



general
purpose
committee
supplementary

Section 2
Infrastructure

GENERAL PURPOSE COMMITTEE - INFRASTRUCTURE

Table of Contents

Meeting Date: 26 November 1996

Page 2

ITEM	SUBJECT	PAGE
------	---------	------

SECTION 2 - INFRASTRUCTURE.

16:	LINK ROAD - SANCTUARY DRIVE, WINDSOR DOWNS SA0085/90 PT1, 1967/R PT02/ENG/INK26LBX.E02	3
-----	---	---

17:	HAWKESBURY INDOOR SPORTS STADIUM GM001/023 PT4, P1950/213, DA 233/94/ENG/INK26LBX.E03	5
-----	--	---

oooO END OF TABLE OF CONTENTS Oooo

ITEM: 16**LINK ROAD - SANCTUARY DRIVE, WINDSOR DOWNS****FILE NUMBER:**

SA0085/90 PT1, 1967/R PT02/ENG/INK26LBX.E02

REPORT:

Council, at its Ordinary Meeting held on 5th September, 1995, resolved that:-

1. *The link road not be constructed.*
2. *Subject to agreement with the Angliss Group, Sanctuary Drive be continued and sealed only, to the entrance of Jericho Farm, with a cul-de-sac constructed adjacent to the property entrance, and a cul-de-sac be constructed at the present finished location of Rifle Range Road.*
3. *A walking trail between Bligh Park and Windsor Downs be provided, similar to the existing walking trails through the nature reserve for use by bicycles and walkers, with the relevant gates, bollards and fencing.*
4. *With the agreement of the Angliss Group, the remaining funds from \$390,000 security provided for the link road, be spent on the construction of a roundabout at Richmond Road/ Sanctuary Drive entrance.*
5. *Council to provide estimates and plans to the Angliss Group as requested.*

Subsequent to this, it was resolved at the Ordinary Meeting of 13th August, 1996, that Council affix its Seal to a Deed submitted by the Angliss Group and return the \$390,000 security in return for the payment of a contribution of \$260,000. The \$260,000 has been received.

Detailed estimates have now been prepared and it is proposed to undertake the works in Sanctuary Drive and Rifle Range Road in the near future. As reported previously, the work in Sanctuary Drive is to continue the existing sealed surface to the entrance of Jericho Farm, with a cul-de-sac constructed adjacent to the property entrance. With regard to the Rifle Range Road end, it is proposed to terminate the traffic at the existing roundabout on the eastern most end of Rifle Range Road in lieu of constructing a cul-de-sac at the end of the existing sealed surface which is approximately 100 metres further east from the roundabout and would only encourage dumping of rubbish in this area. Guardrail will be constructed at both the end of Sanctuary Drive and the end of Rifle Range Road to stop vehicles entering this area. It will be necessary to provide some form of access for emergency services. The estimated cost of this work is \$35,000.

With regard to the provision of a walking trail between Bligh Park and Windsor Downs, similar to the existing walking trails through the nature reserve, it is noted that the existing trails are natural earth and the existing formation of the previously proposed link road is also natural material, including clay, and becomes virtually impassable after rain. The Windsor Downs Homeowners Association has advised that they do not want the trail formalised in any way, due to the extremely isolated nature of the area between Sanctuary Drive and Rifle Range Road and the inherent danger of inviting people to use such a trail. As such, it is proposed that the trail not be constructed at this stage, with the area being revegetated with native plants and grasses. It is estimated that the revegetation would cost \$60,000.

The estimated cost of the total works proposed is \$95,000, leaving a balance of \$165,000 towards the provision of traffic facilities at the intersection of Sanctuary Drive and Blacktown Road.

RECOMMENDATION:

That:-

1. The walking trail between Bligh Park and Windsor Downs not be constructed.
2. The remaining funds from the \$260,000 (two hundred sixty thousand) contributed towards these works [estimated at \$165,000] (one hundred sixty five thousand) be utilised for the provision of appropriate traffic facilities at the intersection of Sanctuary Drive and Blacktown Road and the Roads and Traffic Authority be consulted in this regard.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 76 Oooo

ITEM: 17**HAWKESBURY INDOOR SPORTS STADIUM****FILE NUMBER:** GM001/023 PT4, P1950/213, DA 233/94/ENG/INK26LBX.E03

REPORT:

Due to the difference in height of the Stadium site and Stewart Street, coupled with the need to provide onsite detention for stormwater drainage, the grade of the driveway into the Stadium, is such that large buses, due to the overhang at both the front and rear of these vehicles, are not able to access the Stadium car park at this location. The Contractor who designed and constructed the building has investigated a number of options to improve the situation, including regrading the driveway back into the car park, however, to gain adequate access for the buses, it will be necessary to regrade over a length of approximately 45 metres and this would then affect the stormwater detention required for the site. A further option was to provide a box culvert in the existing kerb and gutter at the entrance, along with a raised threshold onto Stewart Street, however, this was felt to be visually unacceptable and would also create noise problems for residents in Stewart Street.

Whilst investigating further alternatives to provide access to large buses (it should be noted that small buses are able to readily access the site through the existing driveway) it was noted that the car park at the Tennis Centre, if linemarked, could provide twenty five car parking spaces, at 90E parking, whilst allowing parking for three buses. It is proposed that this arrangement be formalised and the builder of the Centre be requested to provide a concrete loading and unloading area for buses as shown on the plan, along with a pathway to provide access to the Stadium from this location. It is envisaged that two buses per day on average would use this facility. A meeting has been held with representatives of the Stimulus Centre and Greenhills Pre-School, and they have no objection to the proposal. A sign would be provided at the access to the car park from Stewart Street, indicating parking for large buses.

RECOMMENDATION:

That the alternative parking arrangements for large buses in the tennis court car park, in conjunction with the builder providing concrete loading and unloading areas and a pathway to the Stadium from this point, be adopted.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 77 Oooo