



7th February, 2006

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, 14TH FEBRUARY, 2006 AT 6:00 P.M.

Committee Members: His Worship the Mayor, Cr T. Seng, Crs Andrews (Deputy Chairperson), Belleli, Hughes, Matson, (Chairperson) Notley-Smith, 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, 6TH DECEMBER, 2005.

3 Declaration of Pecuniary & Non-Pecuniary Interests

4 Addresses to Committee by the Public

5 Works

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| 5.1 | ACTING DIRECTOR, CITY SERVICES' REPORT 1/2006 -
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GENERAL MANAGER

Acting Director, City Services' Report 1/2006



SUBJECT:	COUNCIL OWNED FICUS 'HILLII' (HILLS WEEPING FIG) GROWING OUTSIDE 64 RITCHARD AVENUE, COOGEE.
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DATE:	24 January, 2006	FILE NO:	F2004/07359
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REPORT BY: ACTING DIRECTOR, CITY SERVICES

INTRODUCTION:

The owner of 64 Ritchard Avenue, Coogee, Mrs Annie Sinclair, has written to Council requesting the removal and replacement of the Council-owned Ficus 'Hillii' (Hill's Weeping fig) growing on the nature strip outside that property.

The subject tree is one of a number growing along both sides of the street and as such it is quite significant and contributes to a streetscape of recognised significance.

ISSUES:

The tree is approximately eight metres in height with a canopy spread of around eight-nine metres. It is one of a number of the same species growing along the northern side of the street.

All the fig trees in the street have to be pruned on a regular and ongoing basis to maintain statutory clearances around overhead powerlines and domestic service wires. This particular tree has been pruned around the wires to such an extent that the majority of canopy now overhangs into the front yard area of 64 Ritchard Avenue.

Tree roots have in the past damaged the adjacent footpath area and this damaged footpath has been removed - with some root pruning undertaken - but this is only a temporary measure for dealing with this particular problem.

Mrs Sinclair has cited as reasons for wanting the tree removed the fact that its roots cause ongoing and serious damage to adjacent public infrastructure, that the roots regularly block her sewerage pipes, that the leaves and fruit are continually blocking her gutters and that both constitute a serious trip hazard, as well as the fact that they have to be continually pruned out of the powerlines and domestic service wires.

Mrs Sinclair would like the tree replaced with an advanced *Syzygium luehmannii* (Lilly Pilly) – as per Council's Street Tree Masterplan.

The tree has been assessed as having a low risk potential. It has also been assessed as having a medium hazard rating when issues such as failure potential, target rating and the size of any potential branch failures are considered.

It has been assessed as having significant scenic/environmental amenity and with providing important habitat/food source. The effect of removal on soil stability/land degradation would be negligible.

The tree has been calculated as having an amenity value of \$7,200 using the Standards Australia AS – DR99307 valuation guide.

FINANCIAL IMPACT STATEMENT:

The total cost to remove and stump grind the subject tree, re-instate the nature strip and footpath, and to replace the tree with a 100-litre advanced replacement species would be approximately \$3,000 and this would come from Council's annual tree management budget.

CONCLUSION:

This species of tree is entirely inappropriate for growing in a confined nature strip situation such as this, immediately adjacent to a raised retaining wall, concrete footpath and adjacent residence.

The footpath next to the tree has had to be repaired previously because of tree root damage and large tree roots have the potential to damage and compromise the adjacent retaining wall.

The installation of a tree root barrier is not a feasible option because it would compromise the stability of the tree and would adversely impact upon its long term health. Any such barrier would only be a temporary solution to a small number of the problems associated with the tree and eventually tree roots would simply grow over or under any such barrier.

The only effective long-term solution to dealing with the range of problems being caused by the roots of this tree and to allow the property owner to undertake necessary retaining wall rectification works is to remove the subject tree and to replace it with an advanced *Syzygium luehmannii* (Lilly Pilly).

Mr Colin Sinclair initially wrote to Council in March, 2003, requesting the removal and replacement of the subject tree for the same reasons given in his wife's 11 September, 2005, email request to Council. There have, however, been three of these trees removed from Ritchard Avenue, Coogee, in the past six months and the removal of this tree would exceed the ten percent per annum limit imposed for streets planted out with significant numbers of *Ficus 'Hilli'*.

