

3rd September, 2002

WORKS COMMITTEE MEETING

NOTICE IS HEREBY GIVEN THAT A WORKS COMMITTEE MEETING OF THE COUNCIL OF THE CITY OF RANDWICK WILL BE HELD IN THE COUNCIL CHAMBER, TOWN HALL, 90 AVOCA STREET, RANDWICK, ON TUESDAY, 10TH SEPTEMBER 2002 AT 6:00 P.M.

Committee Members: His Worship, the Mayor, Cr D. Sullivan, Crs Backes, Bastic (Chairperson), Greenwood, Schick, Seng and White (Deputy Chairperson) and Whitehead.

Quorum: Five (5) members.

NOTE: AT THE EXTRAORDINARY MEETING HELD ON 5TH SEPTEMBER, 2000, THE COUNCIL RESOLVED THAT THE WORKS COMMITTEE BE CONSTITUTED AS A COMMITTEE WITH FULL DELEGATION TO DETERMINE MATTERS ON THE AGENDA.

1 Apologies

2 Minutes

CONFIRMATION OF THE MINUTES OF THE WORKS COMMITTEE MEETING HELD ON TUESDAY 13TH AUGUST, 2002.

3 Addresses to Committee by the Public

4 Mayoral Minutes

5 Works

- 5.1 DIRECTOR ASSET & INFRASTRUCTURE SERVICES' REPORT 2
101/2002 - EUCALYPTUS ROBUSTA GROWING WITHIN 65
MIRRABOOKA CRESCENT, LITTLE BAY.
- 5.2 DIRECTOR ASSET & INFRASTRUCTURE SERVICES' REPORT 8
102/2002 - DRAINAGE OUTSIDE LONG BAY GOAL.

6 General Business

7 Notice of Rescission Motions

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GENERAL MANAGER

Director Asset & Infrastructure Services' Report 101/2002



SUBJECT:	EUCALYPTUS ROBUSTA GROWING WITHIN 65 MIRRABOOKA CRESCENT, LITTLE BAY
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DATE:	29 August, 2002	FILE NO:	P/005519
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REPORT BY: DIRECTOR ASSET & INFRASTRUCTURE SERVICES

INTRODUCTION:

Council at its Works Committee meeting held on 14 May, 2002, resolved that the matter of the requested removal of a large, healthy Eucalyptus robusta (Swamp Mahogany) growing within the front of the property at 65 Mirrabooka Crescent, Little Bay, be deferred to allow the owner to trench along the front of his residence to determine the extent of any possible tree root damage.

Subsequent to that meeting, correspondence was sent to the owner of the subject property, Mr W Hope, on 16 May, 2002, informing him of Council's resolution and advising him to trench along the front of his residence so that an assessment of any tree root intrusion could be carried out.

Mr Hope was asked to contact Council's Tree Management Officer should he require any further details or should he wish to discuss the matter.

ISSUES:

On the morning of Friday, 23 August, 2002, Council's Tree Management Officer inspected the above property to investigate whether the requested trenching across the front of the residence had been undertaken and to discuss the 14 May, 2002, resolution of Council with the owner.

There was apparently no one at home at this time so he inspected the Gum tree in the front of the property – the tree was found to be in good health, although there was some minor deadwood within the canopy.

The tree was in flower and there were several rainbow lorikeets feeding within the canopy. This tree is obviously a significant habitat specimen and provides an important food source for native birdlife and other fauna.

CONCLUSION:

Council's Tree Management Officer's inspection revealed nothing to indicate any trenching had been carried out either along the front of the brick residence itself, the front fence area or adjacent to the internal concrete driveway.

There was no evidence of any structural damage of any kind, other than a small crack in the driveway, which may have been attributable to the roots of the subject Gum tree.

Under the provisions of Council's Tree Preservation Order there has been no legitimate nor compelling reason presented to justify granting the owner of this tree consent to remove it.

RECOMMENDATION:

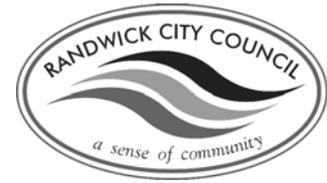
That approval not be granted for the removal of the *Eucalyptus robusta* growing within the front of 65 Mirrabooka Crescent, Little Bay.

