

Infrastructure

Report of Infrastructure to the Ordinary Meeting of Council held Monday 20 April 2015

Relevance to the Community Strategic Plan

RELEVANCE TO COMMUNITY STRATEGIC PLAN - INFRASTRUCTURE

The reports contained within this section of the agenda outline actions and activities that contribute to the achievement of the outcomes as outlined in your Community Strategic Plan 2033.

IN1 - Recommendations Local Traffic Committee Meeting - 18 March 2015

CONCLUSION

The recommendations are made on the basis of merit assessment of each individual item, by all of the members of the Committee.

ATTACHMENTS

The Minutes of the Local Traffic Committee meeting of 18 March 2015 have been distributed, are available in the Mayor's Office and are on the Council website. Copies will be tabled at the Council meeting.

RECOMMENDATION

That Council resolve to adopt the Recommendations of the Local Traffic Committee Meeting of 18 March 2015 as follows:

1. **University of Sydney (Camden Campus) at Werombi Rd, Brownlow Hill - Proposed Traffic Management on Werombi Rd and improvement to angled on-street parking arrangement.**
52 TRIM 1093

RECOMMENDATION

T07/15

That Council approves the proposed Traffic Management improvement including the new pedestrian refuge islands; changes to existing on-street parking arrangement and line marking as listed in the report attached. Parking signs need to be regulatory.

2. **Junction of Barkers Lodge Rd and Argyle St - Traffic congestion.**
52 TRIM 1598

RECOMMENDATION

T08/15

That a "Keep Clear" pavement marking to be installed at the junction of Argyle St and Barkers Lodge Rd, Picton.

IN1 - Recommendations Local Traffic Committee Meeting - 18 March 2015

3. **Remembrance Driveway, Tahmoor - Accessible Parking near Post Office**
53 TRIM 7878-1

RECOMMENDATION

T09/15

That the proposal to provide one accessible parking space and remove one mail zone parking space in Remembrance Driveway Tahmoor as shown in the engineering plans numbered C2920 be approved.

4. **Report RMS**

No items to discuss.

5. **Report Police**

Marcus Cotton: Motorcycle Track inspection next week.
Mark Elliott: Truck incident Broughton Pass, accident at Razorback last week with 1 fatality.

Informal Items(General Business)

6. **"Sydney 2 Canberra Charity Bike Ride" fundraising ride between Sydney to Canberra on 27 & 28 March 2015.**
52 TRIM 2487

To note the fundraising ride for the charity of SIDS and Kids and Stillbirth Foundation Australia.

7. **Camden Street, Wilton - Parking concerns.**
52 TRIM 5110

To discuss the resident's concern of lack of parking at the local shopping area in the village.

IN2 – Picton Sportsground Pedestrian Bridge

IN2

Picton Sportsground Pedestrian Bridge

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TRIM 4565-2

EXECUTIVE SUMMARY

- Funding is allocated in the current financial year for the construction of a pedestrian bridge as the next stage of development for the Picton Sportsground.
- The bridge will connect the sportsground to the existing shared pathway network through the Botanic Gardens and provides suitable pedestrian and cycle access to and from the rest of Picton that is not currently available.
- Three potential options for the bridge were selected for a community engagement program seeking to find a preferred option.
- The engagement returned a strong level of concern with all of the options from residents in the adjacent areas.
- A number of recommendations address the residents' concerns.
- It is recommended that option 1 is adopted and that this is progressed by calling tenders for the design and construction of the pedestrian bridge including the submission of a formal Development Application.

REPORT

The next stage of development of the Picton Sportsground is the provision of a pedestrian link across Racecourse Creek to the adjacent Shared pathway to provide access to and from Picton residential areas.

The sportsground is currently used for both training and competition for junior and senior competitions through the week and weekends. The lack of pedestrian access to the facility was highlighted when groups of children elected to walk outside the guardrail along Barkers Lodge Road to access the Sportsground after school on weekdays. In response Council has arranged for bus services to transport the children but this is not intended to be a permanent solution.

Three potential locations were presented to the community as part of a Community Engagement Strategy in order to assist with the selection of a location for the bridge.

IN2 – Picton Sportsground Pedestrian Bridge

Option 1	Option 2	Option 3
Near the bend of the Shared Pathway behind Magnolia Drive	Opposite the pathway extending from the end of Magnolia Drive	Adjacent to Hereford Way
40m length	38m length	28m length
Budget Estimate \$180,000	Budget Estimate \$175,000	Budget Estimate \$150,000
Option 1 has the shortest path from Picton CBD and a good connection to the Sportsground. Option 1 has the longest bridge. Community surveillance of the bridge is limited. The approach visibility is good.	Option 2 provides a good connection to Picton CBD and the Sportsground. The length of the bridge is slightly shorter than Option 1. Community surveillance of the bridge is better than Option 1 but still limited. The approach visibility is limited.	Option 3 is a central position on the existing path with good access for residential areas. Option 3 has a poor connection on the Sportsground side. Option 3 will be the shortest bridge. Community surveillance of the bridge is good. The approach visibility is limited.

