ROAD CLOSURE****FILE NUMBER:** 0606 PT02/ENG**REPORT:**

The southern end of Fairey Road, from the access into the South Windsor Wastewater Treatment Plant to a point just past its intersection with Rifle Range Road/Sanctuary Drive, is an unformed public road. The road reserve is adjacent to the eastern boundary of the Treatment Plant and traverses through a section of Crown Land as shown on the plan displayed at the meeting.

In keeping with Council's decision not to construct the extension of Rifle Range Road to Sanctuary Drive, it is considered that a link from Windsor Downs to South Windsor via Fairey Road would also be strongly resisted by Windsor Downs residents and as such, is felt to be undesirable. It is therefore proposed that the section of Fairey Road as shown, be formally closed.

There have been representations by the property owner of Lot 2, DP860387, Mrs S.L. Hayden, to gain access to Sanctuary Drive via the unformed section of Fairey Road. Mrs Hayden originally had access to Sanctuary Drive prior to the property being subdivided, leaving Lot 1 with access to Sanctuary Drive and Lot 2 with access to Fairey Road. Mr. & Mrs Hayden are fencing contractors and have advised that the majority of work they are undertaking is in the Windsor Downs/Berkshire Park area and have made this request to enable easier access to these areas. They have also offered to undertake any fencing and provision of a suitable track to accommodate their needs, at their cost.

As part of the road closure, it is proposed that the land adjacent to the Treatment Plant be consolidated with the Treatment Plant land and the road through the Crown Land be consolidated with the Crown Land also, subject to the provision of a three metre wide right of way from the Hayden's property (Lot 2, DP860387) to the intersection of Rifle Range Road and Sanctuary Drive. It is also proposed that while the road closure is being undertaken, that access be granted to the Haydens through this section of road, subject to all fencing works and the provision of an appropriate track being undertaken at their cost with gates being provided at each end to stop use of this section of road by the general public.

It is also proposed to make representations to have the area of Crown Land, north of Rifle Range Road and adjacent to the Treatment Works site, incorporated into that site.

RECOMMENDATION:

1. The southern end of Fairey Road from the intersection of the north eastern and south eastern boundaries of Lot 10, DP821396 to its southern most end, just south of the Rifle Range Road/Sanctuary Drive intersection, be closed, subject to the provision of a 3 (three) metre wide right of way giving access to Lot 2, DP60378 to the intersection of Rifle Range Road/Sanctuary Drive.

2. The creation of the easement is subject to Mrs S.L. Hayden's agreement that it shall be extinguished upon the sale of Lot 2, DP860387.
3. All works involved with fencing and the provision of a track suitable to their needs are to be undertaken at the cost of Mr. & Mrs Hayden. That part of the closed road adjacent to Lot 10, DP821396 be consolidated with that lot and that part of the closed road through the Crown Land be consolidated with the Crown Land.
4. Mr. & Mrs Hayden be granted access through the currently unformed section of road from Lot 2, DP860387 to the intersection of Rifle Range Road and Sanctuary Drive, subject to the provision of gates to stop use by the general public, and all works necessary for them to gain access to be undertaken at their cost.
5. All necessary documents be completed under Seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:IN827NBX.E02

****** END OF ITEM 2 ******

ITEM: 3 **WINDSOR GOLF CLUB - ACCESS FROM MCQUADE AVENUE****FILE NUMBER:** P1340/8 PT01/ENG

REPORT:

Windsor Country Golf Club Limited has made representations requesting approval to gain access to the golf course through Lot 71, DP216270, McQuade Avenue, which is a public road.

The proposal is to construct a set of gates in the fence at the western end of the lot for use as an access for the Club's greenkeeping staff, rather than using the current track running parallel to the rear boundaries of the properties on the western side of McQuade Avenue. The Club advises that there is up to thirty vehicle movements per day using this track.

The request is considered reasonable, subject to the Club providing a sealed access over the full length of the lot, this access to be located as close as practically possibly to the southern boundary of the lot, so as to minimise any interference with the adjoining property.

RECOMMENDATION:

That approval be granted to the Windsor Golf Club Limited to use the public road (Lot 71, DP216270) as access to the Golf Club, subject to:-

1. The construction of an industrial footpath crossing.
2. Provision of a sealed access over the full length of the lot, 3 (three) metres wide, located as close as practical to the southern boundary of the lot.

ATTACHMENTS:

There are no supporting documents for this report.

FN:IN827NBX.E03

****** END OF ITEM 3 ******

ITEM: 4 BOWEN MOUNTAIN NATURE RESERVES MANAGEMENT STRATEGY**FILE NUMBER:** P1205/5/ENG**REPORT:**

The Bowen Mountain Nature Reserves Management Strategy was adopted by Council at the Ordinary Meeting in June 1995, in accordance with the Local Government Act 1993. The Act allows for licence agreements to be developed for community land for a maximum term of 21 years. The Act specifies several requirements in relation to public consultation, for licences longer than five years.

The Bowen Mountain Nature Reserves strategy allowed for a five year licence permitting vehicular access to two residential properties through a bushland reserve located in Lieutenant Bowen Road. The properties for which access was approved are Nos. 14 and 16 Red Gum Crescent.

A request has been received by the property owners to allow a 21 year licence agreement. All requirements of the Act have been met and no public objections have been received in regard to the granting of a 21 year licence.

The property owners have submitted plans for construction of the driveway and these will be subject to the standard development application procedures.

RECOMMENDATION:

That the Bowen Mountain Nature Reserves Management Strategy be amended to allow a 21 (twenty one) year licence on the above property for the purpose of vehicular access to residential properties No. 14 and 16 Red Gum Crescent.

ATTACHMENTS:

There are no supporting documents for this report.

FN:IN827NBX.E04

****** END OF ITEM 4 ******

ITEM: 5 SERVICE ROAD LINK OVER INDUSTRIAL LAND BETWEEN GROVES AVENUE AND PARK ROAD, MULGRAVE**FILE NUMBER:** P2342/90, P2342/100, P2342/105, P2342/115, P2342/120, P2342/130, P2342/135/ENG**REPORT:**

There has been a proposal for a number of years, to fully develop a service road between Park Road and Groves Avenue, Vineyard, servicing the remaining land [zoned 3(b) Business Special] between Groves Avenue and Park Road.

Engineering plans showing road and drainage works over the subject properties indicate approximately 35% of the works have been completed as respective landowners have developed, however, this has only occurred from either end, thus leaving the remaining 65% incomplete.

Approximately 500 metres of pavement with associated drainage remains to be constructed to complete the link.

This work is comprised of:-

1.0	Pavement Construction estimated cost	\$200,000
2.0	Kerbing & Guttering estimated cost	\$ 45,000
3.0	Drainage Works	
3.01	Beneath proposed road estimated cost	\$ 16,500
3.02	Channel through three properties estimated cost	<u>\$165,000</u>
Total Estimate		\$426,500
Total Estimate excluding (3.02)		<u>\$261,500</u>

In addition, a brick cottage owned by Messrs P. & F. Magazzu (Lot 2, DP535140) is located within the proposed road alignment and because of the nature of its construction, this cottage would most likely have to be demolished.

It is felt that the completion of the service road is desirable to encourage further development of the adjacent land and it is proposed to undertake consultation with the affected landowners to determine a methodology to achieve this result.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:IN827NBX.E05

**** END OF ITEM 5 ****