

# **WORKS COMMITTEE MEETING**

## **BUSINESS PAPER**

**TUESDAY 11 NOVEMBER 2014**

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## 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, First Floor, 90 Avoca Street, Randwick on Tuesday, 11 November 2014 at 6:00pm.

Committee Members: The Mayor T Seng, Andrews, Belleli, Bowen, D'Souza (Deputy Chairperson), Garcia, Matson, Moore, Nash, Neilson, Roberts (Chairperson), Shurey, Smith, Stavrinou & Stevenson

Quorum: Eight (8) 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 - 14 October 2014

### Declarations of Pecuniary and Non-Pecuniary Interests

### Address of Committee by Members of the Public

*Privacy warning:*

*In respect to Privacy & Personal Information Protection Act, members of the public are advised that the proceedings of this meeting will be recorded for the purposes of clause 69 of Council's Code of Meeting Practice.*

### Urgent Business

### Works Reports

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### Notice of Rescission Motions

Nil

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Ray Brownlee  
**GENERAL MANAGER**



## Works Report No. W34/14



**Subject:** Sydney Water Planned Works to reduce odour during sewer rehabilitation works and routine grit chamber cleaning

**Folder No:** F2004/06464

**Author:** Stephen Audet, Coordinator Engineering Services

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### Introduction

Sydney Water routinely de-silts the grit chamber on the sewerage line near the end of Dolphin Street in Goldstein Reserve behind Coogee Beach. The odours released during this process have resulted in numerous complaints from residents, business owners and visitors through the Coogee Precinct Committee, via complaints to Councillors and by direct approach to Council.

Council staff have been liaising with Sydney Water regarding this issue and Sydney Water have planned to trial new techniques as part of other planned maintenance works to address this issue.

### Issues

Sydney Water's sewerage network includes a chamber located at the low point near the end of Dolphin Street in Goldstein Reserve. The chamber provides access to the sewer for the purposes of removing silt that accumulates in the sewerage line at this low point in the system.

Removal of sediment is required on a weekly basis and the process of removing sediment results in the substantial release of unpleasant odours from the sewer line.

The trial proposed by Sydney Water includes installing a pipe and valve system within the existing large diameter sewerage main. The pipe and valve system will connect to both grit chambers located within the park. The installed pipe will allow an Odour Control Unit to be set up in the reserve. The Odour Control Unit is being installed primarily to reduce odour during repair work that is planned on the Randwick Submain in Dolphin Street. However, Sydney Water is taking the opportunity to test the Odour Control Unit to reduce odour during the cleaning of the grit pits.

Sydney Water's contractor is preparing to commence work in early November with work expecting to last for approximately five weeks, subject to favourable weather. Sydney Water intend to avoid impacting on Coogee Carols and the summer holidays.

Sydney Water plan that the work will be done at night to reduce impact on the local community and advise that mitigation measures will be put in place to reduce noise and odour as much as possible. Residents within a 100 metre radius of the work sites will receive a 7 day notification letter and the businesses in Dolphin Street will be individually door knocked to advise of the work.

The work activities will include:

- setting up traffic controls in the cul de sac end of Dolphin Street at the start of each shift;

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- Establishing a temporary small site compound around the upstream grit chamber to store equipment and amenities. The downstream compound will be fenced off during each shift. The locations of the two compounds are shown in Attachment 1;
- Installing the pipe and valve system within the existing large diameter sewer main. The extent of work is also shown in Attachment 1;
- Installing a temporary Odour Control Unit housed in a 6 meter long shipping container in the reserve adjacent to the upstream grit chamber compound. The proposed location of the container is shown in Attachment 2.

The shipping container housing the Odour Control Unit is planned to be installed on the north side of the upstream grit chamber. This location is close to the grit chamber to assist with operational requirements and is visually screened by adjacent trees to the north and west.

The Odour Control Unit will be trialled to assess if it leads to a reduction in odour emitted during the desilting of the grit pits. Should the use of an Odour Control Unit be effective then Sydney Water advise that they plan to investigate the procurement of mobile Odour Control Units that could be used in the future during the grit chamber de-silting exercise.

### **Relationship to City Plan**

The relationship with the City Plan is as follows:

Outcome 6: A Liveable City.  
Direction 6b: Our town centres, beaches, public places and streets are safe, inviting, clean and support a recognizable image of our City.

### **Financial impact statement**

Sydney Water are funding these works, including restoration of any damage or disturbance. There are no financial impacts for Council.

### **Conclusion**

The works proposed by Sydney Water are in response to the concerns of the community regarding the release of odours during Sydney Water's operations.

