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'Misconception on Lagoon re-zoning'

The Minister for Planning and Environment, Sir John Fuller, said last night a "good deal of misconception seemed to have arisen" over the decision to rezone a substantial area of land in North Warringah.

He added the zoning change which had been made would limit subdivision to lots of a minimum of 50 acres which would minimise the possibility of further fragmented development until such time as detailed planning of the area could be undertaken.

Sir John said the area was of very high quality in terms of total environment and it was necessary to protect the natural features of the area until full-scale environmental planning, in accordance with the Government's Environmental Impact and Planning Policy, was put in train.

The new zoning order should be viewed as a holding action aimed at preserving the natural beauty of the area, the Minister said.

He added the Order preserved all the rights to the erection of a dwelling on existing parcels of land with

an area of five acres or more.

All land use rights had been preserved, including developments already in existence.

"The new zoning order does not involve resumption of any of the affected land, although in the ultimate planning of the area there will, no doubt, be areas identified for public purposes which, in the long term, will need to be acquired," Sir John said.

He added the area concerned comprised about 5900 acres, the bulk of which formed the catchment area for Narrabeen Lagoon.

It was mostly rugged bushland with limited and scattered occupations on cleared sections of the plateau.

Former zoning of the area was non-urban with the possibility of subdivision into five acre sites for the erec-

tion of single dwellings.

Sir John said the bulk of the area was owned by two major landholders, H. D. H. Holdings and the Lands Department.

H. D. H. Holdings, a wholly-owned subsidiary of the British-based company, Hawker-Siddeley Limited, owned 2394 acres and the Lands Department 2096 acres.

This represented 77 per cent of the total area rezoned.

The Minister added that in response to a request by the member for Davidson and Minister for Youth and Community Services, Mr. R. O. Healey, he had agreed to meet a deputation representing local interests at an early date.

Proclamation

The proclamation by Sir John, published in the Government Gazette, says:

Local Government Act, 1919:

Notification of Rescission of Interim Development Order No. 32—Shire of Warringah and Suspension of the Provisions of the Warringah Planning Scheme in Respect of Certain Land and the Making of Interim Development Order No. 51—Shire of Warringah—

All that piece or parcel of land situated in the Shire of Warringah, in the vicinity of Oxford Falls, Belrose, shown by red edging on plan catalogued number 245:2073 in the office of the State Planning Authority of New South Wales.

All those pieces or parcels of land situated at Oxford Falls in the Shire of Warringah, Parish of Manly Cove, County of Cumberland, as shown by red edging on plan catalogued number 245:1326 in the office of the State Planning Authority of New South Wales, but excluding the land shown by blue edging on the said plan.

1. This Order may be cited as "Interim Development Order No. 51—Shire of Warringah".

2. The provisions of sub-clauses (6), (8), (9) and (10) of clause 2, and clauses 3, 4, 5 and 8 contained in the set of standard or model provisions adopted by the Minister for Local Government, on the recommendation of the State Planning Authority of New South Wales, and published in Government Gazette No. 88 of the 17th July, 1970, are adopted, by reference, for the purpose of this Order.

3. In this Order:

"Agriculture" has the meaning ascribed to it in section 514A of the Act.

"Country dwelling" means a dwelling-house occupied in conjunction with land having an area not less than 20 hectares, on which land there are no other buildings except for buildings ordinarily incidental to the use and enjoyment of a country



SIR JOHN FULLER

dwelling or to the use of the land for agriculture.

"Dwelling-house" means a building intended for use as a dwelling for a single family, together with such outbuildings as are ordinarily used herewith.

"Educational establishment" means a building used or intended for use as a school, college, technical college, academy, lecture hall, gallery, or museum, but does not include a building used or intended for use wholly or principally as an institution.

"Public utility undertaking" means any of the following undertakings carried on or permitted or suffered to be carried on by or by authority of any Government Department or under the authority of or in pursuance of any Commonwealth or State Act, that is to say—

(a) railway, road transport, water transport, air transport, wharf or river undertakings; (b) undertakings for the supply of water, hydraulic power, electricity or gas or the provision of sewerage or drainage services;

And any reference to a person carrying on any public utility undertaking shall be deemed to include a reference to a council, county council, Government department, corporation, firm or authority carrying on such undertaking.

4. Interim development may be carried out only with the consent of the Council for the following purposes:

Agriculture other than pig keeping or poultry farming; country dwellings; educational establishments; drainage; open space; roads; subdivision.

5. (1) Land shall not be subdivided creating any lot containing an area of less than 20 hectares.

(2) The provisions of sub-clause (1) shall not apply to the creating of any lot to be developed for the purpose of an educational establishment.

6. (1) Notwithstanding the provisions of clause 4, the Council may consent to the erection and use of a dwelling-house on an existing parcel of land having an area of not less than 20 hectares but less than 25 hectares.

(2) For the purposes of this clause an "existing parcel of land" means an adjacent or adjoining lot held in the same ownership on the day on which the Order takes effect.

7. The Council shall consent to any development under this order unless the Council is satisfied that the development will not—

(a) create siltation in Narrabeen Lagoon; (b) mar the landscape or landform especially in the environs of Narrabeen Lagoon; (c) pollute Narrabeen Lagoon or its waterways by way of drainage disposal.

8. Notwithstanding the provisions of clause 4, section 80, Parish of Narrabeen, may, with the consent of the Council, be subdivided into allotments having an area of not less than 20 hectares and a dwelling-house may be erected and used on each allotment.



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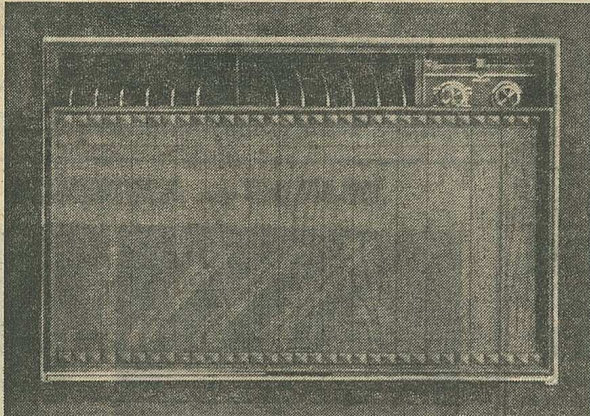
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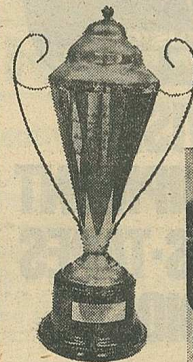
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