ATTACHMENT/S:

Director Asset & Infrastructure Services' Report No. 48/2002

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MICK SAVAGE
DIRECTOR ASSET &
INFRASTRUCTURE SERVICES

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BRYAN BOURKE
TREE MANAGEMENT OFFICER



Director Asset & Infrastructure Services' Report 48/2002

SUBJECT:	EUCALYPTUS SPECIES GROWING IN FRONT OF 65 MIRRABOOKA CRESCENT, LITTLE BAY
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DATE:	18 April, 2002	FILE NO:	P/005519
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REPORT BY: DIRECTOR ASSET & INFRASTRUCTURE SERVICES

INTRODUCTION:

There is a large Eucalyptus robusta (Swamp Mahogany) growing within the front of 65 Mirrabooka Crescent, Little Bay, that the owner, Mr William Hope, has applied to Council for consent to remove.

The tree is approximately 15 metres tall with a canopy spread of around ten metres and is in good health. It is significant in the streetscape and provides an important food source and habitat for native birds and fauna.

ISSUES:

Mr Hope first made application to remove this tree on 21 August, 2001, and gave the reasons that it was causing structural damage to his property and that it was overhanging his residence and was too large for the average suburban situation.

An on-site inspection was undertaken at that time in the presence of Mr Hope and he was advised to trench along the front of his residence to ascertain whether any structural damage was being caused by the roots of the tree.

Mr Hope declined to go to this trouble and the application to remove the tree was subsequently refused. There was no mention made at that time of any plumbing problems being caused by the tree but Mr Hope expressed his intention to have the tree removed.

Mr Hope again made application for permission to remove this tree on 8 March, 2002, and gave as his reasons that the tree was causing structural damage and that the roots were now causing plumbing problems.

The tree was subsequently inspected by Council's Tree Preservation and Maintenance Co-ordinator (South) who again advised Mr Hope to trench along the front of the residence so that a proper assessment of any tree root intrusion could be made.

Mr Hope was asked to provide evidence from his plumber that roots from this tree were causing blockages to his sewer pipes and a plumber's report attached dated 8 April, 2002,

asserts that during the previous 12 months blockages have had to be cleared on four occasions. Neither Mr Hope nor the plumber was able to provide invoices for the work that was allegedly undertaken to clear this series of blockages.

It was also stated by Mr Hope that there had been a severe branch failure some 20 years previously but there is no visual evidence of this and it could be argued that this is not a compelling reason to grant consent for the removal of a tree of this size.

This tree has been professionally assessed by Council staff on both occasions that an application has been made for its removal and it has been found to be structurally sound and in good health. A copy of the latest assessment is attached.

CONCLUSION:

The subject tree is a dominant species within the streetscape that is in good health with no evidence of structural problems of any significance.

The evidence provided by Mr Hope's plumber has not been substantiated with the provision of invoices. The issue of sewer blockages has not been raised previously in relation to this tree even though it is of a reasonable age.

Mr Hope has been advised on at least two occasions that the most appropriate way of assessing the extent of any possible tree root damage to his residence is to trench along the front of the building but to this point he has refused to do this.

If Mr Hope were to provide more substantial evidence of a history of sewerage blockages and was to trench along the front of the residence so that a proper assessment of any alleged structural damage could be undertaken then perhaps a reasonable case for removal could be presented.

RECOMMENDATION:

That until a trench along the front alignment of the residence is dug and invoices for any sewer blockages relating to this tree are provided to Council, consent not be granted for the removal of the *Eucalyptus robusta* growing within the front of 65 Mirrabooka Crescent, Little Bay.

ATTACHMENT/S:

Assessment

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 MICK SAVAGE
 DIRECTOR ASSET &
 INFRASTRUCTURE SERVICES

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 BRYAN BOURKE
 TREE MANAGEMENT OFFICER

Memorandum



TO: Bryan Bourke
FROM: Murray Wood
DATE: 11 April 2002 FILE:

SUBJECT: TPO application 65 Mirrabooka – *Eucalyptus robusta*

A Mr Hope applied, on the 8/3/02, to remove a large *Eucalyptus robusta* from the front yard of his property. This is the second application received for this tree. The first application was received on the 21/8/01.

Structural damage

In his application Mr Hope raises the issue of structural damage. This is the same issue Mr Hope raised in the 21/8/01 application. The area of cracking brickwork is located several metres away from the trunk of the tree. At this distance, I believe it is safe to hand excavate a small trench alongside the driveway and the narrow garden bed. This excavation would reveal any correlation between roots and cracking. Any offending roots could then be pruned. This is a standard request Council of to prove root damage.

In an onsite meeting with Mr Hope and ourselves, he was asked to contact Council upon the completion of excavation so I could inspect any offending roots. This still has not been carried out. Mr Hope did supply me with a garbage bag of 15mm diameter roots from under the house. In my experience this size root is not sufficient to cause structural damage to the footings of a house on sandstone/sand.

