



general
purpose
committee

2
section

infrastructure

GENERAL PURPOSE COMMITTEE - INFRASTRUCTURE

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ITEM: 1 South Windsor Park - Management Plan**FILE NUMBER:** PK226/Pt1/ENG/ING29NBX.E05**REPORT:**

A proposed plan of management has been prepared for South Windsor Park, advertised and exhibited for public comment, adjoining landowners and all current users of the park have been notified of the plan and a public meeting was held to discuss the matter.

The submissions made by groups and individuals have been summarised and are set out in the report and comments regarding the submissions are shown in italics.

Hawkesbury Sports Council Inc**1 Support**

- C Roundabout construction at Ham, Drummond and Stewart Streets.
- C Closure of the existing entrances to the Indoor Centre and Stimulus to alleviate problems with adjoining property.

2 Non Support

- C Mass tree plantings (increase cost of maintenance and mowing): area is used for parking 400-500 vehicles on Sat morning; school activities; future expansion of grass netball courts.

Comment: The mass tree planting has been removed from the plan allowing for informal parking on the grassed area and/or future expansion of the grass netball courts.

- C Proposed extension of tennis courts, use for overflow parking.

Comment: Whilst there is no reason given for not supporting the extension of the tennis courts other than its use for overflow parking it is considered that the tennis centre may be more economically viable in the future with the addition of the extra two courts.

- C Proposed extension of Indoor Stadium.

Comment: The reason outlined for not supporting the extension of the Indoor centre is that the area will be required for parking, however, Mr Bannerman when giving a presentation at the public meeting regarding the development of the area indicated that the Sports Council considered it is not viable to extend the stadium and would prefer to see an increase in facilities in another area such as Richmond or North Richmond including the possible redevelopment of the Richmond Pool.

- C Siting of access road to Indoor Stadium.

Comment: The submission does not give reasons for not supporting the access as shown, the Sports Council's proposal is for the access road to continue past the tennis courts turning along the western boundary of the site thence curving past the existing tennis court car park to ultimately meet up with the turning area in front of the stadium entrance. Mr Bannerman at the public meeting indicated that the proposed entrance as shown will create a lighting problem whereas the Sports Council proposal would result in no wash of lights onto the tennis centre.

This proposal is not supported on the basis of safety/traffic grounds, in that the main access road to the stadium, tennis courts, pre-school and Stimulus Centre would traverse three car parking areas and would also require that pedestrians using the proposed footpaving from the netball courts to the indoor centre would necessitate crossing this access road at two locations. It is also noted that cars exiting the Stadium car park would throw light onto some of the tennis courts.

- C Removal of Court 26 on draft plan.

Comment: This would be necessary if the car parking was to be maximised along the extension of Ham Street, however, it is considered that the court could be relocated successfully within the site.

3 Additional Comments

- C The Sports Council propose to install an emergency ambulance entrance at the intersection of Drummond and Mileham Streets near the playground.

Comment: There are existing 'No Stopping' areas in both directions at the proposed point of entry which would be suitable for access by an emergency vehicle.

- C Lighting problems on tennis courts may be alleviated by a different style of lighting.
Comment: This matter is being investigated.

- C A hedge around the perimeter of all the complexes as a screen from the industrial area and a noise break for local residents. *Comment: This has been incorporated in the plan, however, it should be noted that screen planting while giving visual relief will not act as a substantial noise barrier.*

- C A direct pedestrian path required from netball complex to indoor stadium to travel between venues - especially for children.

Comment: This was proposed in the concept plan.

- C Exit from Netball - this relates to the construction of the access road to the centre and notes that the exit from the netball area be constructed as close to the roundabout as possible, the access road be 3 laned to the access to the netball area with the left lane for through traffic to the indoor stadium, the centre lane for traffic turning right into the netball area and the right lane for traffic exiting the netball area, with the road going back to two lanes once past the access to the netball area and continuing to the other venues.

Comment: See previous comments regarding access road.

Hawkesbury Leisure Centres Inc

- C Resolved to support the submission by Hawkesbury Sports Council Inc.

