

**ITEM 18. WORKS ZONE – DUNNING AVENUE EPSOM ROAD AND
MENTMORE AVENUE ROSEBERY**

TRIM RECORD NO: 2014/357166

RECOMMENDATION

It is recommended that the Committee endorse the reallocation of the kerb space as follows:

- On eastern side of Dunning Avenue, Rosebery, between the points 10 metres and 23 metres (two car spaces) south of Epsom Road as “Works Zone 7.30am-5.30pm Mon-Fri, 7.30am-3.30pm Sat”,
- On southern side of Epsom Road, Rosebery, between the points 21.7 metres and 48.7 metres (five car spaces) east of Dunning Avenue as “Works Zone 7.30am-5.30pm Mon-Fri, 7.30am-3.30pm Sat”,
- On western side of Mentmore Avenue, Rosebery, between the points 17 metres and 38 metres (four car spaces) south of Epsom Road as “Works Zone 7.30am-5.30pm Mon-Fri, 7.30am-3.30pm Sat”;

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) The Applicant must notify local residents of the Works Zone at least seven days prior to installation.
- (D) The Applicant must provide a telephone number of the Site Manager.

DECISION

BACKGROUND

Epsom Property Group Pty Ltd has applied for three Works Zones along all three frontages of their site. They are 13 metre long Works Zone in Dunning Avenue, 27 metre long Work Zone in Epsom Road and 21 metre long Work Zone in Mentmore Avenue, Rosebery.

The Works Zones are to facilitate construction works at 1-3 Dunning Avenue, Rosebery for a period of approximately 26 weeks.

COMMENTS

The kerb space on the southern side of Epsom Road between Dunning and Mentmore Avenues, where the Works Zone is proposed, is currently signposted as “1/2P 8.30am to 6pm Mon-Fri, 8.30am-12.30pm Sat”. The proposed Works Zone locations in Dunning and Mentmore Avenues are currently unrestricted for parking.

The Works Zones are intended to operate from 7.30am to 5.30pm, Monday to Friday and from 7.30am to 3.30pm on Saturday in accordance with the Development Consent Conditions.

The development 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 these Works Zones are provided on each frontage street of the site. The streets are wide enough to allow the Works Zones to be installed without affecting traffic flow or property access.

CONSULTATION

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

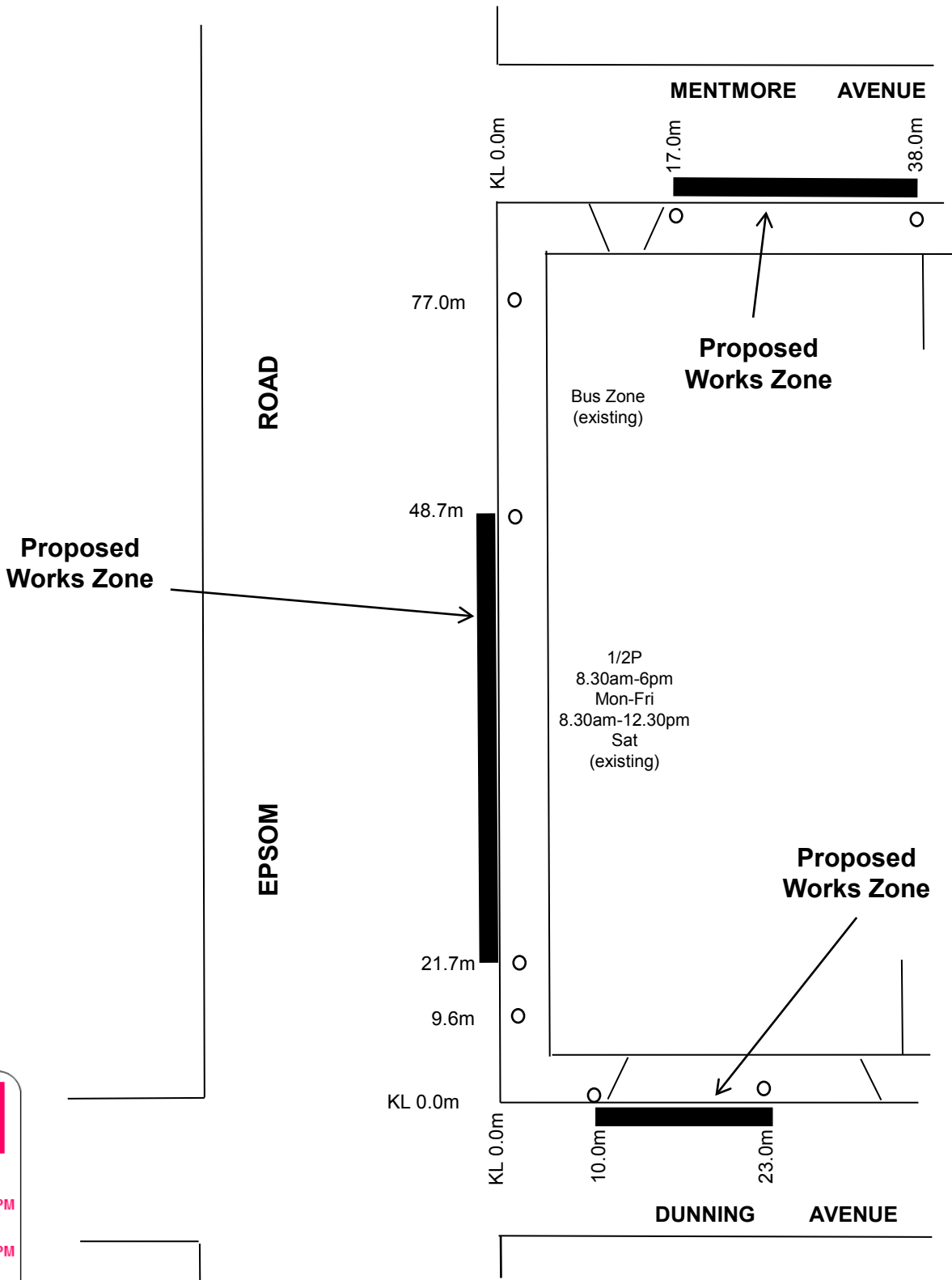
FINANCIAL

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

ATTACHMENTS

Works Zones – Dunning Avenue Epsom Road and Mentmore Avenue Rosebery

John Gill, Engineering Traffic Officer



WORKS ZONE

7:30AM – 5:30PM
MON - FRI

7:30AM – 3:30PM
SAT

R5-25Z

PROPOSAL

DUNNING AVENUE, EPSOM ROAD
AND MENTMORE AVENUE, ROSEBERY

REQUEST FOR WORKS ZONES

