



general
purpose
committee

2
section

infrastructure

GENERAL PURPOSE COMMITTEE - INFRASTRUCTURE

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ITEM: 1 MacDonald Valley Association - St Albans Road**FILE NUMBER:** 1929/R Pt 3/ENG/ING28NBX.E01**REPORT:**

Representations have been received from Kate Short on behalf of the MacDonald Valley Association regarding a number of areas of concern in relation to St Albans Road. Ms Short has advised that she wishes to address the Council on these matters.

The two main areas of concern appear to be the reconstruction and sealing of the remainder of St Albans Road and maintenance matters

- Reconsideration of Council's policy in relation to sealing of gravel roads.
- Traffic volumes - particularly at weekends.
- Maintenance
 - amount of funding spent in 97/98
 - inexperienced operators
 - lack of response to deep potholes
 - degeneration of road structure
 - drain cleaning
 - different operators
 - signs left on road

Sealing of Gravel Roads

It is noted that the existing road network consists of 695 klms of sealed roads and 312 klms of unsealed roads. The results of reallocation of funds from sealing of unsealed roads to resealing of sealed roads on a regular basis is now becoming evident with far less complaints being received, particularly in relation to potholes on the sealed network. Requests are regularly received from residents who reside on unsealed roads requesting consideration for those particular roads to be sealed. These requests usually cannot be justified on a traffic volume basis and the following list highlights this fact;

Date	Location	Volume (vehicles per day)
October 1995	St Albans Road	199
April 1997	Old East Kurrajong Road	180
April 1997	Grandview Lane	81
August 1997	Old Hawkesbury Road (now closed)	298
March 1998	Fairey Road	184
April 1998	Packer Road	195

It is noted that the traffic count undertaken at St Albans Road was in October 1995, however, it is doubtful whether the average daily traffic flow would be greater than 250 vehicles per day which in itself would not justify additional funding being spent on St Albans Road to seal the remaining 9.3 kilometres.

It has been argued that the average daily traffic flow figures does not give a good indication of the actual traffic flows particularly on weekends when there is an influx of tourists, however, whilst this may create some problems during these peak periods there will obviously be a lesser number of vehicles using the road during non-peak periods ie weekdays.

As Council is aware, there was an ongoing program to extend the bitumen seal on St Albans Road which was funded by the Roads & Traffic Authority while this road was classified as a main road, which provided on average, one kilometre of road sealed per year. Since the road has been reclassified as a regional road, this funding has ceased and no further reconstruction has occurred for some seven to eight years. Allocation of funds for improvement works on regional roads are also based predominately on traffic volumes and as such St Albans Road is unlikely to attract funding from this source.

Maintenance

The estimated cost of providing a sealed surface for the remaining 9.3 (nine point three) kilometres, based on the current road alignment is \$1.95 (one point nine five) million, this estimate would increase significantly if road realignment were required with corresponding property acquisition, however, it is felt that minimal realignment would be necessary with the provision of adequate safety devices and signposting.

In relation to the maintenance problems outlined it is noted that maintenance of the roads in the St Albans area is undertaken on a contract basis and to date is considered to be carried out in a satisfactory manner.

In relation to the specific items outlined:

- the contractor had supplied an inexperienced operator at one stage, however, this has been now resolved and an experienced operator undertakes the work.
- in relation to deep potholes, regular inspections of the roads in the St Albans area are undertaken, however, if notification is received of a particular problem it will be inspected and an appropriate response arranged. A four hour response by the contractor to an emergency is required under the contract, however, routine maintenance would not be seen as an emergency.

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- in relation to the degeneration of the road structure, whilst it is true that no large scale resheeting program has been undertaken in the last few years, addition of gravel in areas required is undertaken by the contractor as part of the routine maintenance operation. A number of areas were addressed on St Albans Road during the 1997/98 period. A new source of gravel has been trialed on some unsealed roads and is giving good results in relation to dust. It is proposed to utilise this material in the St Albans area where appropriate.
- drain cleaning - the contractor provides a backhoe for cleaning drains as part of the general maintenance program.
- different operators - there were a number of different operators provided by the contractor to undertake maintenance when required, however, now one operator undertakes maintenance in the St Albans area which gives some continuity to the maintenance program.
- signs left on road - if there is a need to advise motorists of a particular problem on St Albans Road or other roads, then signs may be left in particular areas for that purpose.

