



**general
purpose
committee**

2
section

infrastructure

GENERAL PURPOSE COMMITTEE - INFRASTRUCTURE

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ITEM: 23 **Hawkesbury Park - Proposed Memorial Tree Planting**

FILE NUMBER: PK/284 PT 1/GMA/INA25NAX.G02

REPORT:

Correspondence has been received from the Rotary Club of Kurrajong where they seek approval to plant a grove of approximately 20 trees in the southern end of Hawkesbury Park in memory of the late Ben Schoneveld. The young boy died at the age of four from an inoperable brain tumour and Rotary has been involved with others in the Kurrajong community in assisting his parents during and after his illness.

With approval, they plan to clear an area, mulch and plant the trees in late February 2000, including the placement of a commemorating plaque. Rotary intends to use funds from the Ben Schoneveld Rotary Fund to meet the expenses and they also intend to assist with planting and dedication of the area.

The area has been inspected by Council staff, a representative of the bush regeneration organisation and members of the Kurrajong Rotary Club with the proposal recommended.

RECOMMENDATION:

Rotary Club of Kurrajong be advised that Council agrees in principle with their proposal to establish a memorial growth of trees in the southern end of Hawkesbury Park at their cost with the details of the project being finalised with the Council staff.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 23 Oooo

ITEM: 24 **Richmond Park Enhancement****FILE NUMBER:** PK/202/ENG/INA25NBX.E06

REPORT:

Over the past two years, works have been undertaken in accordance with the report to Council's ordinary meeting in November 1997. The redevelopment is designed to achieve the following goals:

- reinforce a strong link between the mainstreet and the Richmond Marketplace;
- promote better utilisation of the park by reducing the size of the oval thereby increasing the area for casual use such as markets, picnics and the like; and
- renewal of outdated facilities including the oval fence, pathways, playground and furniture; and
- achieve a more usable and attractive park whilst maintaining the existing historic character.

The following is a brief summary of the project to date.

- **Consultation Phase**

Two quotes were arranged for the development of a concept plan. Both quotes were in the vicinity of \$50,000 and it was determined that the plan would be developed in-house. A series of community consultations were then undertaken and included groups such as Hawkesbury Sports Council, Richmond Chamber of Commerce, Hawkesbury Action Group for Youth Affairs, the Western Breast Screening Unit, local historic committee, the adjoining community and occasional care centres. A community safety audit was also conducted in conjunction with local police.

- **Development of a Concept and Detail Plans**

Many suggestions were received and considered, and an overall concept plan was developed and adopted by Council. As outlined, the goal of the redevelopment is specifically not to change the character of the park and consequently, the concept plan is quite simple. The plan indicates basic features such as the renewal and realignment of the oval fence, the renewal and relocation of the turf cricket wicket, relocation of floodlighting, construction of a rotunda, a suggested path network, additional garden areas and the removal and replacement of several older trees that are at the end of their lifespan.

It is important to note that several aspects to be addressed in the redevelopment are not visible on the concept plan. Automatic irrigation and park lighting will both have a significant impact on the short and long term appearance and use of the park. Additionally, the concept plan is an overall 'vision' of the park and does not provide specific detail about the materials of the path network, the layout of a paved/hard surface for the breast screening bus, the style and exact locations of park furniture and detail of the rotunda. A detail plan is required for this level of design and this is discussed further in the report.

A detailed plan of the irrigation system inside the oval was prepared at this stage also. This plan was designed under the premise that the entire park will be irrigated in the future to ensure that overall pump size, capacity and pipework are suitable.

- **Staging of Works**

Several items identified in the concept plan were required to be completed within specific timeframes to reduce impact on park users. The renewal of the cricket wicket was seen to be integral to the overall redevelopment as the oval fence could not be realigned prior to this occurring. The irrigation of the oval and relocation of the floodlighting were also then required in conjunction with the wicket and the fence works.