Upon receiving the latest application, I called Mr Hope and asked him if had he carried out the trenching and if not, could he do so as per the previous arrangement. As of 10/4/02 this had not been carried out.

Plumbing & Structural failure

In the application received on 8-3-02 Mr Hope raises two new issues.

They are

- a) Plumbing problems
- b) Severe branch failure 20 years ago.

a) Plumbing

In the previous application concerning the *Eucalyptus robusta* Mr Hope made no mention of the plumbing problems created by the *Eucalyptus robusta*.

In regard to the current application I asked Mr Hope to provide evidence from his plumber. This evidence was provided, after a reminder call, on the 8/4/02. The plumber's fax is attached. For a tree of such significance I asked for evidence of invoices to show proof of plumbing work carried out. Neither the plumber nor Mr Hope had any copies of bills or invoices to verify the brief detail of the fax.

It should be noted that a *Melaleuca quinquinervia* was approved for removal in February 2001 due to invading the sewer.

b) Severe branch failure 20 years ago.

The tree has been assessed upon the receipt of both applications. There is no evidence of this reported failure. The tree has no significant structural defects at the time of each inspection. The assessment sheet is attached.

The tree needs deadwooding, the removal of some minor rubbing branches and the re-pruning of poorly pruned branches.

Previous tree applications

Mr Hope has had approval to remove three mature trees in 2001.

Conclusion

The tree in question is a dominant tree in the streetscape and is currently in good health with no evident structural problems. Mr Hope didn't raise the issue of previous failure in meetings about the 21/8/01 application

The evidence provided by the plumber is unsatisfactory. Whilst not doubting the truthfulness of either party, residents can usually provide copies of invoices thereby proving a history of problems. For such a significant tree I believe more evidence is needed of the plumbing issue. This is particularly so when this was not raised in a previous application.

The structural damage issue was dealt with in the previous application. Upon Mr Hope completing the excavating, he was to call me so I could inspect the roots. I believe the area of concern is an adequate distance from the trunk of the tree to allow root pruning. This root pruning, if carried out in August 2001 would have solved the structural damage issue. In the very least Mr Hope could have dug the small trench to prove the cause of cracking. This has yet to be carried out as of 10/4/02.

If the applicant provides adequate evidence of plumbing damage and also provides the evidence of structural damage through digging the trench, approval to remove should be granted.

If the applicant fails to provide adequate plumbing evidence then the application to remove should be refused. The issue of structural damage can be resolved through root pruning.

Director Asset & Infrastructure Services' Report 102/2002



SUBJECT:	Drainage Outside Long Bay Goal
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DATE:	27 August, 2002	FILE NO:	R/0031/01 xr P/001506
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REPORT BY: DIRECTOR ASSET & INFRASTRUCTURE SERVICES

INTRODUCTION:

Council at its meeting held on 11th December 2001 considered the attached report and resolved that:

- (a) The information contained in the Director Asset and Infrastructure Services' Report No. 107/2001 be noted;
- (b) *A report be submitted to Council on the investigation being undertaken by the NSW Public Works and Services Department; and*
- (c) *A report on the overland flow path of water from the car park off Anzac Parade also be furnished to Council.*

Investigations have revealed that there is a road low point on both sides of Anzac Parade adjacent to the Long Bay Goal car park.

Council has various stormwater pipelines, that range in size from 525mm diameter through to a 1050 mm diameter, that drain the low points on both sides of Anzac Parade through to Gibson Place. This stormwater drainage eventually discharges to Botany Bay.

ISSUES:

Council has received complaints of stormwater that has been overflowing from the Long Bay Goal car park during heavy storm downpours. This overflow has been flooding the low point of the eastern and western carriageways of Anzac Parade and 18 and 20 Gibson Place, Malabar.

The affected residents have stated that this flooding has: -

- a) closed the carriageways of Anzac Parade.
- b) inundated the properties of 18 and 20 Gibson Place and caused damage to these fences and pools etc.
- c) occurred only since the car park was constructed.

Council has completed a CCTV video of the pipeline across Anzac Parade and down to Gibson Place and has found that part of the pipeline in Anzac Parade was blocked. This blockage has been removed.

Council also wrote to the Department of Corrective Services to investigate the internal stormwater drainage of Long Bay Goal.

