

**ITEM 20. WORKS ZONE – ROTHSCHILD AVENUE ROSEBERY**

**TRIM RECORD NO: 2015/256602**

**RECOMMENDATION**

It is recommended that the Committee endorse the reallocation of the kerb space on the western side of Rothschild Avenue, Rosebery, between the points 144 metres and 154 metres (two car spaces) north of Cressy Street as “Works Zone 7.30am-5.30pm Mon-Fri, 7.30am-3.30pm Sat” and “No Parking 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 reallocation of the kerb space on the western side of Rothschild Avenue, Rosebery, between the points 81.5 metres and 109.5 metres north of Cressy Street as “Bus Zone”.
- (C) 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.
- (D) The Applicant must notify local residents of the Works Zone at least seven days prior to installation.
- (E) The Applicant must provide a telephone number of the Site Manager.

**DECISION**

**BACKGROUND**

Paramount Property Group has applied for a 10 metre long Works Zone in Rothschild Avenue, Rosebery.

The Works Zone is to facilitate construction works at 4 Rothschild Avenue for a period of approximately 35 weeks.

**COMMENTS**

The kerb space on the western side of Rothschild Avenue, Rosebery between Cressy Street and Epsom Road, where the Works Zone is proposed, is currently signposted as “Bus Zone”.

The Applicant has discussed with State Transit Authority (STA) about their development and the need to temporarily relocate the bus stop. STA has raised no objection to the temporary relocation of the bus stop while the construction works are happening.

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 – Rothschild Avenue Rosebery

Ajay Nayyar, Traffic Works Coordinator

**EPSOM ROAD**

No Parking  
(existing)

**4 Rothschild Ave**

Bus Zone  
(existing)

154.0m

**Proposed  
Works Zone**

144.0m

Works Zone  
(existing)

**Temporary  
Bus Zone**

109.5m

Unrestricted  
Parking  
(existing)

81.5m

**STEDMAN STREET**

**ROTHSCHILD AVENUE**

BL 00m

**CRESSY STREET**

PROPOSAL

**ROTHSCHILD AVENUE, ROSEBERY  
REQUEST FOR WORKS ZONE**



