

**ITEM 15. WORKS ZONE – BURTON AND LANGLEY STREETS
 DARLINGHURST**

TRIM RECORD NO: 2014/508965

RECOMMENDATION

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

- On northern side of Burton Street, Darlinghurst, between points 7.1 metres and 22.1 metres (two car spaces) west of Palmer Street as “Works Zone 7.30am-5.30pm Mon-Fri, 7.30am-3.30pm Sat” and “2P Ticket 5.30pm-10pm Mon-Fri, 3.30pm-10pm Sat, 8am-10pm Sun and Public Holidays Permit Holders Excepted Area 21”.
- On eastern side of Langley Street, Darlinghurst, between points 17.5 metres and 29.5 metres (two car spaces) south of Kings Lane as “Works Zone 7.30am-5.30pm Mon-Fri, 7.30am-3.30pm Sat” and “1P 5.30pm-10pm Mon-Fri, 3.30pm-10pm Sat Permit Holders Excepted Area 21”.

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 Langley Street Works Zone shall only be used by vehicles up to an Australian Standard Small Rigid Vehicle (SRV). The Applicant must implement appropriate traffic control measures and provide accredited traffic controllers to manage local access in Langley Street when the Works Zone is used by construction vehicles.
- (D) The Applicant must maintain local access in Langley Street at all times. If a construction vehicle using the Works Zone restricts another vehicle from passing in the street, then the traffic controllers must organise the construction vehicle in the Works Zone to move so that the other vehicle can pass safely.
- (E) The Applicant must notify local residents of Works Zones at least seven days prior to installation.
- (F) The Applicant must provide a telephone number of the Site Manager.

DECISION

BACKGROUND

Gledhill Construction Pty Ltd has applied for two Works Zones along two frontages of their site. They are 15 metre long Works Zone in Burton Street and a 12 metre long Works Zone in Langley Street, Darlinghurst.

The Works Zones are to facilitate refurbishment works for the City's Heffron Hall at 225-245 Palmer Street for a period of approximately 40 weeks. The Works Zones will also facilitate upgrade works at the nearby Albert Sloss Reserve.

COMMENTS

The kerb space on the northern side of Burton Street, Darlinghurst between Crown and Palmer Streets, where the Works Zone is proposed, is currently signposted as "2P Ticket 8am-10pm Permit Holders Excepted Area 21". The kerb space on the eastern side of Langley Street, Darlinghurst between Kings Lane and dead end, where the Works Zone is proposed, is currently signposted as "1P 8am-10pm Mon-Sat Permit Holders Excepted Area 21".

The Works Zones are 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 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 a Works Zone are provided on each frontage street of the site. Burton Street is wide enough to allow the Works Zones to be installed without affecting traffic flow or property access.

Langley Street is 5.0 metres wide and provides access to local driveways only. The street is narrow and if a truck is parked in the Works Zone it may prevent other vehicles to pass in the street.

During the Works Zone hours, the movement of vehicles would need to be managed in Langley Street. The Applicant would need to provide authorised traffic controllers in the street to manage these movements.

CONSULTATION

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

FINANCIAL

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

ATTACHMENTS

Works Zones – Burton and Langley Streets Darlinghurst

Ajay Nayyar, Traffic Works Coordinator

KINGS

LANE

BL 00m

LANGLEY

17.5m

29.5m

STREET

No Stopping
(existing)

Permit Parking
(existing)

**Proposed
Works Zones**

No Parking
(existing)

Permit Parking
(existing)

Permit Parking
(existing)

O

O

22.1m

7.1m

BL 00m

BURTON

STREET

CROWN

STREET

PALMER

STREET

PROPOSAL

BURTON AND LANGLEY STREETS, DARLINGHURST
REQUEST FOR WORKS ZONES