A letter received on the 25 July 2002 from the Department of Corrective Services advises that their internal stormwater drainage pipelines are undersized and that they are preparing a submission for additional funds from Treasury to upgrade these drainage facilities. Preliminary indications are that the Department will also consider the provision of on-site detention as part of the above works, which should alleviate the current drainage problems being experienced in Anzac Parade.

CONCLUSION:

The removal of the blockage in the stormwater pipeline has reduced the immediate risk of stormwater flooding occurring at this location. Any stormwater drainage upgrading works by the Department of Corrective Services, when coupled with the provision of on-site detention, should further reduce the occurrence of flooding at this location.

RECOMMENDATION:

That this report be noted.

ATTACHMENT/S:

1. Report to Council dated 28th November 2001
2. Letter from Department of Corrective Services dated 22nd July 2002

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MICK SAVAGE
DIRECTOR ASSET &
INFRASTRUCTURE SERVICES

.....
GEOFF DOWLING
STORMWATER DRAINAGE
ENGINEER

Director Asset & Infrastructure Services' Report 107/2001



SUBJECT:	DRAINAGE OUTSIDE LONG BAY JAIL.
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DATE:	28 November, 2001	FILE NO:	R/0031/01
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REPORT BY: DIRECTOR ASSET & INFRASTRUCTURE SERVICES

INTRODUCTION:

Council at its meeting held on 22nd May 2001, resolved -

“that a report be submitted to the Works Committee regarding the drainage outside Long Bay Goal which overflows onto Anzac Parade.”

ISSUES

Council has received a number of complaints of stormwater that has been overflowing from the Long Bay Goal car park during heavy storm downpours. This stormwater has been flooding the low point of the eastern and western carriageways of Anzac Parade and 18 and 20 Gibson Place, Malabar.

The affected residents have stated that this flooding has: -

- a) closed the north and south bound carriageways of Anzac Parade.
- b) inundated the properties of 18 and 20 Gibson Place and caused damage to these fences and pools etc.
- c) occurred only since the car park was constructed.

ACTION TO DATE

Since the initial complaint, Council officers have inspected the stormwater system in Anzac Parade and removed a large blockage within the pipeline.

Council's officers also contacted to the Department of Corrective Services by letter dated 23 July 2001, requesting that the stormwater system in Long Bay Goal be investigated and any findings to be submitted to Council for information. Following the submission of this report, any further solutions to reduce the ongoing flooding that has been occurring at this location will then be determined.

Recent telephone conversations with staff from the NSW Public Works and Services Department (whom are conducting this investigation) have indicated that these investigations are near completion.

CONCLUSION

The major cause of the flooding at this location appears to have been the blockage in the Council stormwater pipeline in Anzac Parade.

Once Council has received the report on the investigations of the internal stormwater system within the Long Bay Goal, Council officers can then determine whether any further actions and/or investigations need to be carried out.

RECOMMENDATION:

That the information contained in the Director Asset and Infrastructure's Report No. 107/2001 be noted.

ATTACHMENT/S:

Nil

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MICK SAVAGE
DIRECTOR ASSET &
INFRASTRUCTURE SERVICES

.....
GEOFF DOWLING
DRAINAGE ENGINEER

New South Wales Government



Department of Corrective Services



Mr Geoff Dowling
 Randwick City Council
 30 Francis St
 Randwick NSW 2031

Randwick City Council

25 JUL 2002

Records Received

RCC CORPORATE INFORMATION

Location: G. Dowling
 File No. P/001506
 Action Officer: G. Dowling
 Document No. 161534

Roden Cutler House
 24 Campbell Street
 Sydney NSW 2000

Telephone: (02) 9289 1333
 Facsimile: (02) 9289 1010
 DX: 22

Our Reference:

Your Reference: R/0031/01
 98/P1506

FLOODING OUTSIDE LONG BAY GAOL

Dear Mr Dowling,

Further to my letter of 9 July 2002 regarding this matter.

Advice has now been received from Public Works on the issues raised in your letter of 28 June 2002.

DPWS reports that the drainage lines were clear during their investigation in 1999, however, pipe sizes are below that currently required in Councils' Stormwater Code.

Some preliminary planning was undertaken at that time to identify a suitable strategy for the on-site retention of stormwater. As advised previously, internal planning issues have delayed this process and a revised masterplan for the site is now being prepared.

We are currently preparing a schedule of works on the site to enable additional funds to be sought from Treasury. Upgrading of the stormwater will form part of this submission.

I can be contacted on 9289 3900 if you wish to discuss the matter further.

Yours faithfully,

Paul Smith
 for: Neil Daines
 Director,
 Facilities Management Branch
 22 July 2002.