Hawkesbury City Netball Association Inc

- 1 Support

- C Roundabout construction at Ham, Drummond and Stewart Streets.

- C Direct access path from netball courts to indoor stadium.

2 Non Support

- C Mass tree plantings.

Comment: Removed from plan.

- C Proposed extension of Indoor Stadium or Tennis courts.

Comment: The association does not give any reasons for not supporting the extension to the indoor sports stadium and in relation to not supporting the extension of tennis courts they advise that this space would be better utilised for parking.

3 Additional Comments

- C Grass court No 26 not illustrated on plan.

Comment: If the parking is to be maximised on the Ham Street extension this court will need to be removed, however, it is considered that it could be successfully relocated in another area on the site.

- C Parking is of particular concern, they require the grassed area for parking, it is closed off during wet weather, bus parking is insufficient, Saturday morning 9.30am-12.30pm parking is needed for 450-500 vehicles.

Comment: With the altered access to the centre there will be space for five coaches to park adjacent to the indoor stadium and tennis centre.

- C Emergency entry required from Drummond Street on Mileham Street side of amenities block.

Comment: No objection to this proposal.

- C Netball may require additional court space in the future.

Comment: Whilst every effort has been made to maximise parking in this area it appears that this site at particular times is approaching saturation and it may be necessary for the Netball Association to consider other options such as alternative playing times or use of additional sporting areas etc.

- C Entry on sealed driveway via Mileham Street and exit from Stewart Street, allocated parking on grassed area with separate entry/exit gateways.

Comment: Access to the netball area from Mileham Street is not supported as there is insufficient width between the Sydney Water property and the existing hard surface netball courts to allow vehicular access with safety.

Sydney Water

1 Support

- C No comments

2 Non support

- C Tree planting - Sydney Water would prefer no trees were planted within 1 metre either side of any water main.

Comment: This can be accommodated.

3 Additional Comments

- C Concern over 450mm scour main running through the area from the Reservoir to No 9 Stewart Street. Water main is subject to a five metre wide easement.

Comment: This scour main is currently located adjacent to the existing access to the tennis courts and any development would require that Sydney Water have access to this main within the bounds of the easement.

- C Proposed tennis court extension car park will be above the main. No objection to the extension, however, requirements and conditions of the easement once the surface has been modified will need to be adhered to.

Comment: See comment above.

- C Proposed Ham Street car parking area, a 375mm water main lies to the southern side of the roadway and further details about the type road surface that would be used and any kerb and guttering above or adjacent to the main would be required.

South Windsor Tennis Centre

Mr Ray Bray outlined current problems he perceives with the stadium car park lighting, stadium exhaust fans noise, and noise, car lights and dust from netball traffic all disrupting or interfering with the playing of tennis.

He outlines the problems he sees with the concept plan being car lights and noise closer to the tennis courts, tennis court car park overrun by stadium and netball users, proposed extension to stadium will bring noise closer to tennis courts, inadequate parking, congested, create bottleneck at Ham Street intersection, and create ill feeling amongst park users. He concludes that the tennis centre is unviable and will be back in 'Council's lap' and he adds that the tennis centre court hire is currently declining.

Mr Bray suggests that research and consultation with current users should occur before releasing a 'plan', that all necessary work associated with reducing impact of the stadium and netball facilities and other users of the area carried out prior to the development and relocate the tennis centre to Bligh Park at the location of current two courts at the rear of the shops. He considers that this would be an advantage in that it is a highly visible location and a more commercial proposition.

Stimulus Centre

The Stimulus Centre advised that they support the concept plan as prepared by Council.

Greenhills Child Care Centre Inc

The centre advised of their concerns in relation to traffic both sides of the centre, air pollution, noise pollution, increased lead levels, safety of the children, and destruction of our parklike setting and requested an earth mound with shrubs and trees be constructed along the fenceline facing the new roadway to protect this setting and help reduce the noise, traffic and lead affecting the children, staff and parents at the centre.

