

ITEM 19. WORKS ZONE – ELIZABETH LANE REDFERN

TRIM RECORD NO: 2016/390426

RECOMMENDATION

It is recommended that the Committee endorse the reallocation of kerb space on the eastern side of Elizabeth Lane, Redfern, between the points 139 metres and 154 metres (three car spaces) south of James Street 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 maintain local access in Elizabeth Lane at all times.
- (D) The Applicant must provide RMS-Accredited Traffic Controllers to safely manage the operation of the Works Zone and maintain local vehicular access in Elizabeth Lane at all times. If a construction vehicle using the Works Zone temporarily restricts local vehicular access in Elizabeth Lane and approaching traffic needs to pass, the RMS-Accredited Traffic Controllers must instruct the construction vehicle to depart the Works Zone.
- (E) The Applicant must replace the existing barrier kerb with a temporary rollover kerb so that construction 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 local residents 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 – Redfern LAC		
Representative for the Member for Newtown		

DECISION

BACKGROUND

Bettar Holdings Pty Ltd has applied for a 15 metre long Works Zone in Elizabeth Lane, Redfern.

The Works Zone is to facilitate construction works at 609 Elizabeth Street for a period of approximately 26 weeks.

COMMENTS

The kerb space on the eastern side of Elizabeth Lane, Redfern between James Street and Redfern Lane, where the Works Zone is proposed, is currently signposted as "Loading Zone 8.30am-6pm Mon-Fri, 8.30am-12.30pm Sat". The western side of Elizabeth Lane opposite the proposed Works Zone is currently signposted as "No Stopping".

The Works Zone is intended to operate from 7.30am to 5.30pm, Monday to Friday 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 at the rear of the site.

Elizabeth Lane is 4.4 metres wide kerb-to-kerb with narrow footpaths of 0.9 metres. Given that a heavy vehicle parked in the proposed Works Zone could restrict vehicular access for through traffic in Elizabeth Lane, the Applicant proposes to temporarily replace the existing barrier kerb with a rollover kerb adjacent to 609 Elizabeth Street to enable construction vehicles to park right up to the property boundary during construction. Under this arrangement, a 2.8 metre travel lane would be maintained in Elizabeth Lane during the Works Zone hours of operation.

In addition, the City has requested that the Applicant station RMS-Accredited Traffic Controllers on-site during the Works Zone hours of operation to manage vehicular access and pedestrian safety in Elizabeth Lane. If a construction vehicle using the Works Zone temporarily restricts local vehicular access in Elizabeth Lane and approaching traffic needs to pass, the RMS-Accredited Traffic Controllers must instruct the construction vehicle to depart the Works Zone.

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 Lane Redfern

Ajay Nayyar, Traffic Works Coordinator



-  "Works Zone 7.30am-5.30pm Mon-Fri, 7.30am-3.30pm Sat" (Proposed)
-  "Loading Zone 8.30am-6pm Mon-Fri, 8.30am-12.30pm Sat" (Existing)
-  "Loading Zone 8am-6pm Mon-Sat" (Existing)
-  "No Parking" (Existing)
-  "No Stopping" (Existing)

PROPOSAL

ELIZABETH LANE, REDFERN
REQUEST FOR WORKS ZONE



