



general
purpose
committee

2
section

infrastructure

GENERAL PURPOSE COMMITTEE - INFRASTRUCTURE

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ITEM: 22 Public Toilet Facilities Windsor CBD**FILE NUMBER:** 79338/ENG/ING29NBX.E08**PREVIOUS ITEM:** 25 Proposed Sales of 20 and 22 Fitzgerald Street, Windsor, Ordinary
(08.04.2003)

REPORT:

At its Ordinary meeting of 8 April 2003 Council resolved, in part, that:

- 3 *In relation to public toilet facilities a report be provided to Council in July 2003.*

An inventory of existing facilities was undertaken and commencing from Thompson Square the following is noted:

- Thompson Square - rear of the existing museum, there are two toilets available on a 24 (twenty four) hour basis. These toilets are cleaned by Council staff 3 (three) days per week (Monday, Wednesday and Friday). The facilities are in reasonable condition and there is signage at the George Street intersection with Thompson Square and also at the driveway access to the museum indicating location. These toilets will be removed when the new museum is constructed and there will be toilet facilities in the new museum available during the operating hours of that building.
- Town Centre - shopping centre. There are toilets owned by the Centre which are available to the public which are accessed from the walkway to the car park and the open during the operating hours of the centre which is currently 8.00am-10.00pm daily. The toilets are in excellent condition and are maintained by the shopping centre. Baby change facilities are available. There is no obvious signage from George Street or the front of the shopping centre indicating the presence of the facility;
- Kable Street/The Terrace car park. There are toilets located in the south-western corner of the car park which are available 24 (twenty four) hours per day, cleaned by Council staff on a daily basis and are in reasonable condition. Signage at the Mall/Kable Street intersection indicates the direction of the toilets.
- Fitzgerald Street - Juleve's Cafe. There are public toilets available through the side entrance to the cafe and from within, available during the operating hours of the cafe which is currently 2.00pm. The facility is in excellent condition and is maintained by the lessee of the cafe with assistance given by Council in the provision of consumables. Baby change facilities are available. Signage at the Fitzgerald Street/Mall and Kable Street/Union Lane intersections indicates the location of the toilets;

- Tebbutt Street, Windsor - McQuade Park Grandstand. There are public toilets located beneath the grandstand which are available when sporting groups are utilising the oval. They are locked at other times;
- George Street, adjacent to the Bowling Club and Tennis Courts. There are public toilets available at this location 24 (twenty four) hours per day, cleaned by Council staff every day except Saturday and are in reasonable condition. Signage in George Street indicates the location of the facility;
- George Street - Council Administration Building/Library/Function Centre. There are public toilets available at the three buildings mentioned during the operation of those buildings, the operating hours currently being;
 - Administration Building - 8.30am-5.00pm Monday to Friday and until 7.30pm on Thursday evenings.
 - Library - 9.00am-7.00pm Monday to Friday, 9.00am-1.00pm Saturday and 2.00pm to 5.00pm Sunday. Baby change facilities are available.
 - Windsor Function Centre - 10.00am-3.00pm Monday to Friday.
- There are 5 (five) hotels in George Street spaced between Thompson Square and the Railway Station.
- There are also a number of commercial establishments within the CBD which will allow customers to utilise toilets within those establishments upon request.

Two locations have been investigated where additional toilet facilities could be located:

1. The car park area at the intersection of Kable and Macquarie Streets - there is a raised paved triangular shaped island at the rear of the Post Office Arcade which could be utilised for the provision of toilets. It was felt, however, that the roadways surrounding this island would not provide good, safe access to the facility.
2. There is an area of land adjacent to "Linden on George" fronting the Mall between Kable and Baker Streets which has a temporary storage building situated on it utilised by staff for the storage of plant and materials required when working in the Mall. While it would be possible to provide a facility at this location it is envisaged that a level of service would be required commensurate with its locality and while the staff working in the Mall could service it on a regular basis, it would be necessary that the facility be locked outside the normal working hours of 7.00am-3.30pm.