Sydney Water are implementing a system to reduce odours during upcoming sewer repair works with a view to testing this system for its use as a long term solution to the amenity problems experienced during the de-silting of the Coogee Beach grit chambers.

### **Recommendation**

That:

- a) the upcoming trial odour control works by Sydney Water be noted; and
- b) Sydney Water provide the outcome of the trial to Council.

### **Attachment/s:**

1. Coogee Silt Pits - Site Establishment Plan
2. Aerial photo indicating location of temporary Odour Control Unit

41/43M

Metrocorp will establish a temporary site fence around the Silt Pit Chambers.

Metrocorp will endeavour to keep all establishments to a minimum, however it is preferable to erect temp fencing for safety of the public and to minimise visual impacts from the works.

A portable deodoriser unit will be installed to help prevent odour. Metro will start works between MH16A and upstream Silt Pit. Once complete we should be able to remove set up from the Dolphin St. (MH16A).

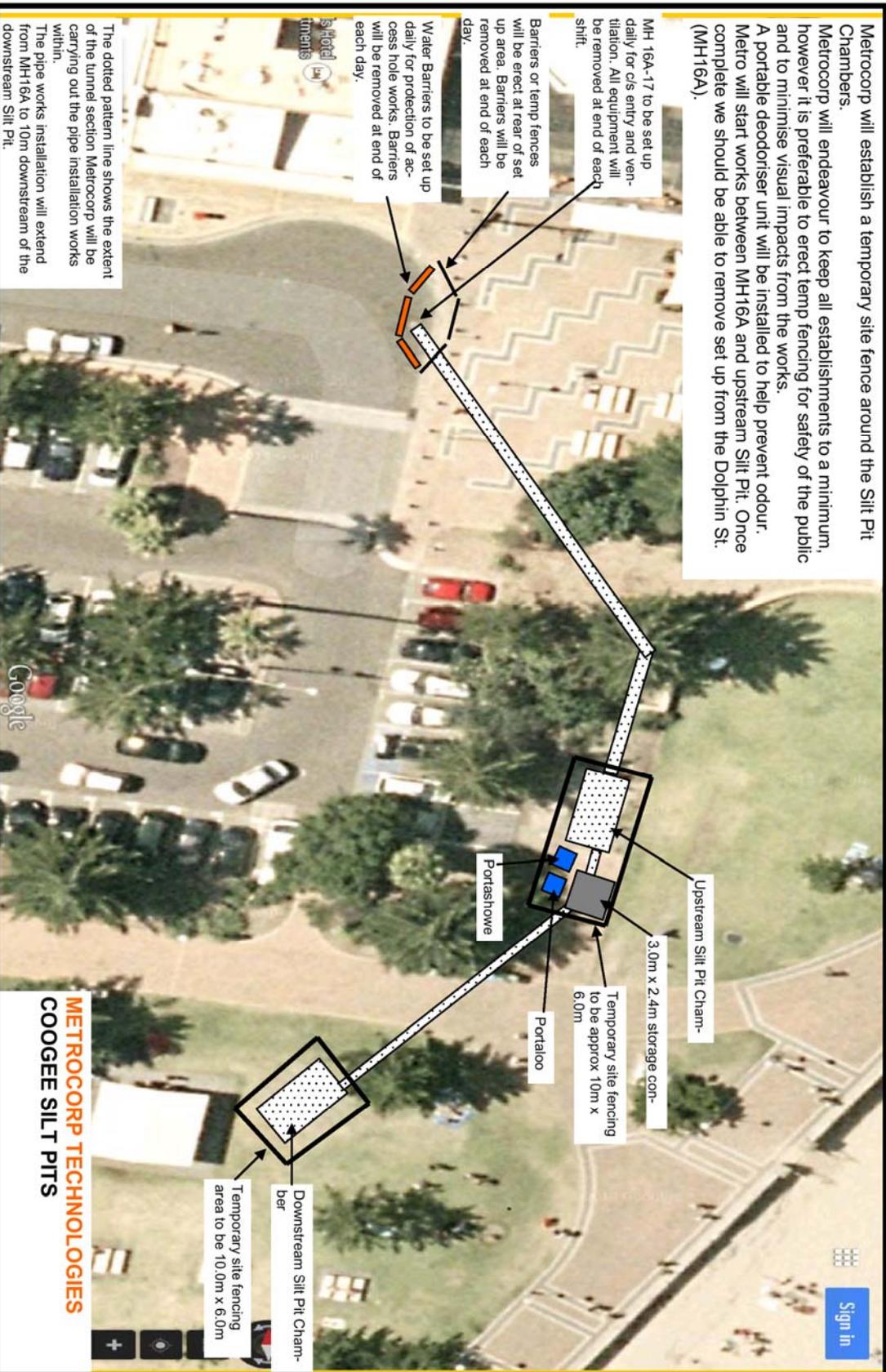
MH-16A-17 to be set up daily for c/s entry and ventilation. All equipment will be removed at end of each shift.