Council at its Ordinary Council Meeting held on Tuesday, 23 November, 2004, resolved that 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 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 removal and replacement of the Council-owned Ficus 'Hillii' (Hill's Weeping fig) growing on the nature strip outside 64 Ritchard Avenue, Coogee, be postponed for at least twelve months to comply with Council's resolution that no more than five percent of canopy cover in any street containing significant numbers of Hill's Weeping fig be removed within any twelve month period.

ATTACHMENT/S:

Nil

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MARK SHAW
ACTING DIRECTOR, CITY SERVICES

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BRYAN BOURKE
TREE MANAGEMENT OFFICER

Acting Director, City Services' Report 2/2006



SUBJECT:	CLOVELLY BEACH RESIDENT PARKING SCHEME
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DATE:	1 February, 2006	FILE NO:	F2004/08439
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REPORT BY: ACTING DIRECTOR, CITY SERVICES

INTRODUCTION:

Council in mid-2003 commenced a comprehensive review of resident parking provisions within the City. Several reports have since been submitted to Council summarising the extent of parking problems experienced by residents in various parts of the City.

At its Works Committee meeting held on 9 November 2004, Council endorsed the implementation of area wide Resident Parking Schemes in various parts of the City in the following order of priority:

The Spot, Coogee Beach, Clovelly Beach, Maroubra Beach, Randwick Junction, Kensington, Kingsford, North Randwick (TAFE Precinct), Todman Avenue and Maroubra Junction.

ISSUES:

This report provides:

- An update on the operation of the Schemes that have already been implemented in The Spot and the Coogee Beach Precincts; and
- Seeks Council's approval for the implementation of a Resident Parking Permit Scheme in the Clovelly Beach Precinct.

THE SPOT PARKING SCHEME

The Spot Resident Parking Scheme was approved by Council at its Works Committee meeting held on 9 November 2004 and was implemented in May 2005. The Scheme has provided a total of 250 resident parking spaces. In addition, a total of 225 time restricted period parking spaces have been provided to cater for the differing needs of the various users of the Precinct.

Prior to the introduction of the Scheme, all streets within The Spot Precinct experienced parking problems directly related to the impact of businesses within and adjacent to the Precinct.

Since the introduction of the Scheme, Council officers have received positive feedback from residents as well as the business community.

A total of 180 eligible residents have currently obtained parking permits issued by Council, and are now able to park in the immediate or close proximity of their residences. Similarly, the rationalisation and extension of period parking restrictions have largely eliminated many of the previously experienced parking problems.

In addition, the general public have quickly detected the presence of increased Council patrols in these areas, resulting in better managed parking for shoppers and other short stay users.

It is also reported that due to kerb, guttering and footpath reconstruction works undertaken by Council in the vicinity of the Claremont College, the provision of 90 degree angle parking on the southern side of Coogee Bay Road, proposed as an element of The Spot Parking Scheme, had to be delayed. However, signposting and line marking works for the designation of these parking spaces will soon be carried out, which arrangement will provide an additional 49 period parking spaces within The Spot Precinct.

COOGEE BEACH PARKING SCHEME

At its Works Committee meeting held on 12 April 2005, Council adopted the Coogee Beach Parking Scheme as an area-based parking scheme with three sub-precincts, namely, Northern Precinct (Area CO1), Central Precinct (Area CO2) and the Southern Precinct (Area CO3). All signposting and traffic facilities were completed in November 2005 for the implementation of the Scheme in these three precincts. The Scheme has provided a total of 665 resident parking spaces and a total of 538 period parking spaces.

The implementation of the Coogee Beach Parking Scheme has resulted in the reduction of severe parking problems experienced in the precinct, and has promoted an assurance of convenient parking amenity for residents.

The Scheme is being monitored and some fine tuning of the signposting arrangement is being carried out through the Traffic Committee process so as to enhance the operation of the Scheme.

CLOVELLY BEACH PARKING SCHEME

At its meeting held on 27 April 2004 Council approved, in principle, the introduction of a Resident Parking Scheme in the Clovelly Beach Precinct, and resolved to refer the details of the Scheme to the Traffic Committee for its comments and to place the Scheme on public display.

The Randwick Traffic Committee, at its meeting held on 14 September 2004, considered the Scheme and raised no objection for its implementation.

The Clovelly Beach Parking Scheme was placed on public display during October 2004 – March 2005.