An alternative consideration may be the provision of an "Exeloo" type facility which is a module construction with walls and floor made of steel fibre reinforced precast concrete. The ceilings are moulded fibreglass, interior walls are surfaced with flooring grade ceramic tiles. The interior is self-cleaning and can be fully automated. Pictures of typical facilities will be displayed at the meeting.

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It would be necessary to gain the approval of PlanningNSW and the Heritage Council if this proposal were to proceed. The estimated cost to provide this type of facility is \$75,000 (seventy five thousand).

RECOMMENDATION:

That additional signage be erected where necessary indicating the location of toilet facilities available to the public.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 22 Oooo

ITEM: 23 Clarendon Railway Station - New Car Park**FILE NUMBER:** 79338/ENG/ING29NBX.E07

REPORT:

The Rail Infrastructure Corporation has advised that it proposes to construct a car park on the western side of Racecourse Road to the south of the railway line to accommodate 30 (thirty) vehicles. A plan of the proposal will be displayed at the meeting.

The proposal is that the entire construction of the car park would be undertaken at their cost and has requested that the ongoing maintenance of the facility be the responsibility of Council. It is felt that the proposal is reasonable and should be supported.

RECOMMENDATION:

That:

1. The proposal by the Railinfrastructure Corporation to construct a car parking area on the western side of Racecourse Road, Clarendon, south of the railway line to provide 30 (thirty) car parking spaces be supported.
2. The ongoing maintenance of the car park be undertaken by Council.
3. All works to be carried out to the satisfaction of the Director of Asset Services & Recreation.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 23 Oooo

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ITEM: 24 **NIPPA National Conference 2003**

FILE NUMBER: 79340/ENG/ING29NBX.E05

REPORT:

The annual National In-Plant Print and Publishing Association National Conference is to be held in Perth from 16 October 2003 to 19 October 2003.

Council's Manager of Building Services and Printing has expressed an interest in attending this conference.

In accordance with Council's Policy, interstate travel or conference expenses exceeding \$1,500 (one thousand five hundred dollars) (registration, airfares, accommodation and out-of-pocket expenses) are required to be reported and resolved by Council. The cost for attendance at the conference will be approximately \$1,000 (one thousand dollars).

RECOMMENDATION:

That the attendance of the Manager of Building Services and Printing at the National Conference from 16 October 2003 to 19 October 2003 at an estimated cost of \$1,000 (one thousand dollars) be supported.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 24 Oooo

ITEM: 25 Thompson Square - Wheelchair Access**FILE NUMBER:** 80104, 79346/ENG/ING29NBX.E01

REPORT:

A Question Without Notice from Councillor Paine at the General Purpose Committee meeting of 25 March 2003 requested a report on the feasibility of wheelchair access within the Thompson Square precinct. Wheelchair users are experiencing difficulties in manoeuvring within Thompson Square and in particular along the footpath on the southern side from the Museum to George Street.

The longitudinal grade of the footpath on the southern side of Thompson Square between the Museum and George Street varies from 8% (eight) to 12.5% (twelve point five). An acceptable grade is 7.1% (seven point one). Regrading of the footpath is not feasible due to the existing terrain.

It is proposed to provide a new footpath on the northern side of Thompson Square from the intersection of George Street to a point 45 (forty five) metres west of the intersection. This will be the crossing point for wheelchair users and pedestrians.

Given the current height differential between the existing footpath and kerb height on the southern side, at the crossing point, a direct link by way of a pram ramp, is not possible. An alternative is to construct a transitional ramp with protective traffic islands, and handrail, combined with a raised threshold (refer to attached plan).

The threshold will act as a calming device, while enhancing the smooth transition for the wheelchair pedestrian to cross the road and onto the existing pathway adjacent to the Museum.

This concept will complement the future upgrading of the Museum and will provide a link for all users from Baker Street, across to the park in Thompson Square. The proposal has met with approval of the design architects currently undertaking the Museum upgrade. This work is estimated to cost \$40,000 (forty thousand).

Thompson Square is a heritage precinct and should Council support the proposal it will be necessary to gain the approval of the Heritage Council.

