

WORKS COMMITTEE MEETING

BUSINESS PAPER

TUESDAY 12 AUGUST 2008

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5 August 2008

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, 12 August 2008 at 6:30pm.

Committee Members: The Mayor, B Notley-Smith, Andrews, Belleli (Deputy Chairperson), Hughes (Chairperson), Matson, Seng, Tracey, White.

Quorum: Five (5) members.

NOTE: At the Extraordinary Meeting held on 28 September 2004, the Council resolved that the Works Committee be constituted as a committee with full delegation to determine matters on the agenda.

Apologies/Granting of Leave of Absences

Confirmation of the Minutes

Works Committee Meeting - 8 July 2008

Declarations of Pecuniary and Non-Pecuniary Interests

Address of Committee by Members of the Public

Urgent Business

Works Reports

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Closed Session

Nil

Notices of Rescission Motions

Nil

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Ray Brownlee

GENERAL MANAGER

Works Report No. W17/08



Subject: Two Council-owned Ficus 'Hillii' (Hills Weeping Figs) outside 24 Athol Street, South Coogee

Folder No: F2004/07359

Author: Mark Shaw, Manager Technical Services

Introduction

The owners of 24 Athol Street, South Coogee, have made a claim against Council for extensive tree root damage caused to the front of their property by the roots of two very large and significant Council-owned *Ficus 'Hillii'* (Hill's Weeping figs) growing on the nature strip outside that property.

As a result, the damaged footpath area along the front property alignment has been removed to allow the extent of any tree root activity and intrusion into the property to be properly assessed.

Issues

The roots of these two trees have caused ongoing and extensive damage to the adjacent front brick wall of the property, as well as to the surrounding footpath, kerb and gutter and an adjacent driveway.

The damage being caused to the driveway and footpath in particular are creating a very serious liability issue for Council that needs to be addressed as soon as practicable.

The brick wall at the front of the property is of dubious construction with no footings, which has simply been built upon the Council footpath slabs, and this has no doubt contributed to the extent of tree root damage to that structure. However, tree roots from both trees have grown into the sewerage and stormwater pipes within the property and are actually growing up the wall inside the laundry at the rear of the property.

The attached photographs indicate the size of the roots of the two trees, with a number of them having a diameter of between 200-300mm. Several of these large tree roots are entering the property at various locations and two are shown to be running adjacent to the property boundary for quite some distance.

Council's tree gang arborist has assessed both trees and has provided a report stating that there is simply too much tree root material that would need to be severed in order to address the problems associated with current root damage.

Any such root severing would also render the trees unstable and would have a very detrimental impact on their long-term health.

Both trees are in excellent health and are approximately 18 metres tall with canopy spreads of between 10-12 metres. They are part of a predominantly single species street planting scheme and their good health and size make them significant within the streetscape.

The trees are both growing under overhead powerlines and have had to be regularly pruned to maintain the statutory clearances from these wires.

W17/08

The removal of these two fig trees would cause a significant loss of visual amenity and wildlife habitat provision within the street. However, this could be negated to some degree with the planting of several super-advanced tree species of a type nominated in Council's Street Tree Masterplan.

The subject trees have been assessed as having a moderate risk potential. They have also been assessed as having medium hazard ratings when issues such as failure potential, target rating and the size of any potential branch failures are considered.

These two trees have been assessed by a Council tree officer as having an average amenity value of \$10,800 each – using the Standards Australia AS – DR99307 valuation guide.

Relationship to the City Plan

The relationship with the City Plan is as follows:

Outcome 10: A Healthy Environment.

Direction 10b: Environmental risks and impacts are strategically managed.

Key action: Implement policies, programs and strategies to manage environmental risks and impacts.

Financial Impact Statement

The total cost to remove and stump grind the subject trees and to re-instate the nature strip, footpath and surrounding public infrastructure would be approximately \$6,000 and this would come from Council's annual tree management budget.

This cost excludes any damage to private property that may have been caused by the roots of these two trees.

Conclusion

The two Council-owned *Ficus 'Hillii'* street trees growing on the nature strip outside 24 Athol Street, South Coogee, have a root system that is large, extensive and extremely damaging to both private property and public infrastructure.

The footpath next to the trees has been severely damaged over a long period and was recently removed as a result of liability concerns for Council and to assess the amount of root intrusion into the adjacent property.

An on-site inspection by Council's Tree Gang arborist and Tree Management Officer has concluded that tree root pruning is not a feasible option for dealing with the range of problems associated with the trees.

Even if the trees were severely canopy pruned and all intruding tree roots severed, this course of action could not ensure that future damage could be avoided.

The installation of a tree root barrier is also not an option because it would compromise the stability of the trees and would adversely impact upon their long-term health. Any such barrier would only be a temporary solution to a small number of the problems associated with the trees 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 these trees would be to remove them completely and replace them with several more appropriate tree species.