Feedback provided during the engagement has prompted this report to Council and a number of the recommendations.

An assessment matrix has been completed and shows each option has certain advantages over the others; however, it did not produce a clear preference. Option 1 rated slightly higher than the other two.

Factor	Option 1	Option 2	Option 3
Cost (1-5)	2	3	4
Community Surveillance (1-5)	1	2	4
Approach Visibility (1-5)	4	2	2
Path Connections (1-5)	5	4	2
Community Approval (1-5)	3	2	2
Potential for Parking Attraction (1-5)	3	2	1
Total Score (Max 30)	18	15	15

Option 1 is recommended on the basis that it provides the most direct connection to Picton CBD and a good connection on the Sportsground. Option 1 also has the least potential to attract parking to the adjacent residential area. The cost implications of the longer span are expected to be minimised by calling a flexible tender for the design and construction that should allow for innovative solutions.

A series of additional recommendations have been made to recognise and address the issues raised during the consultation.

IN2 – Picton Sportsground Pedestrian Bridge

CONSULTATION

The proposal was put to the community through a community engagement strategy seeking feedback on a preference for one of three options proposed for the location. The engagement strategy included a flyer hand delivered to the adjacent residential area, Information Stalls at Picton Sportsground, Information Stalls in the adjacent residential area, media releases and a piece in the Mayor's Column. The information stalls were attended by 36 visitors and a total of 24 written submissions were received from individuals and 3 groups.

The consultation did not identify a clear preference for any of the options presented. The most significant and somewhat unexpected outcome was a strong level of concern with the proposal as an overall concept from residents in the adjacent residential areas. The feeling is that the bridge would make the residential area into an overflow parking area for the sportsground. This is not the intention and it is considered the issue can be best addressed by providing adequate parking on the sportsground site. There was also an identifiable level of support for the bridge. Support was based on safety for pedestrians who were identified using the road as well as cutting through the creek.

Once an option is selected, further consultation is proposed through a formal Development Application to be submitted for the bridge at the appropriate time.

FINANCIAL IMPLICATIONS

A preliminary estimate for supply and installation of the bridge is in the order of \$150,000 to \$180,000 with additional costs to complete the shared pathway linkages to the existing shared pathway. The adopted 2014/15 Operational Plan identifies funding for the project of \$200,000. The works will now commence in the 2015/16 financial year and therefore budgets will be adjusted to reflect this change.

Formalising the overflow parking using wire fencing or similar to distinguish aisles from parking bays is estimated at approximately \$10,000 to \$15,000, and can be carried out also in 2015/16.

ATTACHMENTS:

1. Picton Sportsground Stage 1 Plan
2. Community Engagement Information Flyer
3. Option 1 Information Summary Sheet
4. Option 2 Information Summary Sheet
5. Option 3 Information Summary Sheet
6. Community Engagement Report