RECOMMENDATION:

That:

1. The raised threshold and transitional ramp be referred to the Heritage Council for approval.

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2. The matter be further reported in relation to funding sources following determination by the Heritage Council.

ATTACHMENTS:

AT-1 Plan of Thompson Square Precinct.

AT1 - Plan of Thompson Square Precinct.

oooO END OF ITEM 25 Oooo

ITEM: 26 Licence Agreement for easement over Council land**FILE NUMBER:** 79357, 79337/ENG/ING29NBX.E03

REPORT:

Ms Julie James owner of 91-109 Windsor Road, McGraths Hill (Lot 11 DP577614) has advised she has applied for a water licence with the Department of Land & Water Conservation (DLWC) to pump water from South Creek onto her land. She has requested permission to lay piping over adjoining Council land Lot 1 DP656975, and as such would be required to enter into a licence with Council for an easement over the land to enable DLWC to approve her application.

It is proposed to grant an easement by way of a licence over Council land for the purposes of accessing South Creek for irrigation. The easement will be approximately 60sqm (sixty) in area, 20 (twenty) metres in length and 3 (three) metres wide. The catchment will run parallel to the eastern boundary in order to service and lay irrigation pipe. A Licence Agreement will be offered for a period of 25 (twenty five) years at \$250 (two hundred and fifty) per annum. This figure was taken from a report furnished by KD Wood Valuations.

RECOMMENDATION:

That a licence agreement be entered into with Ms Julie James, 91-109 Windsor Road, McGraths Hill to create an easement over adjoining Council land in Lot 1 DP656975 so that a water licence may be approved by the Department of Land & Water Conservation to pump water from South Creek.

ATTACHMENTS:

AT-1 Location of proposed easement.

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AT1 - Location of proposed easemnt

oooO END OF ITEM 26 Oooo

ITEM: 27 Comleroy Road Reserve**FILE NUMBER:** 79354/ENG/ING29NCX.E04

REPORT:

At its Ordinary meeting held on 10 June 2003, Council resolved that:

1. *The community group be consulted to look at possible options and priorities for the reserve. The results of the consultation to be reported back to Council.*
2. *A permanent sign be erected to identify that the parcel of land is a reserve. A gate be installed so people can easily access the reserve.*

Subsequently, a meeting was held on Friday 11 July 2003, with the community group nominated in relation to the public reserve at 855 Comleroy Road, to discuss Council's resolutions and other issues.

At the meeting the following issues and outcomes were discussed:

- A gate for both pedestrians and vehicles to be installed in the middle of the reserve as soon as possible as per Council's resolution. It was felt that this would cause the least impact to those residents living on each side of the reserve. The original fence to remain at this stage.
- A semi circular park sign to be installed as per Council's resolution. There was debate as to what to call the reserve - with Comleroy Reserve and Meroo Reserve being two options. Due to the reserve currently being unnamed the sign will just say public reserve at this time. The sign is to state that no fires, no trail bikes are allowed within the reserve and that rubbish needs to be removed when leaving the site.
- Discussions were held regarding erection of a fence at the back of the reserve. Under the Dividing Fences Act Council is not liable to pay for dividing fences on community land and as such it was decided to install two signs at the back of the property informing users of the extent of the reserve.
- The committee raised the issue that they felt the reserve was a fire hazard. It was indicated that a Review of Environmental Factors (REF) has been undertaken and this report indicated that hazard reductions only need to be done every 8-30 years. The committee requested a copy of the (REF).
- Dead trees, dead saplings and unsafe trees are to be cut down and then burnt or be removed from the reserve. This will help reduce the fuel load. The committee were to discuss with the local bush fire brigade possible assistance with the clearing and possible burning of the accumulated timber.
- The path way was discussed and is to be determined at a later date. It was however felt that the path way be an informal track.

- Natural log seats would be preferred to conventional park seating
- For the bushfire brigade to undertake training, more clearing needs to be undertaken. There was some debate as to what clearing should be undertaken and slashed and what should be kept as bushland. This to be reviewed when the dead trees are removed. It was agreed however to leave part of the reserve as bushland.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 27 Oooo