Maintenance expenditure on St Albans Road in the 1997/98 period was \$116, 060 (one hundred and sixteen thousand and sixty dollars) whilst maintenance on other roads in the St Albans area was \$95,480 (ninety five thousand four hundred and eighty dollars) making a total for the St Albans area of \$211,540 (two hundred and eleven thousand five hundred and forty dollars).

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 1 Oooo

ITEM: 2 **Proposed Reclassification of Community Land at Lot 15 DP39350, No. 14 Manns Road, Ebenezer**

FILE NUMBER: P1304.70/ENG/ING28NBX.E02

REPORT:

The community land located at 14 Manns Road, Ebenezer was dedicated as Public Garden and Recreational Space as a condition of Subdivision in 1959. The site runs generally in a south-east direction measuring 251 metres x 31 metres, with a total area of 7689 square metres. The property in question is bounded by private property on two sides, and Manns Road and the Hawkesbury River on the other boundaries. The site is one of several properties along Manns Road included in the Grono Point Landcare Group's bank stabilisation works. This project was recently reported to Council and Council's contribution to the project as a property owner has been allocated from the Parks Improvement Program.

The land is quite densely vegetated and overgrown with weeds. The land is generally not used and there is no signage or any indication that the area is community land. In addition to this, both adjoining properties have significant landscaping works (in one case a driveway and retaining wall) encroaching onto the site.

The site has a good trafficable frontage to Manns Road and is subject to flooding with levels ranging from approximately 15 metres (1:50) at the road down to 8 metres (1:10) at the top of the bank adjacent to the river. Despite this, river access is not 'easy' from the property due to the grade and condition of the bank. In addition to this, the only way to reach the river end of the block is to trespass onto the adjoining private property due to vegetation growing on the site.

The block also requires drainage work which is estimated to cost \$15,000 (fifteen thousand dollars) to enable stormwater to drain effectively. It is proposed that these works be carried out at the same time as the impending major bank regrading/stabilisation project.

Significant revegetation and rehabilitation works would be required on the site for it to be able to be utilised as community land, and ongoing maintenance to ensure the site is kept weed free. There are several other reserves in the local area that provide recreational facilities in conjunction with good river access and/or water views including Argle Bailey Reserve, Ebenezer; the proposed Swallow Reach public reserve, Sackville; Churchill Wharf Reserve, Sackville; West Portland Road Lookout, Sackville; Cumberland Reach and Aboriginal Memorial Reserves, Lower Portland; and Skeleton Rocks Reserve, Lower Portland.

It is proposed that the most suitable use for the site is to be sold (possibly to adjoining owners who have verbally expressed interest). This would provide a possible source of funding for the drainage works required. The site is zoned 7(d)1 and therefore would not need to be rezoned, however, the proposal does require the land to be reclassified from community to operational.

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RECOMMENDATION:

That a draft local environmental plan be prepared in respect of Lot 15 DP39350 14 Manns Road, Ebenezer to reclassify from community to operational land. Further, that once reclassified the site be offered for sale and that the drainage works on the site be funded initially from the Drainage Reserve which would then be reimbursed from the sale of the land.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 2 Oooo

ITEM: 3 Wilberforce School of Arts**FILE NUMBER:** P2355/380 Pt2, GC318/002 Pt1, GH001/009 Pt3/ENG/ING28NBX.E03**REPORT:**

A public meeting was held on Wednesday 8 July 1998 in the Administrative Building, Macquarie Road, Wilberforce, regarding the Wilberforce School of Arts. Seventy three people attended the meeting and eleven apologies were tendered.

A motion was put forward and adopted by the meeting that:

- "1 *We request Council to provide funding for the renovation of the Wilberforce School of Arts building, considering advice from Jyoti Somerville (Heritage Adviser), to bring the building up to usable standard, and allocate future maintenance costs in budget of Council.*
- 2 *And that Council liaise with the Wilberforce School of Arts Management Committee for the ongoing overall management for continued use for the community and its needs and requirements, including possible extension of the present building.*
- 3 *Any proposal other than retaining the existing hall is unacceptable at this time."*

Although the public meeting formulated this resolution, notwithstanding the current state of the hall, the fact remains that the hall is not situated in a suitable locality to make full use of its potential as a community facility. Should the building be restored it is considered that whilst the usage may increase in the short term it will be limited due to its location.

Previous experience has found that a community centre located close to shopping centres, schools and childcare facilities have resulted in greater utilisation of the centre. In these locations the building is used for playgroups, before and after school programs, immunization clinics as well as other general community activities and private functions.