Recommendation

That approval be granted to remove the two large Council-owned *Ficus 'Hilli'* (Hill's Weeping figs) growing on the nature strip outside 24 Athol Street, South Coogee and that they be replaced with several more appropriate tree species, as nominated in Council's Street Tree Masterplan

Attachment/s:

1. Photographs - 24 Athol Street, South Coogee

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Trees are significant in the streetscape – note canopies pruned around wires



Large tree root growing under driveway into property



Damaged brick wall has had to be braced because of tree root damage



Large tree root growing under brick fence and deviating into property

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Roots running underneath brick fence and undermining adjacent footpath



Tree roots snaking along section of brick fence and entering property



Roots growing around gas pipe and stormwater pipes adjacent to front of property



Tree roots snaking underneath eastern section of brick wall

W17/08

W17/08



Large tree root (200mm diam) growing under brick wall and into property



Tree root growing under brick wall and causing cracking



Numerous tree roots (incl. one very large root) growing under footpath and driveway



Impact of trees on adjacent infrastructure along eastern end of Athol Street

W17/08

Works Report No. W18/08



Subject: Operation of the Traffic Committee
Folder No: F2004/07866
Author: Tony Lehmann, Manager Integrated Transport

Introduction

This report details the outcome of representations to the Minister for Roads with regard to public attendance at Traffic Committee meetings.

Issues

Since July, 2005 Randwick Council has operated its Traffic Committee such that it has been open to the public.

In May 2007 the Roads and Traffic Authority of NSW (RTA) released guidelines for the operation of Local Traffic Committees. These guidelines specifically stated that members of the public should not "remain at a meeting while the proposal is being debated and a vote taken."

On 28 August, 2007 Council considered a Mayoral Minute (by Mayor Tracey) on this matter, and resolved that:

- a) *in line with Council's City Plan Outcome 3 relating to an "informed and engaged community," and, as resolved by Council, at its Works Committee of 8 May, 2007, Council again endorse the open nature of its Traffic Committee;*
- b) *Randwick City Council contact the Minister's Office in order to be part of any discussions between the RTA and Councils regarding this matter.*

Accordingly correspondence was forwarded to the Minister for Roads on this matter.

The Parliamentary Secretary for Roads, Michael Daley MP, has now written to Council stating that, following consideration of requests made by Randwick Council and a number of other councils, the Minister has agreed that members of the public can now attend the Traffic Committee meetings.

Relationship to City Plan

The relationship with the City Plan is as follows:

- Outcome 2: A vibrant and diverse community.
Direction 2b: Strong partnerships between Council, community groups and government agencies.
Outcome 3: An informed and engaged community.
Direction 3c: A community involved in shaping and enhancing our City.

Financial impact statement

There are no financial impacts arising from this matter.

W18/08

Conclusion

Advice from the Minister's Office vindicates Randwick Council's position with regard to having an open Traffic Committee process.

Recommendation

That the information be received and that an expression of gratitude be made to the Parliamentary Secretary for Roads for his support of Council's position on this issue.

Attachment/s:

Nil

W18/08

Works Report No. W19/08



Subject: Beach Volleyball - 2009 Australian Youth Olympic Festival - Maroubra Beach

Folder No: F2004/08302

Author: Jorde Frangoples, Director City Services

Introduction

An application has been received from Andrew McAllister, General Manager, Australian Youth Olympic Festival and Events to hire Maroubra Beach in order to conduct a five (5) day beach volleyball event from 14–18 January 2009.

Issues

In the application to Council, the event organiser states:

"This is the fifth edition of the Australian Youth Olympic Festival (AYOF). The AYOF seeks to provide future Olympic athletes with an environment reminiscent of an Olympic Games and promote the Olympic ideals of friendship, solidarity and fair play. The event has the patronage of the IOC.

In 2009 the AYOF sports program has increased to 21 sports and the number of participants invited has increased to over 1,800 athletes and over 600 team officials.

The 2009 AYOF will feature some of the best athletes from around the world, including France, New Zealand, Brazil, Germany, Norway, China and Great Britain, who will compete in many of the venues which hosted sports at the Sydney 2000 Olympic Games."

The applicant has indicated in his application that the event will attract approximately 100 athletes, officials and spectators per day to Maroubra Beach. The event will take one day to set up and one day to bump out. Four courts (2 playing and 2 training) will be set up with a court size of 16m x 9m. Ten tents, 3m x 3m, will also be set up with seating for 160 people. 24 hour security will be provided over the period of the event. A PA system will be required for announcements, music stings will be played during matches and anthems played for the medal ceremonies.

Relationship to City Plan

The relationship with the City Plan is as follows:

Outcome5: Excellence in recreation and lifestyle opportunities.
Direction 5b: A range of cultural, sporting and leisure activities.

Financial impact statement

Council will generate income from fees and charges applicable to this event.

Conclusion

In accordance with usual practice, Council's Lifeguard Supervisors will be consulted in relation to this event.

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Recommendation

That the applicant be advised that Council gives its "in principle approval" to the organisers of the 2009 Australian Youth Olympic Festival - Beach Volleyball Event at Maroubra Beach in January 2009, subject to the applicant complying with any conditions of approval that may be imposed once the event is processed.

Attachment/s:

Nil

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