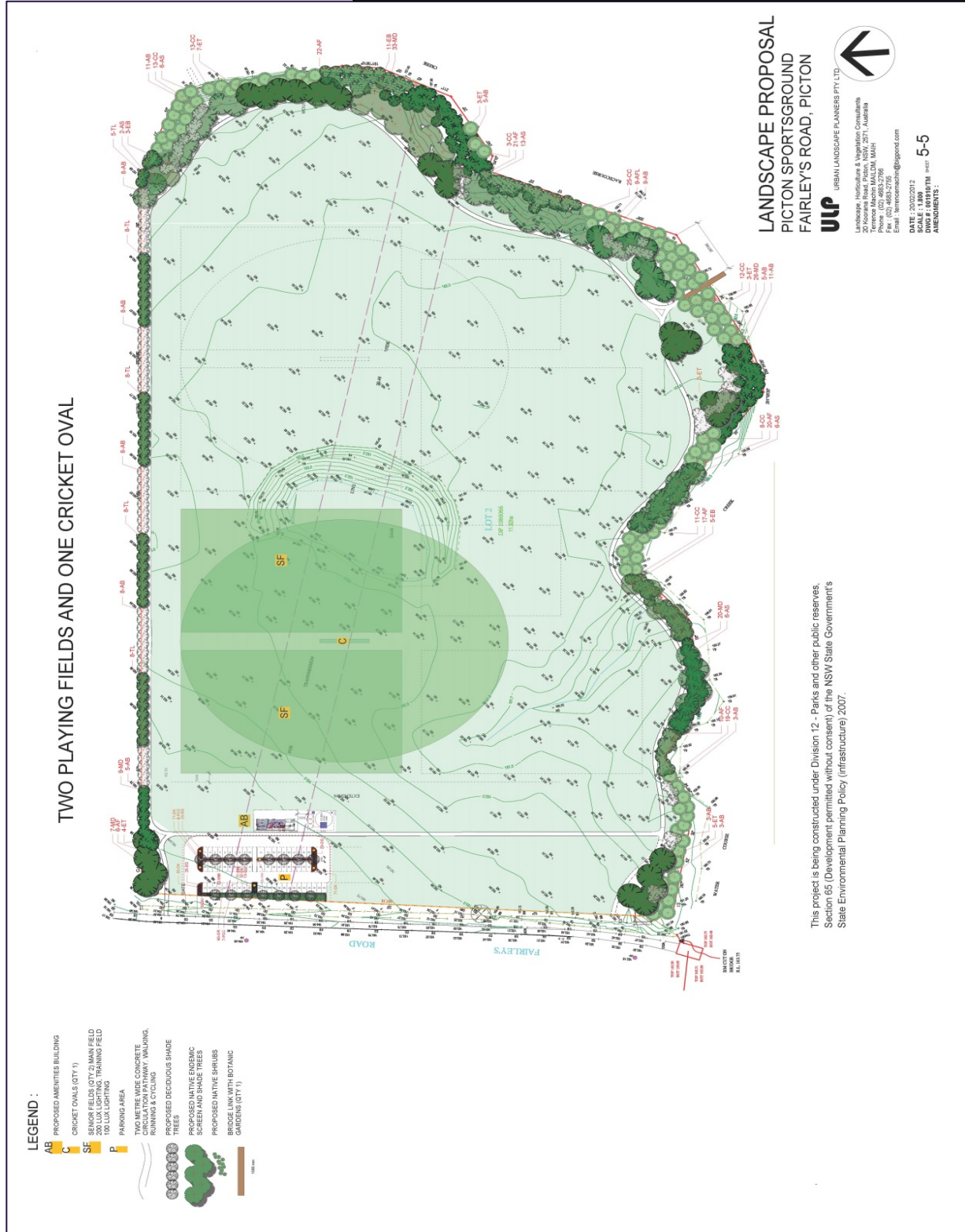
IN2 – Picton Sportsground Pedestrian Bridge

RECOMMENDATION

1. That Option 1 for the Picton Sportsground Pedestrian Bridge being near the bend of the shared pathway behind Magnolia Drive is progressed.
2. That tenders be invited for the design and construction of the Picton Sportsground Pedestrian Bridge.
3. That the parking situation in adjacent residential areas be monitored following construction of the Picton Sportsground Pedestrian Bridge.
4. That the existing overflow parking on Picton Sportsground be formalised in conjunction with the Picton Sportsground Pedestrian Bridge construction.
5. That any future upgrades to the Picton Sportsground make adequate provision for parking.
6. The project budget be reallocated into the 2015/16 Capital Works budget.

IN2 - Picton Sportsground Pedestrian Bridge

ATTACHMENT 1 – 4565-2 – 20 April 2015



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IN2 - Picton Sportsground Pedestrian Bridge

ATTACHMENT 2 – 4565-2 – 20 April 2015

It is important to note that the bridge will not be for general vehicle access except for occasional maintenance vehicle access. Maintenance vehicle use will be similar to current levels of use on the existing shared pathway.

Council wishes to confirm the bridge location by the 19th December 2014, with detailed design completed in early 2015 and construction commencing in mid-2015.



If you wish to make a submission about the proposed locations of the bridge, require any further information or have any questions, please do not hesitate to contact Council's Investigation and Design Engineer Ian Berthon on (02) 4677 1168 or email community.engagement@wollondilly.nsw.gov.au.

Picton Sportsground Pedestrian Link

Wollondilly Shire Council has constructed a sportsfield on Fairleys Road Picton, and the next stage of works involves creating a pedestrian bridge over Racecourse Creek to connect the sports facility to the existing shared footpath.

Council is currently exploring a number of options for the preferred location of the proposed bridge and would appreciate your feedback.



