

**ITEM 24. WORKS ZONE – BAYSWATER ROAD AND MCLACHLAN AVENUE
RUSHCUTTERS BAY**

TRIM RECORD NO: 2016/153283

RECOMMENDATION

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

- On the southern side of Bayswater Road, Rushcutters Bay, between the points 16 metres and 26.5 metres (two spaces) west of McLachlan Avenue as “Works Zone 7.30am-5.30pm Mon-Fri, 7.30am-3.30pm Sat” and “Mail Zone Other Times”; and
- On the western side of McLachlan Avenue, Rushcutters Bay, between the points 12 metres and 23 metres (two spaces) south of Bayswater Road 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 E 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) The Applicant must obtain a Road Occupancy Licence from the Transport Management Centre prior to the implementation of the Works Zones.
- (E) On completion of the works, the Applicant must re-instate the original signposting to the satisfaction of the City and Roads and Maritime Services (RMS).
- (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.

VOTING MEMBERS FOR THIS ITEM

<i>Voting Members</i>	<i>Support</i>	<i>Object</i>
City of Sydney		
Roads and Maritime Services		
NSW Police – Kings Cross LAC		
Representative for the Member for Sydney		

DECISION

BACKGROUND

Christon Developments Pty Ltd has requested a 10.5 metre long Works Zone in Bayswater Road and an 11 metre long Works Zone in McLachlan Avenue, Rushcutters Bay.

Both Works Zones will facilitate construction works at 1 McLachlan Avenue for a period of approximately 52 weeks.

COMMENTS

The kerb space on the southern side of Bayswater Road where the Works Zone is proposed is currently signposted as "Mail Zone".

The kerb space on the western side of McLachlan Avenue where the Works Zone is proposed is currently signposted as "No Parking".

The Works Zones are intended to operate from 7.30am to 530pm Monday to Friday and 7.30am to 3.30pm on Saturdays in accordance with the Development Consent Conditions.

During the hours the McLachlan Avenue Works Zone is in operation, existing capacity in McLachlan Avenue will reduce from four to three lanes. Outside the Works Zone hours of operation, existing capacity will be reinstated.

Similarly, during the hours the Bayswater Road Works Zone is in operation, existing capacity in Bayswater Road will be maintained.

The development site has no provision for off-street parking 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.

Both locations where the Works Zones are proposed are sited in close proximity to the signalised intersection of Bayswater Road and McLachlan Avenue. Roads and Maritime Services (RMS) has raised no objection to the proposal however require the Applicant to obtain a Road Occupancy Licence from the Transport Management Centre prior to the implementation of the Works Zones.

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 and/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.

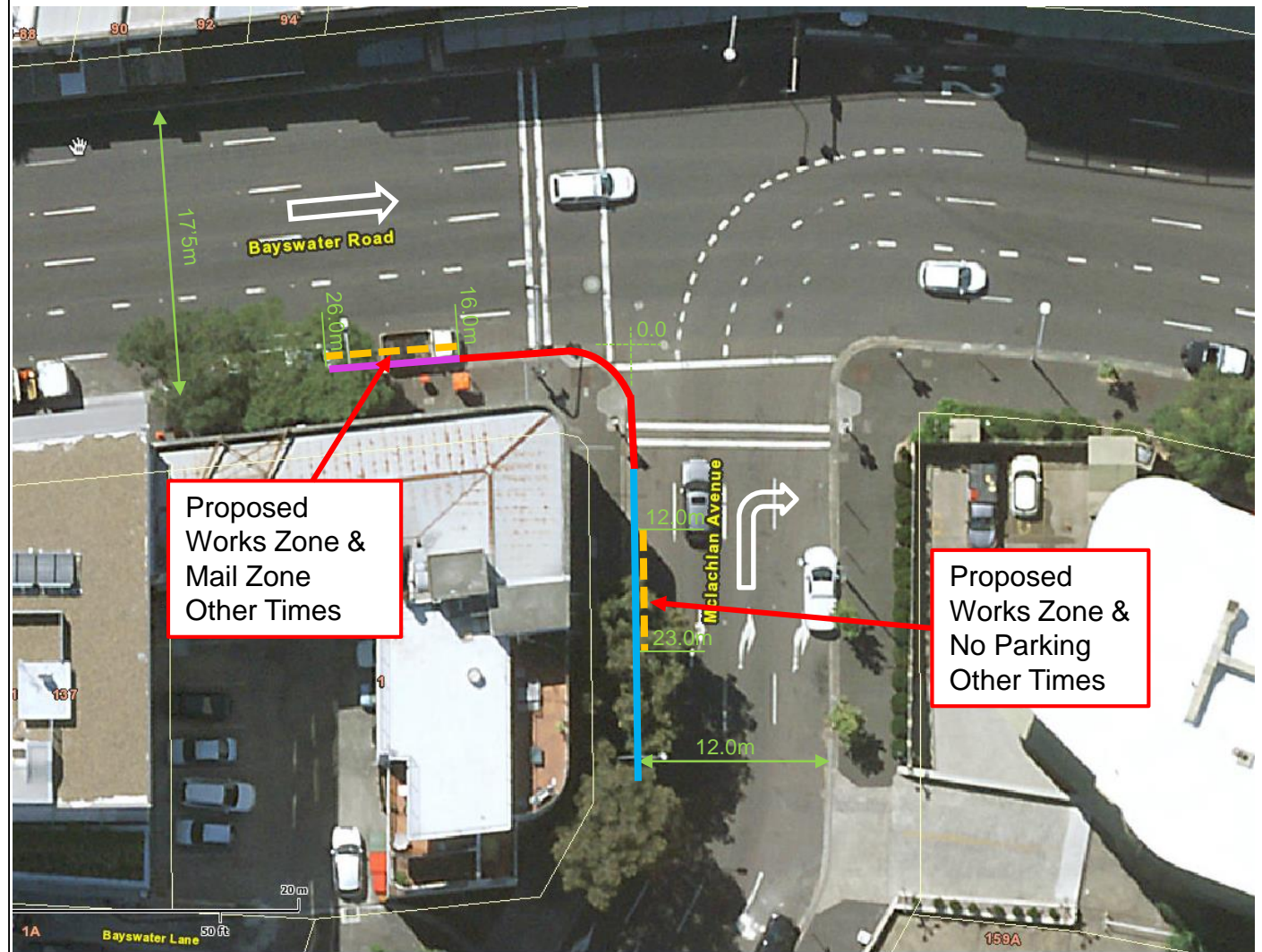
FINANCIAL

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

ATTACHMENTS

Works Zone – Bayswater Road and McLachlan Avenue Rushcutters Bay

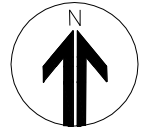
Shan Shanmugalingam, Technical Support Officer



Proposed Works Zone & Mail Zone Other Times

Proposed Works Zone & No Parking Other Times

- Mail Zone Other Times
- Proposed Works Zone
7:30am – 5:30pm Mon – Fri
7:30am – 3:30pm Sat
- No parking (existing)
- No stopping (existing)



PROPOSAL

**BAYSWATER ROAD & McLACHLAN AVENUE,
RUSHCUTTERS BAY
REQUEST FOR WORKS ZONE**

