



general
purpose
committee

2
section

infrastructure

GENERAL PURPOSE COMMITTEE - INFRASTRUCTURE

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ITEM: 50 Reallocation of Park Improvement Program Funding

FILE NUMBER: P382.1230 & GG021/172/ENG/INF29NBX.E04

REPORT:

Construction of a basketball court was recently completed at Tiningi Youth Centre. The Bligh Park youth worker was successful in attracting funding under the 1998 Capital Assistance Program based on a quotes \$15,600. The project funding was as follows:

Dept of Sport and Recreation	7,800
Bligh Park Youth Centre	2,800
Hawkesbury City Council	<u>5,000</u>
	15,600

The funds from Council were resolved to be allocated from the People for Parks program. The funds from the Bligh Park youth project were raised by both donations and by the organisation of a community garage sale.

The project has however exceeded the budgeted amount due to soil conditions in the vicinity and extra earthworks that became apparent once construction had commenced. Subsequent redesign recommended the use of additional reinforcing steel and also that the concrete depth should be increased over that originally specified. The total cost of the project was \$23,500 which is proposed to be funded in the following manner:

Dept of Sport and Recreation	7,800
Bligh Park Youth Centre	6,500 (additional 3,700)
Hawkesbury City Council	<u>9,200</u> (additional 4,200)
	23,500

It is proposed that the additional funds requested from Council be provided from a previous park improvement project allocated to Kurrajong Public School for the construction of a hard court in the school grounds. The school requested a Council contribution of \$5,000 to their Capital Assistance funding application and Council resolved to provide such assistance based on an agreement that the facility would be made available at certain times for free, casual use by the general community. The court has now been completed for some time and several approaches have been made to the school principal to arrange for an agreement to be drawn up regarding public use of the facility in order to process the funding. It appears however that the school have since decided that public use of the facility is not possible, and that if this is still the condition of funding assistance from Council, then they do not require the funds. It is proposed therefore that funding assistance be withdrawn from the project, with the funds to be allocated to the facility at Bligh Park which is available for free use by the community at all times.

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RECOMMENDATION:

That the \$5,000 (five thousand dollars) funding be allocated to Kurrajong Public School hard court project be reallocated to the Bligh Park hard court project.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 50 Oooo

ITEM: 51 **Slab Barn Lot 10 DP220278, 46 Windsor Road, McGraths Hill**

FILE NUMBER: GH020/003 Pt6/ENG/INF29NBX.E01

REPORT:

There has been a considerable amount of discussion which requires clarification regarding the slab barn which was located adjacent to Windsor Road at McGraths Hill on the waste water treatment/wetlands site.

A steering committee was formed in 1995 to develop the wetland/irrigation project and as part of that project it was identified that in the longer term the barn would be relocated and developed as an interpretive centre for educational and general visitation purposes within the site.

The Heritage Advisory Committee has discussed the barn on a number of occasions including:-

- 18 June 1997 - future discussion item of moving the old barn on Windsor Road.
- 16 July 1997 - in consideration of Robert Staas' comments regarding the restoration and/or relocation of the barn the committee resolved in part that:
 - the barn be kept on the southern side of Windsor Road and only moved if necessary as a result of the road widening.
 - Robert Staas be requested to recommend stabilisation works to be carried out prior to the road widening and if necessary need for relocation.
- 17 September 1997 - The Committee discussed the poor condition of the barn and its possible relocation outside of the road widening reservation. The committee recommended that Council examine the feasibility of relocating the old barn on 46 Windsor Road, McGraths Hill outside of the proposed road widening along Windsor Road and using it as an observation point and tourist information centre as a matter of priority and this was adopted.
- 18 February 1998 - Professor Jack tabled a photo of the barn taken in April 1997. The photo is to be given to Council's Asset Services section to help with the reconstruction of the barn.