The next stage is the development of the path network, placement of park furniture and the rotunda. Only then can the irrigation be installed outside the oval. Lighting of the park is an important issue that can only be undertaken once again when the path network and furniture have been installed.

- **Work Undertaken to Date**

The works that have been undertaken to date in accordance with the concept plan include:

1. Renewal and relocation of cricket wicket
2. Renewal and realignment of the oval fence
3. Relocation and upgrading of the floodlights
4. Design and installation of irrigation inside oval
5. Gardens/Landscaping & Tree Removal

- **Detail Plan for Subsequent Stages**

A detailed plan has now been prepared by consultant landscape architects in relation to the design of the rotunda, park furniture style, materials of path network and a layout of the most utilised area of the park, namely the playground corner.

This plan has been referred to Council's Local Historical committee for their comments and they have outlined some concern with the paved/hard area for the breast screening bus and have suggested that the bus be relocated. Considerable effort has however been expended in consultation with the Western Breast Screening Unit and they have provided sound argument against relocation of the unit within the park. It is suggested that considerable opposition would be mounted against such a proposal, with the worst case scenario being the loss of the service in the Hawkesbury region.

This section of the redevelopment has also been delayed due to the need to accurately assess the needs for the path network within the park. The time lapse has been useful in allowing natural wear patterns to develop from pedestrian use. One proposal was painted onto grass and comments were sought. It is now proposed to outline a suggested path network and arrange for final comments.

Several site meetings have also been held with Integral Energy to arrange for a lighting design for the entire park. It is anticipated that the lighting cost will exceed \$100,000.

• **Future Work**

The next stage is a design for the irrigation of the outside of the oval whilst the works outlined previously are occurring.

In addition to this, the playground in Richmond Park was installed more than ten years ago and ongoing problems are now being experienced with the softfall under the unit. Two quotes have been sought for the repairs to the softfall and it appears that it will have to be completely removed and replaced. In light of the life expectancy of the playground being between 10 - 15 years, it is proposed that this an opportune time to replace the equipment entirely.

• **Budget Considerations**

The funding for the redevelopment of Richmond Park has been allocated as follows:

\$112,000	Saving in street lighting charges in 1997/98
12,000	Section 94
20,000	97/98 Park Improvement Program
<u>110,000</u>	98/99 Park Improvement Program
254,000	

A total of \$186,000 has been expended to date which leaves \$68,000 remaining. Projections for completing the outstanding stages are as follows:

\$ 50,000	Path network
40,000	Park furniture
45,000	Rotunda
30,000	Irrigation outside the oval
120,000	Park lighting
<u>50,000</u>	Playground
335,000	

The following funds have been identified for completing future stages of the redevelopment:

\$ 80,000	Section 94 for Playground and landscaping
20,000	Section 94 for furniture
15,000	Section 94 for rotunda
84,000	Park Improvement Program
<u>68,000</u>	Unspent funds from initial allocations
335,000	

RECOMMENDATION:

That the landscape design for the north western corner of Richmond Park be adopted and the on-going park improvements previously adopted be implemented as funding becomes available.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 24 Oooo

ITEM: 25 **McMahon Park****FILE NUMBER:** PK/007/ENG/INA25NBX.E04

REPORT:

A report was requested by Council in relation to the condition of the surface of McMahon Park and possible improvements.

Background Information

McMahon Park is a very popular public reserve located in McMahon Park Rd, Kurrajong. It covers an area of 6.34 hectares between Little Wheeny Creek and the end of McMahon Park Rd.

McMahon Park is crown land for which Council is the trust manager, with the day to day management of the park delegated to a park committee. Many local residents have been involved in some capacity with the management of McMahon Park in a long and colourful history.

McMahon Park is an excellent multipurpose reserve which includes a large area of bushland along Little Wheeny Creek, sporting oval, playgrounds, public toilets, outdoor exercise circuit, picnic shelters and BBQ's. In addition to this, a multipurpose building (known as the McMahon Park Pavilion) with meeting room, kiosk, change rooms, toilets and storage areas was constructed in 1993.