ISSUES:

Currently, parking problems within the Clovelly Beach Precinct are compounded due to:

- High residential density and increased vehicle ownership rates;
- Visitor influx to the beach and foreshore areas; and
- Visitor influx to the Clovelly Road commercial area.

The Clovelly Beach Parking Scheme incorporates the following important elements:

- Resident and Visitor Permit Parking would be made available only to residents of streets designated as “Eligible Streets” in Figure 5 of the attached report (distributed separately), and the residents of corner properties adjoining these eligible streets;
- Areas shown as “Under Future Review” in Figure 5 would be retained within the RPS/VPS precinct and reviewed during future reviews of the Scheme;
- Period and permit restrictions in the immediate vicinity of the commercial centre will operate 7 days year-round;
- Permit restrictions in residential areas will operate on Saturdays, Sundays and Public Holidays year-round;
- Parking restrictions adjacent to foreshore areas will operate on Saturdays, Sundays, and Public Holidays year-round;

In response to Council’s public notification of the Scheme, a total of twelve written submissions have been received and these submissions have been carefully considered in the formation of this report. The central issues which have been raised in these submissions are discussed below:

1. CLOSURE OF THE GAP IN THE CLOVELLY ROAD MEDIAN ISLAND

Some local residents have objected to the proposed closure of the gap in the median island in Clovelly Road, opposite Walker Street. It has been stated that the closure will adversely impact on residents of Walker Street, Lowe Street and Melrose Parade.

The closure was proposed to create an additional five car parking spaces in this area for general parking. However, in the light of the submissions received, it is now recommended that the gap be not closed. The proposal could be reviewed during future assessments of the Scheme.

2. OVERFLOW PARKING IN THE CLOVELLY CAR PARK

The draft Scheme proposes the use of the grassed area, east of Victory Street, for overflow parking from the car park. This proposal has been objected to by some residents of Victory Street.

It is considered that this area is rarely used and when it is used, parking is inefficient.

The draft Clovelly Beach Plan of Management includes a proposal to formalise existing overflow parking at the western end of the car park. It is therefore recommended that this proposal should be further investigated in consultation with residents of Victory Street. Should the proposal for parking at this location be endorsed in the Plan of Management, parking should only be permitted during summer months (October to April) and the area be appropriately landscaped to minimise any adverse visual impact.

3. FOUR HOUR PARKING LIMIT AT THE CLOVELLY BEACH CAR PARK

Some residents of Victory Street have raised objections to the proposal to introduce four hour limit on Saturdays, Sundays and Public Holidays, for parking in the Clovelly Carpark. This objection is not supported by Council Officers. It is considered that the time limit will improve substantially the availability of parking for beach visitors whilst still maintaining a reasonable long-term parking environment for beach users. However, it is now proposed that parking at the Clovelly Beach Carpark be subject to "4P 8.30am-6.00pm Saturday, Sundays and public holidays October-April" restrictions.

4. PROPOSED ROUNDABOUT AT THE CLOVELLY ROAD AND VICTORY STREET INTERSECTION

Residents of No. 4 Victory Street, Clovelly, have objected to the proposed roundabout on the basis of obstruction of access to their garage and traffic noise at the roundabout.

It is considered that in the light of the recommendation not to close the gap in the Clovelly Road median, the need for the roundabout at this time is not critical. Therefore this proposal would be further examined in conjunction with the finalisation of the Clovelly Beach Plan of Management.

5. INTRODUCTION OF RESIDENT PARKING IN MELROSE PLACE, EAST OF WALKER AVENUE

A resident of the cul-de-sac eastern end of Melrose Parade has requested the introduction of resident parking on both sides of the street at its eastern end, east of Lowe Street. There are seven dwellings at the location and these residents need to be consulted in regard to this new proposal and if supported by a majority of these residents, it will be implemented as a part of the Scheme.

6. PARKING ADJACENT TO THE MEDIAN STRIP

An objection has been received to the provision of parallel parking adjacent to the median island in Clovelly Road (westbound traffic) between the beach car park and Walker Avenue. This section of the road is 8.7 metres wide and it is proposed to carry out parking bay marking for parallel parking on both sides, which will still permit a 4.5 metre road width for one way traffic. It is considered that such arrangement would deter vehicle speeds whilst providing additional parking in the area.

