

ITEM 28. WORKS ZONE – ELIZABETH STREET SURRY HILLS

TRIM RECORD NO: 2015/571973

RECOMMENDATION

It is recommended that the Committee endorse the reallocation of the kerb space on the western side of Elizabeth Street, Surry Hills, between the points 24.5 metres and 51.5 metres (four car spaces) north of Bedford Street as “No Parking 7am-9.30am 4pm-6pm Mon-Fri” and “Works Zone 9.30am–4pm 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 must comply with the Street Trees conditions as stipulated in Schedule D of this agenda.
- (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) Works for major transport projects, such as the Sydney Light Rail Project and the Sydney City Centre Access Strategy, are currently being undertaken in the City's Local Government Area and have priority access and use rights over City owned or controlled land including roads and footpaths. The City may at any time, and with at least 1 business days' notice to the applicant, revoke, suspend or restrict the Works Zone:
 - if the Works Zone is required for a major transport project; or
 - is impracticable due to changes arising from a major transport project, such as traffic diversions; or
 - is otherwise unsuitable due to a major transport project.

The applicant must make its own enquiries, on a regular basis, about the potential impact of major transport projects on the Works Zone and the construction program for its development site.

- (E) The Applicant must notify adjacent properties of the Works Zone at least seven days prior to installation.
- (F) The Applicant must provide a telephone number of the Site Manager.

DECISION

BACKGROUND

GWH Build Projects Pty Ltd has applied for a 27 metre long Works Zone in Elizabeth Street, Surry Hills.

The Works Zone is to facilitate construction works at 481-483 Elizabeth Street for a period of approximately 33 weeks.

COMMENTS

The kerb space on the western side of Elizabeth Street, Surry Hills between Bedford and Rutland Streets, where the Works Zone is proposed, is currently signposted as “No Parking 7am-9.30am 4pm-6pm Mon-Fri”, “2P 9.30am-4pm Mon-Fri 8.30am-12.30pm Sat” and “Loading Zone 9.30am-4pm Mon-Fri”.

There are currently morning and afternoon peak period No Parking restrictions at this location. The proposed Works Zone is intended to operate from 9.30am to 4pm, Mondays to Fridays and from 7.30am to 3.30pm on Saturdays outside the peak-period No Parking restrictions. These operating hours are within Development Consent construction hours.

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

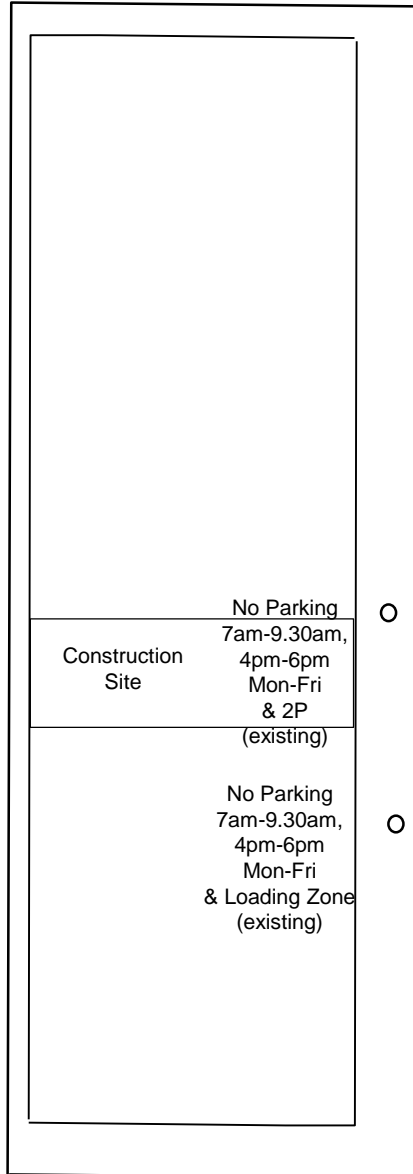
Works Zone – Elizabeth Street Surry Hills

Ajay Nayyar, Traffic Works Coordinator

RUTLAND STREET

LITTLE BUCKINGHAM STREET

LITTLE BUCKINGHAM STREET



STREET

ELIZABETH STREET

Proposed Works Zone

51.5m

24.5m

KL 00m

BEDFORD STREET

PROPOSAL

ELIZABETH STREET, SURRY HILLS
REQUEST FOR WORKS ZONE