History

The following is a brief history of McMahon Park written in 1994 by the then Councillor Paul Rogers.

- McMahon Park has a very long history as a centre of social significance. The earliest known reference is that found in a report made in 1822 by the staff of the then Surveyor - General John Oxley, as follows:

"a sheltered area amongst the tallest of Curryjong (sic) brush where the steep hills form a ring around a flat area bounded on two sides by the clearest of mountain streams."

- With the opening of Bells Line of Road in 1841, the area was used for more than 30 years as a resting, watering and feeding area for the many bullock drays travelling over the Blue Mountains to the Western Plains.
- In the 1870's it became the site of the Kurrajong Race Course and was being used for this purpose when Colo Shire Council was established in 1906.

- On 14 June 1911, an area of 15 2/3 acres was proclaimed as "Kurrajong Park" and used as a site for public meetings, gymkhanas, football, cricket, athletics, picnics and as a destination for tourists from Sydney.
- In honour of the late JE McMahon, an eminent citizen and long serving member of Colo Shire Council, the park was renamed McMahon Park on 29 March 1947.
- Since the 1940's, McMahon Park has developed as the natural geographic centre for community cultural, social and sporting activities for the people of Kurrajong, Kurrajong Heights, Kurmond, Comleroy Road, Blaxlands Ridge, East Kurrajong, Bowen Mountain, Grose Vale, Grose Wold and North Richmond.

Management of McMahon Park

Traditionally, the management of the park has been split along the following lines which is consistent with other facilities managed for Council by community committees:

Management Committee	Council
- All bookings for oval & pavilion including appropriate distribution of keys for user groups - Supply, install and maintain all sport specific structures such as line marking, goal posts etc. Minor repairs/restoration of turf wear areas - Cleaning of pavilion including purchase of relevant supplies - Maintenance of internal building fittings such as light globes - Payment of electricity bill	- Yearly aeration, fertilising and top dressing of oval with timing indicated by the committee - Mowing of oval and surrounds - Maintenance of building structure - Inspection, maintenance and repair of playgrounds, exercise equipment, picnic shelters & BBQ's. - Payment of water bills - M&R of irrigation fittings - M&R of park/oval lighting fittings - M&R of automated controller system for irrigation & lighting - Cleaning of public toilets - Rubbish disposal - M&R of road, paths, gates & drainage - M&R of key system for pavilion and gates

Short Term Issues

Several meetings have been held with past park committees and the present park committee in relation to short and long term objectives for the management of McMahon Park. The current committee have reviewed a five year plan submitted by the previous committee, and are also now considering long term issues for consideration by Council.

The following is a summary of a short term five year plan, including resources required and possible sources of funding:

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Short Term Issues	Who Responsible	Possible Funding Sources
Upgrade oval surface	Council	Parks Maintenance
Cricket practice nets	Committee & User Club	Park Committee Cricket Club Dept Sport & Rec
Levelling of a section of playing field	Council	Parks Maintenance Soccer Club (voluntary labour)
Replace playground softfall	Council Committee User Club	Park Improvement Program Park Committee Kurrajong Playgroup Dept Sport & Rec
Discus circles & cage	Committee User Club	Park Committee Little Athletics
Triple jump pit	Committee User Club	Park Committee Little Athletics
Upgrade footpath around oval	Council	Parks Maintenance
Regrade road & carparks & repair drainage	Council	Carpark/Road Maintenance
Shot put circles	Committee User Club	Park Committee Little Athletics
Drainage in front of pavilion at McMahon Park	Council	Parks Maintenance

The deterioration of the oval surface at McMahon Park is due to a number of factors:

- an expanding infestation of the weed Parramatta Grass which was introduced in the original top soil for the oval
- overuse of the oval, and
- over and under watering.