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IN2 - Picton Sportsground Pedestrian Bridge

ATTACHMENT 2 – 4565-2 – 20 April 2015



Infrastructure

IN2 - Picton Sportsground Pedestrian Bridge

ATTACHMENT 3 – 4565-2 – 20 April 2015

OPTION 1



Creek Cross section with 100 year flood level

- Key**
- Ground/Bed Level
 - - - Flood Level

Option 1 has the shortest path from Picton CBD and connects to a position on the Sportsground that will encourage use of the connecting path around the edge of the ovals.

The bridge length of Option 1 will be longer than the other Options as the bridge crosses where Racecourse Creek meets Stonequarry Creek.

Community surveillance of the bridge and surrounding area is limited.

The view of the creek will be particularly good from the Option 1 bridge as there will be a view into Stonequarry Creek.

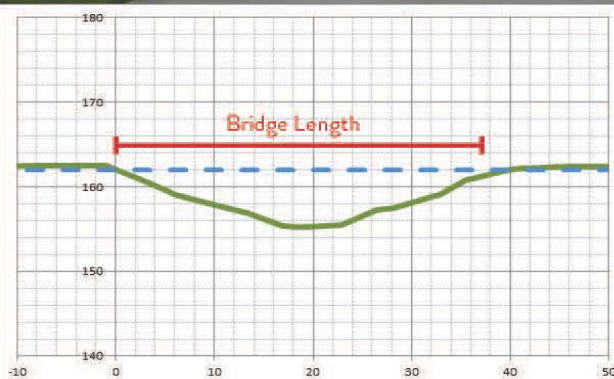


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IN2 - Picton Sportsground Pedestrian Bridge

ATTACHMENT 4 – 4565-2 – 20 April 2015

OPTION 2



Creek Cross section with 100 year flood level

- Key**
- Ground/Bed Level
 - - - Flood Level

Option 2 provides good connections to Picton CBD and the Sportsground as well as views of the creeks.

The length of the bridge is slightly shorter than Option 1.

Community surveillance of the bridge and surrounding areas is limited.



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IN2 - Picton Sportsground Pedestrian Bridge

ATTACHMENT 5 – 4565-2 – 20 April 2015

OPTION 3



Adjacent to Hereford Way



Creek Cross section with 100 year flood level

- Key**
- Ground/Bed Level
 - - - Flood Level

Option 3 has a reasonably central position on the existing shared path and will offer good access for the adjoining residential areas.

Option 3 may have a tendency to promote a short cut path across the playing fields (rather than around the edge) that may begin to wear out a section of the field.

The proposed length of the bridge with Option 3 will be the shortest as it crosses where Racecourse Creek is narrow with steep high banks.

Community surveillance of the bridge and surrounding areas is good in Option 3; as the bridge will be in an open position and a number of houses will have a clear view of the bridge.



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IN2 - Picton Sportsground Pedestrian Bridge

ATTACHMENT 6 – 4565-2 – 20 April 2015

Picton Sportsground Pedestrian Link – Community Consultation

Wollondilly Shire Council has constructed a sportsfield on Fairley’s Road, Picton and the next stage of works involves creating a pedestrian bridge over Racecourse Creek to connect the sports facility to the existing shared footpath.

The prime objective of the pedestrian bridge is to link the new facility to the town centre of Picton and provide a safe alternative for pedestrian access to the sportsground.

Wollondilly Shire Council sought to receive community feedback regarding the proposed locations of the pedestrian bridge along the Botanic Gardens shared pathway. Community consultation took place from the 1st of December – 19th December 2014.

Engagement methods utilised throughout this period included:

- 155 information flyers were sent to affected residents regarding the pedestrian link construction, the three proposed bridge locations and how to give feedback
- Signs were developed and displayed at each proposed bridge location along the Botanical Gardens shared pathway
- A media release was distributed to local media contacts about the community consultation
- Information about the community consultation was detailed in the Mayor’s Column
- Information was posted on Council’s Facebook page and website
- Three information kiosks were held using the Dilly Wanderer:
 - o Picton Sportsground Information Kiosk (8th December 2014; 5-7pm): 7 people attended
 - o Magnolia Drive Information Kiosk (9th December 2014; 5-5:45pm): 17 people attended
 - o Hereford Way Information Kiosk (9th December 2014; 6-6:45pm): 12 people attended

Throughout the engagement period, Wollondilly Shire Council received 24 submissions regarding the pedestrian link. Preference for the pedestrian link options are detailed below:

- Option 1 preferred: 3 submissions
- Option 2 preferred: 1 submission
- Option 1 or 2 preferred: 2 submissions
- Option 3 preferred: 3 submissions
- Any option preferred: 1 submission
- No option specified: 5 submissions
- Not option 3: 1 submission
- No preferred option: 8 submissions

During the community consultation period, a number of common community concerns were raised. These concerns are detailed below, along with Council’s response:

