

**ITEM 28. WORKS ZONE – MAXWELL ROAD GLEBE**

**TRIM RECORD NO: 2015/084448**

**RECOMMENDATION**

It is recommended that the Committee endorse the reallocation of the kerb space on the western side of Maxwell Road, Glebe, between the points 50 metres and 70 metres (three car spaces) north of Arcadia 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**

Mirvac Projects has applied for a 20 metre long Works Zone in Maxwell Road, Glebe.

The Works Zone is to facilitate construction works for the Maxwell Place building in Precinct 4A of Harold Park redevelopment for a period of approximately 30 weeks.

**COMMENTS**

The kerb space on the western side of Maxwell Road, Glebe between Arcadia and Victoria Roads, where the Works Zone is proposed, is currently unrestricted for parking.

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 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 is provided directly in front of the site. The street is wide enough to allow the Works Zone to be installed without affecting traffic flow or property access.

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 – Maxwell Road Glebe

Ajay Nayyar, Traffic Works Coordinator

VICTORIA ROAD

ROAD

MAXWELL

Unrestricted  
(existing)

Unrestricted  
(existing)

70.0m

50.0m

Proposed  
Works Zone

No Stopping  
(existing)

BL 00m

ARCADIA ROAD



R5-25Z

PROPOSAL

MAXWELL ROAD, GLEBE  
REQUEST FOR WORKS ZONE