It is proposed that a report be prepared by a qualified agronomist regarding the restoration of the surface. The report will cost in the vicinity of \$1,000 and will give short, medium and long term actions required to achieve a good quality turf cover. It is anticipated that the short term cost of restoring the oval surface will be approximately \$6,000.

Long Term Issues

Several long term and more significant issues have also arisen over the past five to ten years. Both the park committee and the Colo Soccer Club have submitted proposals relating to the possible expansion and updating of the oval and facilities at McMahon Park.

The two major issues here relate to the overall size and shape of the park, and inadequate lighting for evening training and games.

The McMahon Park oval has been used consistently for both cricket and little athletics during the summer season, and for soccer during the winter season for many years.

The major issue for little athletics is that the track is not eight lanes wide or 400 metres in length. This limits the club due to the inability to host carnivals. There is potential to alter the shape of the oval to enable a 400 metre track to be achieved. The major issue for soccer relates to a massive expansion in the number of players and consequently the club requires more fields.

In light of recent representations by the Sports Council regarding the insufficiency of sporting facilities in the North Richmond area, and the many representations specifically about McMahon Park over the past ten years, it is suggested that it is an ideal time to reassess the future of the park. In addition to this, the current park committee is representative of all regular user groups of the park for the first time in many years. This provides an excellent opportunity to achieve a fair and realistic plan.

Council staff will be working closely with the committee to develop and evaluate options and further reports will be forthcoming. Briefly, the current options suggested (both feasible and not so feasible) include:

- relocating the existing pavilion within the park & reconfiguration of oval (not realistic);
- earthworks to expand usable surface area to achieve a 400 metre track (several possible configurations all of which involve removal of some vegetation); and
- purchase or exchange of land from/with the adjoining property.

Each option will require significant expenditure due to the need to upgrade lighting, irrigation, fencing and sport specific facilities. The estimated cost of implementation of any of the above options will be further reported. The plan will form the basis of an updated plan of management for the entire park.

RECOMMENDATION:

That:

1. The short term projects for which Council is responsible be considered in current parks maintenance, building services and carparks/road maintenance budgets.

2. Support be given to the committee and user groups in endeavours to achieve the other short term projects.
3. The longer term projects be further reported.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 25 Oooo

ITEM: 26 **Proposed Sand Extraction Operations for Flood Mitigation Works
Hawkesbury River, Macquarie Park, Windsor**

FILE NUMBER: PK/006 Pt4/ENG/INA25NBX.E03

REPORT:

Background

For some years now there has been concern about the threat of the Hawkesbury River undercutting the riverbank in Windsor adjacent to The Terrace with a potential to cause significant damage to infrastructure and homes (see site sketch).

There is a locally supported view that the threat of the Hawkesbury River undercutting the riverbank adjacent to the township of Windsor is more likely to occur at some time in the future if some mitigation measures are not undertaken.

In 1980 a report was commissioned from consultants Gutteridge, Haskins and Davey to determine the mode of riverbank failure at the above location and to investigate options for stabilising this section of the river.

Structural rock retaining works were placed as a result of recommendations made in the report and these remain in place today, however, flood events in 1990 and 1991 caused damage above these works in some locations and exposed the tenuous nature of these works.

Historical records show that there has been a general southerly migration of the river immediately upstream of The Terrace and in more recent times (since 1978) a perceptible narrowing of the river channel caused by sand accretion.

In 1991 a report was commissioned from Webb, McKeown and Associates to outline measures which might be undertaken to mitigate this threat. The report concluded that the widening and realignment of the river channel near Macquarie Park, would provide tangible benefits in this regard.

Notwithstanding these reports and while there is a general acceptance that geomorphological changes are occurring there are a number of State Government agencies who remain firmly unconvinced as to the benefits of any proposal to mine sand at the site for flood mitigation purposes. This activity is also prohibited under SREP No 9(2) without consent of the Director of Urban Affairs and Planning.

Report

In accordance with a resolution of Council expressions of interest were called to carry out river bank reshaping works for flood mitigation purposes over a 700 metres section of river bank adjacent to Macquarie Park Windsor as a joint project with Council.