It appears that there are still two options other than restoring the School of Arts, which would provide the Wilberforce and surrounding communities with a viable centre. The first of these options which has been canvassed to a certain extent is to utilise the current hall which has been built at the Wilberforce school. It has been indicated that there are some problems with the lack of kitchen facilities, however, it is felt this could be overcome if Section 94 funding for the area were utilised to construct an additional kitchen as shown on the plan displayed.

A second option which has not previously been raised is to locate a new community hall adjacent to the intersection of Putty Road and Sackville Road next to the preschool centre. The area previously considered on this block of land was on Sackville Road and was ruled out as being too low and hence flood liable. The new proposal is to construct stage one of a three stage building, subject to community growth and needs, on the higher land towards Putty Road which would give a floor level of around 16 (sixteen) metres, 1.7 (one point seven) metres higher than the existing School of Arts floor level.

It is felt that this location, being adjacent to the preschool, shopping centre and in close proximity to the school would have far greater utilisation from those groups previously mentioned.

As previously indicated the building could be staged construction and it is estimated that stage one would include the construction of the centre, all design supervision and administration fees, landscaping, playgroup external play equipment and fencing, furniture and fittings, construction of carparking, floor coverings, smoke and security alarms and external lighting would be in the vicinity of \$350,000 (three hundred and fifty thousand dollars). This could be funded through a variety of options including Section 94 and loan funding and should the proposal be acceptable to Council and the community the funding options would be further reported prior to finalisation of the project.

Although 73 people attended the public meeting, the focus of those attending was primarily to retain and rehabilitate the existing Wilberforce School of Arts building with no firm options for an alternate site other than the utilisation of the school hall which has had negative feedback at this stage. It is considered that further consultation should be undertaken with the entire Wilberforce community by way of a letter drop to each and every resident (approximately 4,500 people), outlining the three options and costs with the matter being further reported to Council following completion of the survey.

RECOMMENDATION:

That a discussion document be distributed to the residents of the area in relation to the three options outlined to provide a community hall for Wilberforce, that is rehabilitation of the existing School of Arts, utilisation of the Wilberforce School hall and the construction of a new hall at the intersection of Putty and Sackville Roads. Following a survey/meetings be held and be further reported.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 3 Oooo

ITEM: 4 Community Hall - South Windsor**FILE NUMBER:** P819/695 Pt8, GC318/006 Pt1/ENG/ING28NBX.E04

REPORT:

The existing community hall is located in Ham Street, South Windsor and whilst it could be modified to enable it to be more multi-functional it is on a small block surrounded by residential lots which are rapidly being developed as medium density housing and complaints have been received regarding noise and anti-social behaviour by users of the centre. In addition it is not located in what could be termed an ideal locality in relation to areas of community use such as shopping centres, schools and the like.

Two other locations have been investigated with a potential to constructing a new community hall, ie the reserve adjacent to the Greenhills Child Care Centre which is in close proximity to the stadium, netball courts, hotel and squash courts. This location is however, relatively isolated in terms of vandalism potential and is in close proximity to existing neighbourhood facilities at Bligh Park.

The preferred location is McLeod Park which is situated on the corner of Campbell and George Streets immediately south of the South Windsor shopping centre and in close proximity to South Windsor School. McLeod Park is relatively under utilised in terms of its recreational capacity although the playground equipment which was installed by Council does get consistent use and it is anticipated that this would continue should the hall be constructed at this location.

It is envisaged that a community hall similar to that constructed at McGraths Hill, with the potential for a future staged development as shown on the plans displayed at the meeting would be suitable in this location. The estimated cost of stage one of this project is \$330,000 (three hundred and thirty thousand dollars).

As the construction of a new community hall at South Windsor has not been discussed at this stage with the current management committee of the Ham Street Hall, it is proposed that if Council adopts this proposal in principle, consultation would be undertaken with the groups currently utilising the Ham Street Hall, funding arrangements for the construction would be formalised and the matter further reported to Council.

In terms of funding, if the current hall site was sold, this with Section 94 funds held for the area, could be sufficient to establish a new facility.

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RECOMMENDATION:

That the proposal to construct a new community hall in McLeod Park, South Windsor be adopted in principle subject to discussions with the current management committee of the Ham Street Hall and groups utilising that hall, the funding options be formalised and the proposal further reported to Council.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 4 Oooo