



3rd May, 2005

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 MAY, 2005 AT 6:00 P.M.

Committee Members: His Worship the Mayor, Cr M. Matson, Crs Belleli, Hughes (Deputy Chairperson), Notley-Smith (Chairperson), Seng, Sullivan, Tracey & White.

Quorum: Five (5) members.

NOTE: AT THE EXTRAORDINARY MEETING HELD ON 28TH SEPTEMBER, 2004, 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, 12TH APRIL, 2005.

3 Declaration of Pecuniary & Non-Pecuniary Interests

4 Addresses to Committee by the Public

5 Mayoral Minutes

6 General Business

7 Works

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RECONSTRUCTION OF COASTAL WALKWAY.

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GENERAL MANAGER

Director, City Services' Report 39/2005

SUBJECT:	RECONSTRUCTION OF COASTAL WALKWAY
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DATE:	29 April, 2005	FILE NO:	F2004/07523
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REPORT BY: DIRECTOR, CITY SERVICES

INTRODUCTION:

In the ordinary Council Meeting of the 25th May the following resolution was adopted:

“That a report be brought forward on the re-construction of the coastal walkway between Wilson and Undine Street and recommendations for funding such works”

Randwick City Council aims to provide regional recreational opportunities and local experiences that suit a broad spectrum of our community. The Coastal Walkway is a highly valued asset in the City of Randwick. Council is committed to maintaining this walkway to a high level. The following report details the current status of the upgrade of this Wilson/Undine section of the coastal walkway.

BACKGROUND:

The RCC Landscape Design Team in 2002 undertook a thorough site analysis that assessed the condition of the Coastal Walkway. The section between Undine and Wilson Street Maroubra were assessed to be in poor condition, this section of the walkway largely consists of unmade earth track. Council officers identified the need to improve this section as soon as funds were available.

In this analysis it was also determined that the route of the walkway (between Undine & Wilson St) actually passes over private property, the property being 30 Marine Parade Maroubra. Since the identification of this ownership issue Council officers have been negotiating with the owner to purchase a small portion of land (approx 12 sq m). This would allow the construction of a walkway on the current route. These negotiations are well advanced and it is understood that they should be finalised in the near future.

The analysis also identified a number of other sections of the track that were of high priority for upgrading.

ISSUES:**Funding Availability**

Funding of the upgrade of the Coastal Walkway has not in the past been available in the Council's capital works budget. However Council's **Sustaining Our City Program**, funded by the new environmental levy, has committed funds to the upgrading of the coastal walkway.

The cost of the purchase of the portion of private land at this time has not been determined. It is however understood that the owner at a minimum requires the building of a boundary brick fence and other works to the driveway, further to this there would be costs associated with the transfer of the title. It is therefore expected that cost associated with this would be upwards of \$ 40,000. Funds have not been defined for the purchase of the land.

Priorities

After discussions by various Departments within Council, the following priorities have been identified for the upgrading of the coastal walkway now that funds are available.

Priority 1 (Work is currently underway.)

Upgrade of coastal walkway in Trenerry and Grant Reserve. The scope of the upgrade includes replacing the existing coastal walkway pathway in Grant Reserve and constructing a new 3 metre wide path in Trenerry Reserve.

Priority 2 (To be completed in 2005/2006 financial year.)

The upgrade of the section, namely the Alexandria St section from the South Coogee boardwalk and the Bunya St section. The Alexandria St section includes constructing a new 3 metre wide path adjacent to the road, as well as reconfiguration of the existing roadway at the end of the Trenerry Reserve boardwalk. Bunya St section includes substantial realignment of existing features to accommodate a new 3 metre wide path adjacent to the roadway.

Priority 3 (To be completed in 2005/2006 financial year.)

The section between Undine and Wilson Streets Lurline Bay has been identified as Priority 3. It would be beneficial to resolve the outstanding land issue, however if this cannot be resolved in the near future it will be possible for Council to design an appropriate structure to negate the need to pass over the land currently in private ownership (30 Marine Parade).

