

ITEM 22. WORKS ZONE – NEWTON STREET ALEXANDRIA

TRIM RECORD NO: 2014/009221

RECOMMENDATION

It is recommended that the Committee endorse the reallocation of the kerb space on the eastern side of Newton Street, Alexandria, between the points 0 metres and 50 metres (eight car spaces) north of Allen Avenue as “Works Zone 7.30am-5.30pm Mon-Fri, 7.30am-3.30pm Sat” and “No Stopping Other Times” subject to the following conditions:

- (A) The Applicant must comply with the Works Zone conditions as stipulated in Schedule D of this Agenda.
- (B) The Applicant is not permitted to swing or hoist goods from a Works Zone across or over any part of a public road by means of a lift, hoist or crane unless a separate approval has been obtained from the City's Building Approvals Unit under Section 68 of the Local Government Act 1993.
- (C) Temporary “No Stopping” restriction on the western side of Newton Street as shown on the attachment.
- (D) The Applicant must install and maintain the temporary line marking changes in Newton Street. On completion of the works the applicant must remove the temporary line marking to the satisfaction of the City.
- (E) The Applicant must engage an RMS-Authorised Traffic Controller to manage traffic at Newton Street and Allen Avenue corner when the first 10 metres of the Works Zone is occupied for construction activity.
- (F) The Applicant to obtain separate approval from the City's Construction Regulation Unit for barricading and construction of the temporary concrete pavement so that it is suitable for the piling rig.
- (G) The Applicant must obtain separate approvals from the City for removal of any trees, garden beds and street furniture on the footpath for the construction of the temporary concrete pavement.
- (H) The Applicant must notify local residents of the Works Zone at least seven days prior to installation.
- (I) The Applicant must provide a telephone number of the Site Manager.

DECISION

BACKGROUND

Polyseal Building and Remedial Services Pty Ltd has applied for a 50 metre long Works Zone in Newton Street, Alexandria.

The Works Zone is to facilitate remedial works at 18-20 Newton Street for a period of approximately 26 weeks.

COMMENTS

The kerb space on the eastern side of Newton Street, Alexandria between Allen Avenue and Henderson Lane, where the Works Zone is proposed, is currently signposted as “2P 8am-6pm Mon-Fri Permit Holders Excepted Area 40”, “No Stopping” and unrestricted for parking.

The proposed works involve locating a piling rig within the Works Zone for underpinning works to the adjacent building. It will include the removal of street trees, footpath, kerb, gutter and part of the road along the frontage of the building to construct a concrete slab for the placement of the piling rig. The piling rig will occupy the footpath and 4 metres of the road width including the barriers.

The footpath and the Works Zone area will be barricaded and the pedestrians will be diverted to the footpath on the opposite side of the street. The Applicant has provided a site-specific plan that includes details of barricades, signs and other traffic devices to implement the proposed lane closures.

As the piling rig will occupy part of the traffic lane, parking on the opposite side would be suspended adjacent to the works zone area to maintain two-way traffic flow in Newton Street. Once the piling works are finished, in approximately 6 to 8 weeks, the Works zone area will be reduced and the parking on the opposite side will be reinstated.

The Works Zone is intended to operate from 7.30am to 5.30pm, Mondays to Fridays and from 7.30am to 3.30pm on Saturdays in accordance with the Development Consent Conditions.

The building site has no provision for off-street parking for large trucks and as the approved development takes up the entire site, the Developer is unable to carry out construction unless a Works Zone is provided directly in front of the site.

As there are trees located within, and adjacent to the Works Zone, the Applicant must obtain separate approval from the City’s Tree Management Team if loading or unloading from the Works Zone will impact on adjacent trees.

CONSULTATION

The applicant must notify adjacent properties at least seven days prior to the implementation of the Works Zone.

FINANCIAL

All costs associated with the Works Zone will be borne by the Applicant.

ATTACHMENTS

Works Zone – Newton Street Alexandria

Ajay Nayar, Traffic Works Coordinator

HENDERSON

LANE

2P Permit
Parking
(existing)

Temporary
No Stopping

2P Permit
Parking
(existing)

STREET

Proposed
Works Zone

63.5m

50.0m

2P Permit
Parking
(existing)

33.0m

Unrestricted
Parking
(existing)

9.4m

No Stopping
(existing)

0.0m

KL 00m

ALLEN AVENUE

Driveway

17.0m

NEWTON

RENWICK STREET

**WORKS
ZONE**

730AM - 530PM
MON - FRI
730AM - 330PM
SAT

R5-25Z

PROPOSAL

NEWTON STREET, ALEXANDRIA
REQUEST FOR WORKS ZONE