Barriers or temp fences will be erect at rear of set up area. Barriers will be removed at end of each day.

Water Barriers to be set up daily for protection of access hole works. Barriers will be removed at end of each day.

The dotted pattern line shows the extent of the tunnel section Metrocorp will be carrying out the pipe installation works within.

The pipe works installation will extend from MH16A to 10m downstream of the downstream Silt Pit.



**METROCORP TECHNOLOGIES**  
COOGEE SILT PITS

<b>FOR APPROVAL</b>	DRAWN BY: PAUL SMITH	CLIENT: SWC		51-53 WILLARONG ROAD TAREN POINT NSW 2229 PH: 9540 3455 FAX: 9540 5739	COOGEE SILT PITS VENT PIPE INSTALLATION
	VERIFIED BY: NICOLA WALLACE	DATE: OCTOBER 2014			
	DOCUMENT NUMBER: N/A		METROCORP		



## Works Report No. W35/14



**Subject:** Pine Street, Randwick - Partial Closure of the Road Reserve

**Folder No:** F2004/06116

**Author:** Joe Ingegneri, Manager Technical Services

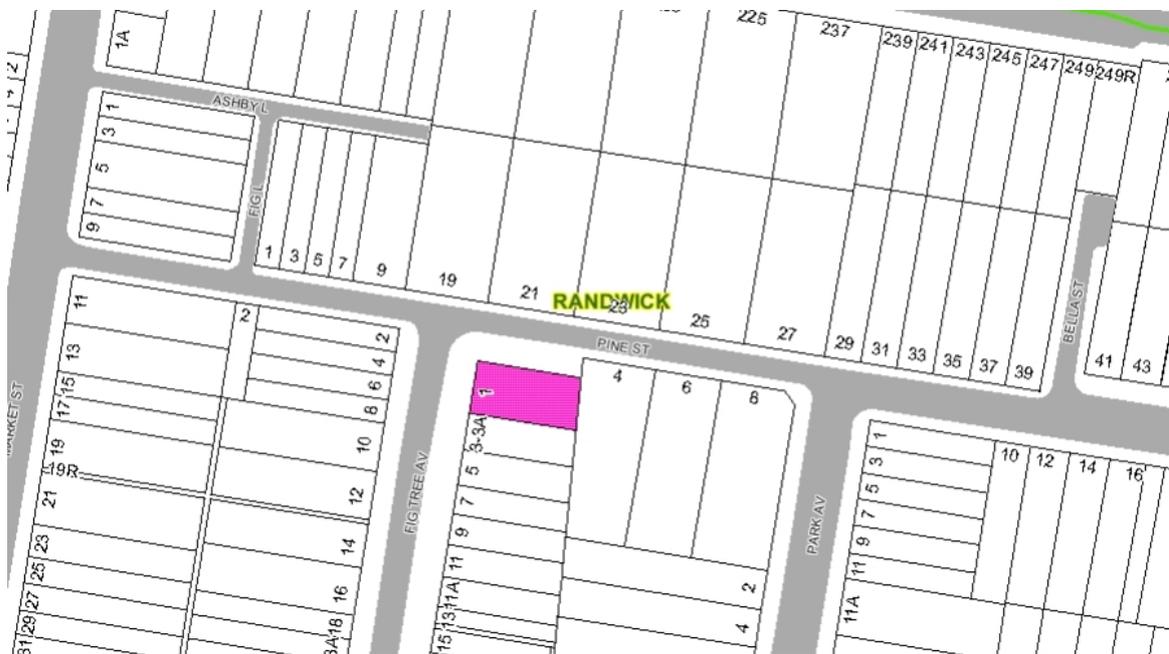
### Introduction

Randwick Council has received a request from the owner of 1 Figtree Avenue, Randwick to acquire part of the road reserve along Pine Street that was previously part of the property but was purchased by council for road widening in 1971 at a cost of \$15,000.

### Issues

The owner of 1 Figtree Avenue, Randwick has made a request to acquire the part of the road reserve along Pine Street adjacent to the property. The parcel of land was purchased by Council in 1971 as part of a road widening plan along Pine Street between Market Street and Park Avenue.