Design and Documentation

The works described above as priorities need to undergo a process of design, community consultation and construction. This process is currently being set in place for the delivery of the works in the 2005/2006 financial year; this upgrade will be funded by the environmental levy.

FINANCIAL IMPACT STATEMENT:

The proposed construction works outlined in the above report will be funded by the Environmental Levy.

Funding has not been identified for the costs associated with the purchase of the private land.

CONCLUSION:

Funds are now available from the **Sustaining Our City** Program to allow the construction of the section between Undine and Wilson Streets Maroubra in the 2005/2006 financial year.

RECOMMENDATION:

That the Director City Services' Report be received and noted.

ATTACHMENT/S:

Nil

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JORDE FRANGOPLES
DIRECTOR, CITY SERVICES



Director, City Services' Report 40/2005

SUBJECT:	REMOVAL OF TWO FICUS 'HILLII' STREET TREES FROM OUTSIDE 31-33 AND 35-37 WALSH AVENUE, MAROUBRA.
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DATE:	19 April, 2005	FILE NO:	F2004/07359
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REPORT BY: DIRECTOR, CITY SERVICES

INTRODUCTION:

The owner of 33 Walsh Avenue, Maroubra, Mr J Elliott, has written to Council detailing a number of problems associated with the Council-owned Ficus 'Hillii' growing on the nature strip outside 31-33 Walsh Avenue, Maroubra.

ISSUES:

The roots of this tree have caused ongoing damage to the adjacent footpath, driveway, roadway and kerb and gutter. Roots from the tree have been severed in the past but they have continued to re-shoot and have simply joined back up to the severed root sections and continued on their merry way.

The damage caused has been wide-ranging and has occurred over a prolonged period and the owner wishes it removed and replaced with a more appropriate tree species.

The same range of issues are also occurring at 35-37 Walsh Avenue, Maroubra, and the owners of those properties have also expressed a desire to have the Ficus 'Hillii' growing in the nature strip outside their residences removed and replaced with a more appropriate species.

FINANCIAL IMPACT STATEMENT:

Funds have been specifically allocated by Council this financial year for the removal of recognised aggressive rooted street tree assets and the removal and stump grinding of these two trees would be paid for from within this budget.

CONCLUSION:

These two fig trees are the only examples of that species remaining in Walsh Avenue, Maroubra – all other Ficus 'Hillii' that were growing in the street have been removed over the past ten years because of damage being caused by their roots to both public infrastructure and private property.

Over the past five years the entire street has been planted out on both sides with Schinus areira (Peppercorn trees) – as per Council’s Street Tree Masterplan – and these trees have become well established.

Removal of these two remaining fig trees would therefore be possible without decimating the streetscape and in fact they now look quite incongruous in that streetscape.

The only effective long-term method of dealing with the range of problems associated with these two trees would be to remove them and to replace them with an appropriate number of Peppercorn trees and this would certainly comply with the intent of Council’s original strategy for dealing with aggressive-rooted street trees.

Council at its Ordinary Council Meeting held on Tuesday, 23 November, 2004, resolved that the Works Committee would consider and determine any applications/requests (not subjected to delegated authority) associated with the removal of significant trees (Resolution 295).

However, there are a number of procedural and/or policy matters relating to a number of elements within Resolution 295 that are still either being drafted or are the subject of legal opinion/briefing.

It is perhaps appropriate, therefore, that until these matters have been fully resolved and Council commences its adopted development consent procedure for dealing with the proposed removal of significant trees within the City, that any such recommendations are forwarded to the Works Committee for resolution.

RECOMMENDATION:

THAT the two Council-owned Ficus ‘Hillii’ (Hill’s Weeping figs) growing on the nature strip outside 31-33 and 35-37 Walsh Avenue, Maroubra, be removed and replaced with an appropriate number of Schinus areira (Peppercorn trees) – as per the rest of the street.