Whilst the compulsory acquisition of the property occurred in mid 1995 finalisation of the matter was not achieved until mid 1998. During the interim period construction of the wetlands began in December 1996 and was completed in March 1997. Work around any structures on the property was avoided until final settlement as there was an ongoing appeal to the Land and Environment Court in relation to the valuation of the property.

Strong winds during October 1998 caused substantial damage to the remains of the barn which had had a considerable number of the hardwood slabs stolen. Further inspection revealed substantial white ant damage and also fire damage to one of the supporting posts. As the structure was in danger of blowing onto Windsor Road it was demolished and Council advised of this action at the General Purpose Committee on 27 October 1998.

The Heritage Advisory Committee at its meeting of 12 November 1998 recommended that the reconstruction of the slab barn at 46 Windsor Road, McGraths Hill be supervised by a conservation architect and that the Heritage Advisory Committee be provided with a time frame for the works. Council at its Ordinary Meeting of 8 December 1998 resolved that this matter be further reported to Council.

The Heritage Advisory Committee at its meeting of 9 December 1998 noted Council's resolution of 8 December 1998 and requested that Phillip Pleffer provide previous advice of Council Heritage Advisor Robert Staas and Council's previous resolution of 14 October 1997 regarding the relocation of the barn to the author of the supplementary report.

Architecturally the structure was a typical single storey pole construction with a gabled galvanised iron roof pitched off a top plate. The one wall that remained intact was clad with vertically placed hardwood slabs. It was also evident that many minor incomplete repairs had been carried out on the barn over the years generally using second hand sawn timber components and galvanised iron sheeting. (Photos will be displayed at the meeting).

After dismantling, the demolished material was assessed and the building elements considered suitable for future use were marked and stored at the nearby McGraths Hill Sewage Treatment Plant.

In total approximately 50 usable split hardwood slabs; 20 round ceiling beams and four supporting posts are currently stacked at the site.

There is insufficient original material from the barn remaining to reconstruct it to its former size. It is felt that if the barn were to be reconstructed away from its original site with the majority of the materials being either new or recycled it would lose much of its significance to the site. As such it is proposed that the remaining material be utilised as part of another building on the site and a display including available plans, sketches and photographs be included as part of that project.

A report is currently being prepared proposing to relocate the community nursery from the operations depot at Wilberforce. With the ongoing development of the bushcare groups and the excellent regeneration works that are being carried out by these groups, the nursery has outgrown its current site. Due to the usage it is now getting, there are a number of drainage/environmental problems developing which will need to be addressed.

It is proposed that the nursery be relocated to the McGraths Hill waste water treatment site on the Mulgrave Road frontage where there is adequate room for the development of a new site. This site also has the added advantages of an abundance of treated effluent which can be utilised for irrigation and also better access for community groups and a higher profile for the project.

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It will be proposed that the remains of the slab barn be utilised in the construction of a building, in a meeting room or the like, as part of the nursery project. This proposal will be reported to Council within the next 1-2 months.

RECOMMENDATION:

That the remains of the slab barn be utilised in a building on the McGraths Hill Waste Water Treatment site with a display consisting of any available plans, sketches, photographs etc of the original building being included as part of the project.

ATTACHMENTS:

There are no supporting documents for this report.

Oooo END OF ITEM 51 Oooo

ITEM: 52 Sporting Ground Development**FILE NUMBER:** PK/220 Pt4; PK/227 Pt3/ENG/INF29NBX.E06**REPORT:**

The Hawkesbury Sports Council has proposed that additional sporting grounds be provided in Bensons Lane by the purchase of part of Lot 2 DP710426 on the eastern side of Bensons Lane adjacent to the existing Bensons Lane Sporting Complex.

The area available for purchase is approximately 10 hectares and extends from the rear of the existing housing in Francis Street for approximately 1100 metres down Bensons Lane and is around 100 metres wide. There is an open drain towards the south of the block which is the discharge point of part of the Richmond Drainage Scheme and a smaller drainage depression approximately mid-block which carries the drainage from the sporting complex opposite and discharges under Bensons Lane onto the lot.