IN2 - Picton Sportsground Pedestrian Bridge

ATTACHMENT 6 – 4565-2 – 20 April 2015

Community Concern	Council Response
<p>- <u>The pedestrian link will cause significant parking and traffic issues in surrounding streets</u></p>	<p>The pedestrian bridge is not expected to increase traffic in the surrounding streets. The pedestrian bridge is intended to provide a safe pedestrian option for the community to access the sportsground.</p> <p>Wollondilly Shire Council will be promoting the bridge for pedestrian use and will be encouraging the community to access the sportsground through active modes of transport such as walking and cycling.</p> <p>This will be done in an effort to reduce the number of community members driving and parking in the surrounding streets to access the sportsground.</p> <p>Where residents expressed concern for children’s ability to safely play in the streets; Council will continue to monitor parking and traffic in the surrounding areas and will respond to concern where necessary. Additionally, the pedestrian bridge to the sportsground will provide children with a direct route to play at the sportsground in a safer environment that is off the streets.</p> <p>In addition, provision of adequate parking at the sportsground is expected to cater to the parking needs of users.</p> <p>Wollondilly Shire Council will continue to investigate provision of further parking at the Picton sportsground as upgrades take place and funds are available.</p>
<p>- <u>Concerns were raised about night access to the sportsground via the pedestrian bridge and antisocial behaviour; and an increased risk of damage to residential properties through increased traffic and vandalism</u></p>	<p>Council does not anticipate that the pedestrian bridge will increase the incidence of vandalism. Additionally, Council has tried to reduce the occurrence of vandalism and antisocial behaviour at the sportsground amenities block through the installation of a steeper pitch roof, and extra strong doors and canteen windows; as well as the use of anti-graffiti paint.</p> <p>Wollondilly Shire Council is committed to continuing to monitor any vandalism incidents in the area and will endeavour to respond appropriately where necessary.</p>
<p>- <u>Residents would like an impact statement to be completed</u></p>	<p>The Picton sportsground pedestrian bridge is the next stage of the Picton sportsground project. The pedestrian bridge has been identified in the sportsground master plan and has been discussed with the community at previous community consultations regarding Picton sportsground.</p>

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IN2 - Picton Sportsground Pedestrian Bridge

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	<p>Initially, an impact statement was not planned for the pedestrian bridge; however, following the community consultation, Council is intending to lodge a development application for the bridge and as part of this application a statement of environmental effects will be completed.</p>
<p>- <u>The Picton Sportsground does not have enough parking currently to cater to all users</u></p>	<p>The parking constructed initially with the first stage of Picton sportsground met the standard requirements for the facility. Additionally, the master plan identifies an area for further parking that is currently being used by sportsground users, although it has not yet been formalised for such a purpose by Council.</p> <p>Council acknowledges that the demand for the sportsground by user groups is higher than originally anticipated. As a result, the traffic is higher than expected but the parking is still contained within the Picton sportsground site. The grassed overflow parking that is currently being used could be more efficiently utilised with designated aisles and parking bays to accommodate the higher traffic at the site. Council will continue to investigate this and formalise the parking area when funding becomes available to do so.</p>
<p>- <u>What is the cost of Picton Sportsground and pedestrian link?</u></p>	<p>The cost of the Picton Sportsground project to date is approximately \$1.8m, which includes the floodlighting.</p> <p>A preliminary estimate for supply and installation of the bridge is in the order of \$180,000 with additional costs to complete linkages to the existing shared pathway.</p>
<p>- <u>Council should redirect funds to pay for more parking and roadwork's</u></p>	<p>Council acknowledges that our community places a high priority on our roads and that many residents would like Council to provide more parking at Picton sportsground. However, due to limited funds, Council needs to prioritise works. While, the sportsground project always identified a pedestrian link in the master plan, this aspect of the project has been brought forward due to the unsafe manner in which local school children are currently accessing the sportsground after school. In order for school children to safely access the sportsground Council has identified that it is necessary to install the pedestrian bridge earlier than anticipated.</p> <p>The pedestrian bridge will provide a safe pedestrian option for the community to access the sportsground and it is not expected that the pedestrian bridge will increase traffic in the</p>

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IN2 - Picton Sportsground Pedestrian Bridge