ATTACHMENT/S:

Nil

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JORDE FRANGOPLES
DIRECTOR, CITY SERVICES

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BRYAN BOURKE
TREE MANAGEMENT OFFICER

Director, City Services' Report 41/2005

SUBJECT:	PRAM ACCESS TO COOGEE OCEAN POOLS.
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DATE:	21 April, 2005	FILE NO:	F2004/07347 XR F2005/00171
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REPORT BY: DIRECTOR, CITY SERVICES

INTRODUCTION:

Council at its meeting held on 1st March, 2005, resolved -

“that a report be brought before the Works Committee on options for access to the Coogee Beach ocean pools for pedestrians with prams”.

Approximately 2 years ago a set of stairs extending from the lower promenade at the southern end of Coogee Beach to sand level was removed. These stairs were deemed hazardous by Council due to frequent undermining of the foundations by high tides and storm surges, spalling and cracking of the mass concrete and rusting of the steel reinforcement. Under calm conditions, the stairs provided relatively safe access onto sand at the southern end of the beach. Subsequent to storm activity, the stairs were often undermined and led directly onto the beach with a large drop off from the last step onto the beach, creating a potentially dangerous situation.

ISSUES:

The removed set of stairs provided access mainly to the rock pool and the relatively protected sandy areas at the southern end of the beach. Due to their sheltered and calmer nature, these areas are popular with families or individuals looking after small children. With the removal of the stairs, access to the southern end of the beach and the rock pool is gained either by:

1. The larger ramp access and stairs from the lower promenade to the sand located approximately 50 metres north of the removed stairs, or;
2. The relatively narrow (1.2 metres wide) and steep stairs allowing access to the rock pool from in front of the southern surf life saving club (SLSC).

Parents with prams were often observed to use the relatively short set of removed stairs to allow children's prams access to the sand. It may be considered that the steep set of stairs adjacent to the rock pool are too narrow, worn and hazardous to allow the safe navigation of these stairs while either carrying a child or pushing a pram. Accessing the sand from the lower promenade via the ramp and stairs to the north of the exposed stairs requires a walk greater than 50 metres back to the rock pool area. This walk is mainly on dry sand and requires a pram to be lifted for the length of the walk.

In 2001, Council officers designed a concept to improve the set of stairs that were removed. This concept was designed to key into the rock near the discharge area for the old set of stairs. Access to the sand was designed to not be facing the sea, as the removed set provided, but rather the designed set leads to an interim landing 4 treads below the lower promenade before allowing access to the sand parallel to the beach. The stairs should be reinforced with stainless steel and chemically anchored into the underlying sandstone rock shelf. A stainless steel safety fence/hand rail should be constructed around the sides of the steps. Given that the entire old set has been removed for reasons mentioned above, the construction of a new set of stairs will require the use of more mass concrete and stainless steel than was originally estimated.

Another option, as suggested in correspondence from residents, is to redesign the current plans to include a ramp. This, however, presents safety problems through allowing prams and wheelchairs unchecked access to the sand via the rock shelf, which is uneven and can be slippery with moss. It is considered that Council should not encourage unchecked access to the sand/rock shelf by prams and wheelchairs through the installation of a ramp at this location.

Additionally, if Council should provide a set of stairs or a ramp at the location of the previous set, there remains an issue of safety regarding the often exposed rock shelf. The stairs are required to be designed and constructed in such a fashion as to maximise the safety of those who mainly use them, namely parents and young children. Additionally, patrons need to be made aware of the risks in using the stairs, particularly when either wet or leading directly onto rock or both, through adequate signage.