Pine Street between Market Street and Park Avenue is approximately 10m wide. The proposed road widening was for the road reserve to be 15m wide along this section. To the east of Park Avenue, Pine Street is 15m wide and to the east of Bella Street, Pine Street is 20m wide. The most common road reserve width is 20m. This layout is shown on the site plan below.



However, the original proposed road widening along the southern side of Pine Street between Market Street and Park Avenue has not progressed. There is no current plan for any road widening along this section of Pine Street and no other land has been acquired for road widening since 1971.

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Whilst the land was acquired by Council in 1971 and the land title was amended accordingly, the structures and property fence was permitted to remain. See photograph 1.



**Photograph 1**

### **Legislative Process**

Part 4 of the Roads Act, 1993, outlines the process for the closing of a road. The roads authority may make application for the closing of a road to the Minister via the NSW Office of Environment and Heritage. The section of road in question is a local road for which Randwick City Council is the Roads Authority. However, the Council is required to consent to the closure of the road.

Following receipt of an application, the NSW Office of Environment and Heritage will advertise the proposed closure and invite submissions. The Minister will then make a decision on the proposed closure. Should the closure be approved, the land that was previously vested in Council as local roads remains vested in Council. The Council may then offer to sell the land at an appropriate value to the original subdivider of the land or their successor.

Money received by a council from the proceeds of sale of the land is not to be used by the council except for acquiring land for public roads or for carrying out road work on public roads.

### **Costs**

There are costs associated with the application to the NSW Office of Environment and Heritage, preparation of survey plans and valuation of the land. There will also be costs associated with any relocation of services.

All costs involved in the process, including survey, legal, application and valuation costs should be borne by the applicant.



### **Assessment**

The existing width of Pine Street, Randwick between Market Street and Park Avenue is adequate to accommodate 1 parking lane on the northern side and a carriageway. Due to the low traffic volume, there has been little demand to widen the street.

There is no current road widening proposal nor does it appear that the land in question can be used as part of the road without additional land acquisition and associated road works. The subject land has structures and appears to form part of the property at 1 Figtree Avenue because Randwick Council has not undertaken work to the property since its acquisition.

The partial road closure and sale of this land to the owner will formalise the property boundary alignment along Pine Street and address the nature of its current use.

The partial closure of this section of the road reserve will not impact traffic, pedestrians or other road users.

Randwick Council will receive monies for the sale of the land as determine by the valuation and any subsequent negotiations.

### **Relationship to City Plan**

The relationship with the City Plan is as follows:

Outcome 6: A Liveable City.

Direction 6a: Our public assets are planned, managed and funded to meet the community expectations and defined levels of service.

### **Financial impact statement**

This proposal will not require Council funding. The Council will receive money for the sale of the land that will supplement funding for road works. The amount will be determined following a property valuation.

### **Conclusion**

Randwick Council does not have any current road widening plans along Pine Street. The road adjacent to 1 Figtree Avenue was acquired in 1971 as part of the site redevelopment. No other land has been acquired for road widening along this section of Pine Street since 1971.

However, the property structures have remained on the property because the road widening proposal has not progressed. This part of the road reserve has been utilised by the owner of 1 Figtree Avenue as if it is part of their property. The partial road closure and sale of this land to the owner will formalise the property boundary alignment along Pine Street and address the nature of its current use.

The partial closure of this section of the road reserve will not impact traffic, pedestrians or other road users.

On this basis, it is recommended that the proposed partial road closure in Pine Street for the purpose of selling the land to the owner of 1 Figtree Avenue, Randwick be approved in principal subject to the owner agreeing to pay the associated costs.

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**Recommendation**

That Council approve, on an in principle basis, the proposed closure of part of the road reserve (approx. 132.6m<sup>2</sup>) along Pine Street adjacent to 1 Figtree Avenue, Randwick for the purposes of selling the land to the owner of 1 Figtree Avenue, Randwick subject to:

- a) All survey and legal costs being borne by the applicant.
- b) Council briefing its own valuer to set a reasonable value for the land in question.
- c) The applicant demonstrating that none of the utility authorities including AGL, Ausgrid, Telstra, Optus, Vodafone etc. have any objections to the closure and sale of the subject land.
- d) The applicant making arrangements and paying all associated costs required to relocate services.
- e) The applicant advising the Council of the acceptance of all the above conditions and providing Council with payment of the application fee and all other fees required by the NSW Office of Environment and Heritage prior to Council making application for this closure.

**Attachment/s:**

Nil

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