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	<p>surrounding streets. Council is continually investigating opportunities to provide better roads and facilities within the Shire, however due to our limited funds Council cannot complete all the works that are necessary and that our community would like. Council is currently trying to rectify this through our application to IPART for a Special Rate Variation.</p>
<p>- <u>Rubbish will be dropped into the creek off the bridge</u></p>	<p>Council acknowledges that rubbish dumping may be an issue in the area surrounding the pedestrian bridge. As a result, Council will investigate the possibility of installing a bin at the end of the bridge to encourage users to dispose of their rubbish responsibly. If a bin is installed, the bin will be attended to by Council's parks crew as part of their general maintenance duties.</p>
<p>- <u>Are further approvals required for the pedestrian link to Picton Sportsground?</u></p>	<p>The Picton sportsground pedestrian bridge is the next stage of the Picton sportsground project. The pedestrian bridge has been identified in the sportsground master plan and has been discussed with the community at previous community consultations regarding Picton sportsground. The pedestrian bridge may be Exempt Development under the State Environmental Planning Policy (Infrastructure) 2007, and so not need Development Consent. However, Council will consult with the community once detailed designs are at final Draft Stage for further feedback.</p>
<p>- <u>Community consultation period should be extended as it was too short</u></p>	<p>The Picton Sportsground Pedestrian Bridge community consultation period was designed to gain community feedback prior to Christmas. This was in an effort to allow community members to provide feedback and be aware of the community consultation prior to any Christmas breaks. Council acknowledges that the information given to the community suggested that Council would make a final decision regarding the pedestrian link location by the 19th of December. Council apologises for this miscommunication. Instead Council endeavoured to receive community feedback by the 19th of December to be included in a report to Council. This report will be presented to Council at the April 2015 meeting and will detail the community consultation and project details. Council will make a final decision regarding the pedestrian link location at the April 2015 Council meeting.</p>

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IN2 - Picton Sportsground Pedestrian Bridge

ATTACHMENT 6 – 4565-2 – 20 April 2015

<p>- <u>Barkers Lodge Road intersection is under pressure at the end of games</u></p>	<p>Council acknowledges that the Picton Sportsground has higher demand for use than originally anticipated. However, through the installation of a pedestrian bridge which will provide a safe pedestrian option for the community to access the sportsground; Council hopes that traffic congestion is alleviated and more community members opt to access the sportsground through active modes of transport such as walking and cycling.</p>
<p>- <u>Concern for low lying bridge options being flooded during bad weather and causing danger to users</u></p>	<p>Where the community expressed concerns for low lying bridge options being flooded; Council would like to clarify that all pedestrian bridge options are above the bank levels to suit flood requirements.</p>
<p>- <u>Can an alternative location be proposed for the pedestrian bridge?</u></p>	<p>Council is limited to an extent with regards to choosing a pedestrian bridge location due to cost, length of the bridge and private property. Council's investigation of proposed bridge locations identified the three bridge locations as the best options to safely access the Picton sportsground.</p>
<p>- <u>A decision should be delayed until there can be a proper debate in a Council meeting</u></p>	<p>Council consulted the community in late 2014 to gain feedback on community views regarding the three proposed bridge locations. While the community expressed a number of concerns regarding the pedestrian bridge; overall the community sentiment suggested that the community was not opposed to a pedestrian bridge as long as Council could address some of the community's major concerns relating to parking and traffic, and conduct a detailed assessment to identify the final bridge location. Following on from this, Council reviewed the community consultation findings and conducted a further investigation relating to parking at the sportsground to try and address the issues raised by the community. A report has been written outlining the community consultation feedback and Council officer's recommendations for the pedestrian bridge location. This report will be presented to Council at the April 2015 meeting where Councillors will make a final decision of the location of the pedestrian bridge.</p>
<p>- <u>Concern about sun glare on the bridge</u></p>	<p>Council will consider the issue of sun glare when conducting the detailed design for the bridge if possible and appropriate.</p>
<p>- <u>Residents would like signage regarding the sportsground opening/closing times etc.</u></p>	<p>Council will consider signage for the sportsground at the detailed design stage for the bridge if possible and appropriate.</p>

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IN2 - Picton Sportsground Pedestrian Bridge