7. INTRODUCTION OF PARKING RESTRICTIONS IN BOUNDARY AND OCEAN STREETS

Representations have been received for the introduction of period parking restrictions in Boundary and Ocean Streets.

It is reported that the draft proposal has identified these streets for future review. Accordingly, these proposals will be considered during future reviews of the Scheme.

8. ANGLE PARKING OUTSIDE 42-44 EASTBOURNE AVENUE

The request for angle parking at the subject location is supported and the proposal is to be submitted to the Traffic Committee for its concurrence.

9. PROVISION OF A LOADING ZONE IN DONNELLAN CIRCUIT

The request for the provision of a Loading Zone in Donnellan Circuit to cater for the needs of deliveries is supported. A Loading Zone will be included in the Scheme.

10. ISSUE OF BUSINESS PARKING PERMITS

It is recommended that no such permits be issued in Clovelly. No such permits have been issued in any other Randwick City Council Resident Parking areas and issuing them here would create an undesirable precedent wherein all businesses employees will seek permits. Such a scheme will have a negative impact on the successful operation of the proposed resident parking scheme.

11. PREFERENTIAL PARKING FOR SURF CLUB MEMBERS

The scheme proposes to reduce the existing seven (7) preferential spaces allocated for Surf Life Saving Club to five (5) spaces in accordance with the demonstrated usage of these parking spaces. However, strong objections from the District Chairman and several members of the Club have been received to the proposed reduction of (2) preferential parking spaces.

It is therefore proposed that the seven (7) currently allocated spaces be retained in the new parking scheme.

FINANCIAL IMPACT STATEMENT:

The introduction of this scheme involves installation/alteration of signposting, construction of median island and kerb extensions, line marking and parking bay marking

for angle parking. This work is estimated at \$50,000 and it is proposed that funds for this work be made available from the residual funds allocated for traffic facilities in the current budget (2005/2006) but which have not attracted the required funding from the RTA in order for those projects to proceed.

Additionally, it is suggested that the remainder of the Council funds (\$37,000), which were allocated in the 2005/2006 Budget to match possible RTA grants, be reallocated to undertake minor Traffic Committee recommended works.

CONCLUSION:

The comprehensive parking study, undertaken by Council officers, reveals that parking problems within the Clovelly Beach Precinct are severe and that remedial action is required in order to promote parking opportunity for residents to park in the immediate or close proximity of their residences. Also remedial action will rationalise and extend period parking to assist in managing visitors not only to the beach and recreational attractions but also the various retail and restaurant facilities in the Precinct.

The Study has identified means of alleviating the problems of all users, and has addressed all matters raised, as a result of public display of the draft proposal, in an equitable manner.

RECOMMENDATION:

That:

1. The Clovelly Beach Resident Parking Permit Scheme, Visitor Parking Permit Scheme and General Parking Scheme as outlined in the attached report, which was on public display, be adopted with the following amendments:
 - i. The proposed closure of the gap in the Clovelly Road median island, opposite Walker Street, be deleted;
 - ii. The use of the grassed area east of Victory Street, for overflow parking, be deferred for further consultation with residents of Victory Street, Clovelly, and be examined in conjunction with the finalisation of Clovelly Beach Plan of Management;
 - iii. Parking at the Clovelly Beach Carpark be restricted to "4P 8.30am-6.00pm Saturdays, Sundays and Public Holidays October-April";
 - iv. The construction of the proposed roundabout at the intersection of Clovelly Road and Victory Street be deferred for future review and finalisation in conjunction with the Clovelly Beach Plan of Management;
 - v. A Loading Zone be signposted in Donnellan Circuit; and

- vi. The existing seven (7) preferential parking spaces in the Clovelly Beach Carpark allocated for the use of Surf Life Saving Club members be retained;
2. All traffic facilities and signposting required for the implementation of proposals in streets designated as “Eligible Streets” in the Scheme be implemented as soon as possible; and
3. Director City Services be requested to undertake a full review of the operation of the Scheme after 12 months of its implementation, and submit a report on the effectiveness of the Scheme, such review to include an assessment to extend the parking scheme to streets shown as “under future review” in the draft proposal.
4. The remainder of the Council funds (\$37,000), which were allocated in the 2005/2006 Budget to match possible RTA grants, be reallocated to undertake minor Traffic Committee recommended works.
5. The Clovelly Precinct Committee be informed of Council resolution.

