

ITEM 18. WORKS ZONE – KETTLE LANE ULTIMO

TRIM RECORD NO: 2015/138892

RECOMMENDATION

It is recommended that the Committee endorse the reallocation of the kerb space on the western side of Kettle Lane, Ultimo, between the points 16.5 metres and 31.5 metres (three car spaces) south of Smail Street 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) The Applicant must implement appropriate traffic control measures and provide accredited traffic controllers to manage movement of vehicles in the street when the Works Zone is used by construction vehicles.
- (D) The Applicant must maintain traffic flow in Kettle Lane 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 replace the existing barrier kerb with a temporary rollover kerb so that vehicles using the Works Zone can park up to the property line of the site. At the completion of the project the Applicant must reinstate the original barrier kerb to the satisfaction of the City.
- (F) The Applicant must notify adjacent properties of the Works Zone at least seven days prior to installation.
- (G) The Applicant must provide a telephone number of the Site Manager.

DECISION

BACKGROUND

Tricon Builder's Group has applied for a 15 metre long Works Zone in Kettle Lane, Ultimo.

The Works Zone is to facilitate construction works at 68-74 Bay Street for a period of approximately 20 weeks.

COMMENTS

The kerb space on the western side of Kettle Lane, Ultimo between Smail Street and St Barnabas Street, where the Works Zone is proposed, is currently “No Parking”.

The Works Zone is 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 a Works Zone is provided directly at the rear of the site.

Kettle Lane is a 5 metre wide street with no parking on either side. There are narrow 0.6 metre kerbs on both sides. The street is narrow and if a truck is parked in the Works Zone it may prevent other large vehicles to safely pass in the street.

As the street is quite narrow it is proposed to utilise the 0.6 metre kerb adjacent to the site by temporarily replacing the existing barrier kerb with a rollover kerb. This will allow construction vehicles using the Works Zone to park up to the property line of the site.

During the Works Zone hours, it is proposed that the Applicant would provide authorised traffic controllers to manage the movement of vehicles in the street and maintain access to the driveways. The traffic controllers will organise the construction vehicle in the Works Zone to move so that the other vehicle can pass safely.

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 – Kettle Lane Ultimo

Ajay Nayyar, Traffic Works Coordinator

SMAIL STREET

KL 0.0m

No Stopping
(Existing)

No Stopping
(Existing)

68-74 Bay Street No Parking
(Existing)

16.5m

**Proposed
Works Zone**

31.5m

No Parking
(Existing)

No Parking
(Existing)

BAY STREET

KETTLE LANE

ST BARNADAS STREET

PROPOSAL

**KETTLE LANE, ULTIMO
REQUEST FOR WORKS ZONE**