From discussions it appears that this ground is proposed to be utilised as Soccer/Rugby League/Australian Rules/Rugby Union type sports and as such if car parking were provided on the site four fields could be provided. A plan will be displayed at the meeting.

The estimated cost in developing the site is:

1	Regrading 40,500m ³	\$121,500
2	Provision of car park (100 vehicles)	\$80,000
3	Change rooms/toilets	\$250,000
4	Pump effluent to sewer	\$50,000
5	Drainage	\$20,000
TOTAL		\$521,500

The land has evidently been offered for sale at \$250,000 (two hundred and fifty thousand dollars) with delayed settlement over two years, however, a recent valuation based on typical flood-labile land would put the value of the property at around \$130,000. This would bring the total development cost of the land including the land component to \$651,500. On the basis of the limited usage available for the property it is not recommended that the proposal proceed.

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As Council is the planning agency in relation to the provision of recreational facilities, further investigation was carried out in an endeavour to find a suitable location for additional sporting fields. As part of the development of the Hanna Park area it was originally proposed that sporting fields be located at the northern most end of the park. This site was revisited and whilst it would be necessary to regrade and/or fill part of the area, it appears that adequate size would be available for the location of two full size soccer fields, incorporating a cricket wicket between them and also a modified soccer field for juniors. A plan will be displayed at the meeting.

The estimated cost for the development of this area is:

1	Earthworks/reggrading 25,000m ³	\$75,000
2	Change rooms/toilet block	\$250,000
3	Pump to sewer	\$50,000
4	Additional car parking (100 vehicles)	\$80,000
TOTAL		\$455,000

There is currently around \$40,000 (forty thousand dollars) available from Section 94 Contributions which was originally allocated to the development of this area. The funding was reallocated to the provision of cricket wickets in Kemsley Downs and was not fully utilised on that project.

RECOMMENDATION:

- 1 That the purchase of additional land to the east of the sporting Complex at Bensons Lane not proceed.
- 2 The provision of additional sporting fields at Hanna Park be supported in principle with a further report to be brought forward regarding funding options.

ATTACHMENTS:

There are no supporting documents for this report.

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Item: **53****ITEM: 53 Wallace Road Vineyard - Light Load Limit****FILE NUMBER:** 2331/R/ENG/INF29NBX.E05**REPORT:**

Following recommendation by the Local Traffic Committee, Council, at its meeting held on 9 March 1999 resolved that a five (5) tonne weight limit be imposed on Wallace Road, Vineyard; Council further resolved that the proposal be advertised for one (1) month.

Public comment was sought by way of:

- 1 advertisement;
- 2 correspondence addressed to residents of Wallace Road (52), Bandon Road (9), Level Crossing Road (25), Bruce Road (12) and Blackwood Road(14); and
- 3 correspondence addressed to relevant service/industry/emergency organisations (7).

Total 119

At close of public comment period twelve (12) representations had been received, summarised as follows:

- 1 For weight limit 4
- 2 Opposed 3
- 3 Qualified Support 5

Qualified support was given by residents of Level Crossing, Bruce and Blackwood Roads in that if a 5 tonne weight restriction is imposed on Wallace Road, the same restriction be imposed on those roads to obviate alternate use by heavy vehicles.

Traffic counts were conducted on Wallace Road, Vineyard during 5-18 May 1999, (14 days) summarised (through traffic only) as follows:

	Eastbound	Westbound	Total
Total No of Vehicles	10774	14398	25172
Total No of Heavy Vehicles	815	1115	1930
Average Daily Number of Vehicles	769	1028	1797
Average Daily Number of Heavy Vehicles	58	73	131
% Use by Heavy Vehicles	7.5%	7.7%	7.6%

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RECOMMENDATION:

That a five (5) tonne weight limit be imposed on Wallace Road, Vineyard.

ATTACHMENTS:

There are no supporting documents for this report.

Oooo END OF ITEM 53 Oooo