Council has a number of options open to it relating to the installation of access stairs or a ramp from the lower promenade to the sand at the southern end of Coogee Beach. The options are summarised as follows:

1. Do Nothing. Council allows the fencing across the removed set of stairs to remain. Patrons must then utilise either the ramp and stairs to the north or the stairs adjacent to the rock pool to the south. Estimated Cost: \$0
2. Council construct the stairs as designed by Council in 2001 allowing direct access to the sand and rock pool from the lower promenade as was previously available. Estimated Cost: \$60,000.00.
3. Council design a composite stairs/ramp in such a fashion as to maintain the safety of parents using prams or other wheeled modes of travel. Estimated Cost (including design) is in the order of \$100,000.00.

FINANCIAL IMPACT STATEMENT:

Should Council proceed with the provision of a new set of steps at this location, Council will need to allocate an amount of \$60,000 in the 2006/07 Budget to carry out this work.

CONCLUSION:

It is considered that Council officers should arrange a redesign and the other necessary documentation to construct a properly founded/anchored set of stairs at the same location as previously existed. Council could then consider an allocation of \$60,000.00 in the 2006/07 Capital Works Budget for the construction of these stairs at the southern end of Coogee Beach.

RECOMMENDATION:

That:

1. Council commission a review/redesign of the proposed amendment to the now-removed stairs.
2. Council consider the allocation \$60,000.00 in the 2006/07 Capital Works Budget for the construction of a set of stairs at the southern end of Coogee Beach.

ATTACHMENT/S:

Nil

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JORDE FRANGOPLES
DIRECTOR, CITY SERVICES

Director, City Services' Report 42/2005

SUBJECT:	EUCALYPTUS SPECIES GROWING WITHIN THE REAR OF 12 KARA STREET, RANDWICK
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DATE:	19 April, 2005	FILE NO:	F2004/07809
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REPORT BY: DIRECTOR, CITY SERVICES

INTRODUCTION:

The managing agents of 12 Kara Street, Randwick, have written to Council requesting approval to remove a very large Eucalyptus species (Ghost gum) growing within the rear of that property.

The owners of the property are pensioners who have serious concerns about the long term safety of the subject tree and my recent inspection revealed that several large branches had recently snapped from within the canopy – possibly as a result of severe wind storm activity.

ISSUES:

The tree concerned is approximately 25 metres in height with a canopy spread of around 15-18 metres. It is in good health, although there is some minor deadwood within the canopy, and it contributes significantly to the surrounding landscape.

It provides important native fauna habitat and food source and is causing no structural damage to either public infra structure or private property.

It is situated in the rear south-western corner of the property and is located at least six-eight metres from any residence. It is located only one-two metres from the common boundaries of the property to the south and the one at the rear.

The owners have previously applied to Council but because the tree is significant and healthy they were only granted consent to prune and deadwood the tree.

CONCLUSION:

The subject tree, although very large, is structurally sound and significant in the surrounding landscape. It has been underpruned in the past to a height of approximately six metres and its canopy is in a healthy condition.

However, several large branches have recently snapped without warning and although the tree is very large it is exposed to high winds and is perhaps a little incongruous for the situation in which it is growing.

Previously, the owners had to replace the clothes hoist because it was destroyed by a branch which fell from the tree.

The owners of the two immediately adjoining properties also have serious concerns about the safety of the tree and both support its removal and replacement with a more appropriate species.

The owners of 1, 3 and 5 Howard Street, Randwick, have sent a petition to the managing agents requesting removal of the tree because of safety concerns. The owner of 5 Howard Street has also had numerous sewer blockages attributed to the roots of the tree.

All these elements should be considered when assessing whether the tree should be removed and replaced with something more appropriate.

RECOMMENDATION:

THAT approval be granted to remove the potentially dangerous Eucalyptus species (Gum tree) growing within the rear of 12 Kara Street, Randwick, and that it be replaced with a more appropriate native tree species.

ATTACHMENT/S:

Nil

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JORDE FRANGOPLES
DIRECTOR, CITY SERVICES

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BRYAN BOURKE
TREE MANAGEMENT OFFICER