There is an additional report to this meeting advising that Greenhills Child Care Centre have been successful in obtaining a grant to extend the building and as shown on the plan displayed it is proposed that the current access to the centre be relocated to the western side of the building and as part of the proposed access to the stadium it is now proposed that a three car drop off/pick up area be provided for use by the child care centre and it is further proposed that a small roundabout be provided at the intersection of the accesses to the Stimulus and Greenhills car park and tennis court car park with the access to the Stadium to facilitate traffic movement in the area.

Greenhills Child Care Centre has recently advised of their support for the overall concept of South Windsor Park including the access being located between the tennis courts and their building. It is proposed that the provision of mounding and tree planting adjacent to the pre-school be implemented where possible.

INFRASTRUCTURE

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Item: 1

Estimate of Cost

1 Sports Council proposal

a)	Access Road around tennis courts	\$169,300
b)	Additional parking north of the tennis courts	\$121,175
c)	Additional parking adjacent to and to the rear of the indoor stadium	\$121,955
d)	Footpath from netball area to stadium	\$9,700

2 Proposal as exhibited

a)	Access to Stadium (includes additional roundabout and layby for Greenhills)	\$102,120
b)	Car parking and cul-de-sac north of the tennis courts	\$136,900
c)	Additional parking south of the tennis courts	\$70,000
d)	Additional parking at rear of stadium	\$72,000
e)	Footpath from netball area to stadium	\$9,700

As reported to Council at its last meeting discussions have been held with Environmental Protection Authority where it was indicated that they would be satisfied with attempts to reconcile the problems with an adjoining neighbour should the relocation of the driveway indicated on the concept plan be implemented in a future road program and that the residents of Stewart Street who are affected, in the interim, upon request be offered shutters or some similar device for their front windows.

RECOMMENDATION:

- a) The concept plan for the development of South Windsor Park as shown on plan number 1950-33 as amended be adopted.
- b) Funding be provided in the 1998/99 budget for the relocation of the stadium driveway at an estimated cost of \$102,120.
- c) Prior to the relocation of the driveway, and not after, residents in Stewart Street who are affected by the existing driveway, upon request be offered shutters or some similar device for their front windows.
- d) Further works identified on the concept plan be considered in future programs as required.

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ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 1 Oooo

ITEM: 2 Windsor Downs Nature Reserve**FILE NUMBER:** 0606/R Pt2; PK 257 Pt2/ENG/ING29NBX.E06**REPORT:**

As part of the consideration for the closure of the unformed section of Fairey Road, it was resolved that an application be made to have the area of Crown Land adjacent to the South Windsor Treatment Works site and generally between the road reservation which was formally the link road between Bligh Park and Windsor Downs and Fairey Road be incorporated into the Treatment Works area.

The Windsor Downs Homeowners Association have advised that an application has been forwarded to the Hon P D Allen MP, Minister for the Environment to have the Windsor Downs Nature Reserve extended to and including the road reservation and also the small areas of land to the south of the Treatment Works site. A plan will be exhibited at the Meeting.

No objection can be seen to extending the Nature Reserve to the south-western boundary of the road reserve, however, if the road reserve was included in the Nature Reserve it would remove any flexibility which Council currently has to construct the link road, or any access including cycle/pedestrian path, fire fighting, etc, in the future should that action be desired. It should also be noted that there currently exists electricity, water, telephone and gas infrastructure within the road reserve and it would be assumed that the providers of these facilities would require easements for access to this area.

The triangular shaped area directly south of the Treatment Plant (Lot 7 DP821396) is not recommended for inclusion within the Reserve as it is felt that the additional buffer area around the Treatment Works is desirable.

It appears that the main aim of the Homeowners Association is to have the road legally removed to permanently stop any possibility of a future link being made between Bligh Park and Windsor Downs. The road was dedicated in 1991 and as it is under the care and control of Council would need Council approval to be closed and included in the Nature Reserve.

RECOMMENDATION:

- a) The Minister for the Environment be advised that the Council supports the extension of the Windsor Downs Nature Reserve to the south-western boundary of the current road reserve, however, does not support inclusion of Lot 7 DP821396 and
- b) Removal of the road reserve not be supported.

ATTACHMENTS:

There are no supporting documents for this report.

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Item: **2**

oooO END OF ITEM 2 Oooo