ATTACHMENT 6 – 4565-2 – 20 April 2015

<p>- <u>No point building a bridge if no one will use it</u></p>	<p>Throughout the community consultation period a number of community members expressed that some pedestrians are currently accessing the sportsground through the creek. Additionally, a number of sportsground users had been using Barkers Lodge Road on foot until a bus service was provided by Council as this was unsafe. As a result, Council believes that the pedestrian bridge will be highly utilised as it provides safe pedestrian access to the sportsground.</p>
<p>- <u>Residents would like the long term parking plan clarified</u></p>	<p>The parking constructed with the first stage of the sportsground met the standard requirements for the facilities being provided. The Picton Sportsground master plan incorporates an allowance for further parking that is currently being used as additional parking although it has not yet been formalised to be used for that purpose. Council acknowledges that the sportsground is being utilised more than expected and as a result Council needs to investigate opportunities to provide more formal parking at the sportsground in the future.</p>
<p>- <u>Could Council consider an option for a bridge behind the Bowling Club?</u></p>	<p>A pedestrian bridge behind the Bowling Club is not favoured, as it would require construction of two pedestrian bridges in order to reach the sportsground over Stonequarry Creek. Additionally, this option would also require duplicating the shared pathway on the other side of Stonequarry Creek, which would be partly through private land and have cost implications. This option is not favoured by Council.</p>
<p>- <u>Open spaces are not being adequately maintained</u></p>	<p>Council acknowledges that some community members feel that our open spaces are not being adequately maintained. Council endeavours to maintain all our open spaces to the best standard possible with the resources and funds we have available.</p>
<p>- <u>Could signage be put in place for resident only parking</u></p>	<p>This option is often not feasible as there is a large administrative burden associated with issuing resident parking permits and enforcing resident only parking. Additionally, these schemes generally operate on a cost recovery basis and results in the exclusion of visitors.</p>

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IN2 - Picton Sportsground Pedestrian Bridge

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<p>- <u>Can access to pedestrian bridge be restricted after hours?</u></p>	<p>Council does not anticipate that the pedestrian bridge will be used significantly after hours. Additionally, restriction of the pedestrian bridge will be difficult to enforce. Council will continue to monitor pedestrian access to the sportsground after hours and will address any issues if they arise.</p>
<p>- <u>There are lots of blind spots along the residential roads, causing concerns for residents safety</u></p>	<p>Council acknowledges that there are a number of issues along the surrounding residential roads. Council will continue to monitor these issues in conjunction with the Traffic Committee and will address any issues where possible.</p>
<p>- <u>Vehicle speeds need to be closely monitored to reduce speeding in the streets</u></p>	<p>Council acknowledges that vehicle speeds need to be closely monitored in the surrounding streets to reduce speeding. While this is outside Council's jurisdiction, if problems relating to speeding arise in the area Council will advocate for increased speed monitoring in the area.</p>
<p>- <u>CCTV needed at the sportsground and bridge to reduce anti-social behaviour</u></p>	<p>While Council does not anticipate that anti-social behaviour will increase as a result of the pedestrian bridge; if incidences of anti-social behaviour do increase Council could consider installation of CCTV in the future if funds become available.</p>
<p>- <u>More lighting is needed in the botanical gardens to reduce vandalism</u></p>	<p>Council acknowledges that installation of more lighting in the botanical gardens may assist in reducing vandalism in the area. This is some Council could consider in the future if funds become available.</p>

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IN3 – Antill Park Country Golf Club

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Antill Park Country Golf Club

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TRIM 931

EXECUTIVE SUMMARY

- A fire safety and compliance inspection of the club building at Antill Golf Club has identified a number of non-compliances with fire safety requirements.
- In the near future, Council may be served notice under the Environmental Planning & Assessment Regulations 2000 to take measures to adequately suppress fire and ensure the building meets the required building fire standards.
- The required scope of works to achieve compliance is being confirmed; however, based on initial advice the current estimated total project cost to achieve compliance with the required standards is \$479,000 (2015\$).
- This report recommends:
 1. That Council note that significant works will be required to upgrade Antill Park County Golf Club (Jarvisfield) to ensure the building complies with current fire safety regulations.
 2. That \$25,000 is allocated from the Golf Club Maintenance Reserve for the 2014/15 budget to finalise the scope and detail designs for the required fire safety upgrade works.
 3. That the required funding for the required fire safety works and annual operating costs be considered as part of finalising the 2015/16 budget.

REPORT

Fire Safety Standards

The fire safety and compliance inspection identified a number of issues with the heritage listed club house building (known as Jarvisfield) including a number of building occupier issues (since communicated to the tenant for rectification) and major building issues which remain Council's responsibility. These larger building issues have been the subject of a scoping and initial estimation process to establish the order of potential costs.

These larger scale fire safety issues include completion of a revised emergency evacuation plan and the potential need to install:

1. A fire hydrant system
2. Reticulated water supply for the hydrant system
3. A Fire hose reel system for both stories
4. An automatic fire detection and alarm system
5. Upgrades to emergency lighting and signage
6. Fire door upgrades to a number existing egress points

IN3 – Antill Park Country Golf Club

The current estimate for the initial scope of works to comply with current fire safety standards is \$470,000 which is not currently included in the 2014/15 or 2015/16 budgets.