As part of the technical brief provided it was specified that the successful proponent would have to obtain all necessary approvals including the preparation of an Environmental Impact Statement prior to the commencement of extractive activities. It was further specific that the selection of the successful proponent would be on the basis of:

- 1 That organisations proposed approach and appreciation of the work tasks involved in gaining approval from the various government agencies.
- 2 The organisations resources and background in carrying out environmentally sensitive projects of a similar nature.

Five companies formally submitted expressions of interest to undertake the work and of these, two companies presented as having the broad resource capability that would be required to establish and complete the project.

Both companies, however, expressed their concerns about the estimated high cost (possibly \$300,000) to complete an independent Environmental Impact Statement that would adequately address the key issues previously outlined by the Department of Urban Affairs and Planning with still no guarantee that the works would eventually be allowed to proceed.

Because of the uncertainty both organisations have indicated that they would possibly need to establish some form of financial alliance with Council prior to the commencement of any works; something that was not proposed when Expressions of Interest were called.

Representation made to the Department of Land and Water Conservation (DLWC) seeking further advice and clarification on some of the issues that have been raised has been less than encouraging.

A formal response received from DLWC in November 1999 concludes:

“To date the Department has not received sufficient material to demonstrate a flood mitigation/environmental benefit of the proposal. It should be noted that such material would need to show that amongst other things, any reduction to flood impacts would be substantial and long lasting and that the works would not threaten bank stability in adjacent areas.

In an endeavour to offer Council some guidance, I would suggest to you that it appears unlikely that it would be possible to demonstrate significant flood mitigation benefits arising from the proposal.”

In view of the above comments combined with the obvious regulatory difficulties that would need to be satisfied it is doubtful that the proposal would be given a licence to proceed at the present time.

RECOMMENDATION:

That the proposal to extract sand from the Hawkesbury River for flood mitigation purposes adjacent to Macquarie Park Windsor not proceed at this time.

ATTACHMENTS:

AT-1 Site Sketch

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SITE SKETCH

oooO END OF ITEM 26 Oooo

INFRASTRUCTURE**Meeting Date: 25 January, 2000****Item: 27****ITEM: 27** **Capital Assistance Grants****FILE NUMBER:** GG021/172/ENG/INA25NBX.E05**REPORT:**

As reported at the Ordinary Meeting of Council on 7 September 1999, ten applications were received for the 1999/2000 Capital Assistance Program (CAP). Of these applications, three have been supported by the Department of Sport and Recreation with a total of \$25,606 funding being allocated by the Department to projects in Hawkesbury. The amount of funding is \$50,000 less than the previous year. The table provides a summary of the successful projects and the funding source for each.

Department of Sport and Recreation Grants	25,606.00
Total funds provided by applicant groups (including Sports Council & Council)	26,056.00
Funds requested from Council (i.e for applications not submitted by Council)	NIL
Funds requested from Sports Council (i.e for applications not submitted by SC)	NIL
Total value of projects	\$51,662.00

RECOMMENDATION:

That the 1999/2000 Capital Assistance Grants be accepted.

ATTACHMENTS:

AT-1 Table

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<i>Applicant Organisation</i>	<i>Purpose of Grant</i>	<i>Finance</i>				
		<i>Grant Applied for</i>	<i>Contribution from Organisation</i>	<i>Requested from Council</i>	<i>Requested from Sports Council</i>	<i>Total Project Cost</i>
Hawkesbury Sports Council	To develop a skate park at North Richmond	\$20,000	\$20,000			\$40,000
Maraylya Public School Parents and Citizens Association	To install a fixed multi-play and exercise frame and softfall for Maraylya Public School	\$4,356	\$4,356			\$8,712
Oakville Public School	To concrete Newcombe Ball Court at Oakville Public School	\$1,250	\$1,700			\$2,500

oooO END OF ITEM 27 Oooo