ATTACHMENT/S:

Report: Clovelly Beach Resident Permit Scheme, June 2004 - Under Separate Cover

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MARK SHAW
ACTING DIRECTOR, CITY SERVICES

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KEN KANAGARAJAN
SENIOR TRAFFIC ENGINEER

Acting Director, City Services' Report 3/2006



SUBJECT:	PLAYGROUND UPGRADE PRIORITY SCHEDULE
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DATE:	2 February, 2006	FILE NO:	F2004/08218
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REPORT BY: ACTING DIRECTOR, CITY SERVICES

INTRODUCTION:

Each year Council allocates funding in its budget for the improvement, upgrade and replacement of playground equipment. In order to determine priorities for the most appropriate allocation of available funds a strategic analysis of Council managed playgrounds was undertaken.

Currently there are 53 existing Council controlled playgrounds in the LGA. Two additional playgrounds will be constructed as part of the Prince Henry and Bundock Street development sites.

ISSUES:

Part of the playground upgrade implementation strategy was to establish a ranking system to prioritise works in various parks. In order to prioritise the upgrades program, each existing playground was evaluated using the following criteria.

- Safety – A higher priority was given to upgrading or replacing play equipment that is unsafe or does not comply with the new Australian Standard – Playground Equipment (AS 4685.1) introduced late in 2004.

Where components of play modules were reported as unsafe and the equipment was of an age and condition that was no longer viable, a high priority was given for an upgrade. Where components of the play module were reported as unsafe or no longer complying, but the module was in a safe and viable condition a high priority was given to replacement of that component (this is undertaken under the maintenance schedule) but a lower priority was given for an upgrade.

- Level of Usage – A higher priority was given to playgrounds with large catchment areas and therefore high use i.e. regional playgrounds and a lower priority was given to small neighbourhood parks with lower use.

- Distribution/Location - A higher priority was given to playgrounds located in areas where the distribution of upgraded playgrounds was low and a lower priority was given to playgrounds located in areas where the distribution of upgraded playgrounds was higher.

FINANCIAL IMPACT STATEMENT:

The total cost of upgrading the 10 playgrounds listed as high priorities (excluding Heffron Park playground – subject to the Heffron Park POM) has been estimated at \$1,152,000.00.

CONCLUSION:

The following table indicates the playgrounds that are listed as the top 10 priorities for full or partial upgrades as assessed by the established criteria:

PRIORITY RATING	PLAYGROUND PARK NAME	LOCATION	APPROX. VALUE OF REQUIRED WORKS	COMMENTS
1	Grant Reserve	Beach Street, Coogee.	\$ 600,000	Total reconstruction of playground including wetpour surface and retaining structures. Retain recently replaced 'Spacenet' structure
2	Quarry Reserve	Storey Street, Maroubra.	\$ 88,000	New play equipment including wetpour surface and park furniture
3	Blaxland Reserve	Blaxland Street, Matraville.	\$ 48,000	New swing set and see saw with wetpour surface
4	Writtle Park	Arthur Street, Randwick.	\$ 96,000	Realign fence, new playground including wetpour surface
5	Ella Reserve	Bilga Crescent, Malabar.	\$ 100,000	New play equipment including wetpour surface. Replanting of garden beds.
6	Gollan Park	Macleay Street, Maroubra.	\$ 44,000	New swing set and wetpour surface.
7	Baird Reserve	Baird Avenue, Matraville.	\$ 64,000	New playground equipment including wetpour surface and park furniture.
8	Bieler Reserve	Frenchmans Road, Randwick.	\$48,000	New swing sets including wetpour surface under all equipment
9	Rubie Reserve	Adams Avenue, Malabar.	\$ 64,000	New playground equipment including wetpour and park furniture.
10	Heffron Park	Bunnerong Road, Maroubra.	Not determined at this time.	Waiting on recommendation adopted from the updated Plan of Management.

RECOMMENDATION:

That Council note the information and endorse the playground upgrade priority schedule.

ATTACHMENT/S:

Comprehensive Playground Upgrade Priority List. - UNDER SEPARATE COVER

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MARK SHAW
ACTING DIRECTOR CITY SERVICES

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LISA DURLAND
LANDSCAPE TECHNICIAN

General Business

Notice of Rescission Motions