Points to note

- Once the fire safety improvements are completed an additional recurrent annual operational and maintenance budget of approximately \$25,000 (2015\$) will be required.
- Completion of the fire safety works to the initial scope would also increase depreciation costs by up to \$20,000 per year.
- Antill Park County Golf Club and Council have Work Health & Safety obligations to ensure the public and employee safety as well as compliance with conditions of the lease.
- Failure to comply with current fire safety standards may require closure of the building(s).
- Without the appropriate fire safety upgrades, property insurance cover may be compromised.
- Council is likely to be served notice under the Environmental Planning & Assessment Regulations 2000 to take measures to adequately suppress fire and ensure the building meets the building fire standards. If the notice is served this would negate the need for a development application but would impose a restricted timeframe on Council to complete the works.

Relevant Lease Conditions

- Clause 5.6 of the Lease advises that the Council does not expressly or impliedly warrant that the Premises are now or will remain suitable or adequate for all of any of the purposes of the Lessee and all warranties as to the suitability of the Premises implied by law are expressly negated.
- Clause 6.1 & 6.2 of the lease requires Council and the Lessee to keep fire insurance.
- Clause 7.1 of the Lease advises that there is nothing within the lease which imposes any obligation upon Council to do any work of a structural nature except by Act of neglect or default of the Lessee.

Additional Major Maintenance and Upgrades

The Jarvisfield building within Antill Park County Golf Club grounds is one of the many Council assets that require maintenance, renewal and upgrading. An initial scoping investigation of Antill indicates other major works are required on the premises in addition to the fire safety compliance works.

It should be considered that the investment of resources in fire compliance may increase demand on Council for further resources to be allocated to the site to meet contemporary expectations.

IN3 – Antill Park Country Golf Club

The schedule below identifies that approximately \$590,000 additional work is required to upgrade and maintain the building, in addition to the \$268,000 has been spent on the premises over the last three (3) years.

Works	Cost (2015\$)	Comments
Accessible Toilet	\$70,000	
Car park and Driveway	\$300,000	May require temporary closure of the club due to access restrictions
Pro Shop Roof Replacement	\$150,000	
Pro Shop drainage	\$20,000	
Gutter and Down pipe replacement	\$30,000	
External painting works	\$20,000	
Overall maintenance costs over the previous 3 years	\$268,000	Includes all building, plumbing, electrical, septic and bore maintenance costs; replacement of the rear verandah, slate roof section replacement, asbestos removal and termite damage repairs.

Conclusion

Due to Council's restricted budget capacity and competing priorities, the Jarvisfield building, in common with a number of other assets, suffers from a general lack of maintenance. If Council is to continue to allow the property to operate, it is necessary to comply with the current fire standards and, potentially, upgrade associated facilities.

Council currently risks a Notice being served on the premises and, if the required works are not undertaken, may have to consider closing the Club operations in the main building.

CONSULTATION

- Council Executive
- Infrastructure & Environment Directorate
- Risk Management Officer
- Property Administration Officer

IN3 – Antill Park Country Golf Club

FINANCIAL IMPLICATIONS

The Golf Club Maintenance, Property and Asset Maintenance Reserve Restricted Cash Accounts are considered appropriate sources for funding the fire safety upgrades and the current balances are sufficient to fund the total estimated cost if required.

Funding of the fire safety rectification works will have significant impact on the Golf Club Maintenance Restricted Cash Account. The use of these funds will limit Council's ability to fund other major maintenance items in the foreseeable future.

Other maintenance and upgrade projects, as listed above, are unfunded and are included to indicate order of costs for further works that may be required to realise the investment in the fire safety. These potential works would be the subject of future budget considerations.

ATTACHMENTS

Nil

RECOMMENDATION

1. That Council note that significant works will be required to upgrade Antill Park Country Golf Club (Jarvisfield) to ensure the building complies with current fire safety regulations.
2. That \$25,000 be allocated from the Golf Club Maintenance Reserve for the 2014/15 budget to finalise the scope and detail designs for the required fire safety upgrade works.
3. That the required funding for the required fire safety works and annual operating costs be considered as part of finalising the 2015/16 budget.

NOTICE OF MOTION

NOTICE OF MOTION

TRIM 6416-5

NOM 1 **Notice of Motion No. 1 submitted by Cr Hannan on 23 March 2015 regarding Pre Poll sites in Wollondilly Shire Council area for the NSW State Election**

RECOMMENDATION

That Council write to the NSW Electoral Commission expressing its concern that there was no pre poll site in Wollondilly Shire Council area for the NSW State Election.

QUESTIONS FOR NEXT MEETING

Questions for Next Meeting to the Ordinary Meeting of Council held on Monday
20 April 2015

QUESTIONS FOR NEXT MEETING