

WORKS ZONE – BULWARA ROAD ULTIMO

TRIM RECORD NO: 2018/034955

RECOMMENDATION

It is recommended that the Committee endorse the replacement of the previously-endorsed Works Zone in Bulwara Road on 18 October 2017 with the following reallocation of parking in Bulwara Road, Ultimo, north of William Henry Street:

- “Works Zone 7.30am-5.30pm, Mon-Fri; Vehicles Under 9m Only” and “No Parking At Other Times” on the eastern side of Bulwara Road between the points 39.5 metres and 106.6 metres; and
- “No Stopping 7.30am-5.30pm, Mon-Fri” and “1P Ticket 6pm-9pm, Mon-Fri; 10am-9pm Sat, Sun & Public Holidays; Permit Holders Excepted Area 22” on the western side of Bulwara Road between the points 36.5 metres and 109.6 metres

Subject to the following conditions:

- (A) The Applicant must comply with the Works Zone conditions as stipulated in Schedule C of this Agenda.
- (B) The Applicant must obtain separate approval from the City’s Tree Management Team prior to implementation of the Works Zone.
- (C) The Applicant is not permitted to operate any part of a crane over a public road or hoist/swing 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 Construction and Building Certification Services Unit as required under Section 68 of the Local Government Act 1993 and Section 138 of the Roads Act 1993.
- (D) The Works Zone is to be limited to vehicles up to 9 metres in length.
- (E) The Applicant must maintain a clear 3.0 metre travel lane in Bulwara Road for vehicular traffic during the hours the Works Zone is in operation.
- (F) The Applicant must implement appropriate traffic control measures and use RMS-Accredited Traffic Controllers to manage vehicular and pedestrian accessibility during the Works Zone hours of operation.
- (G) The Applicant must notify adjacent properties of the Works Zone at least 14 days prior to installation.
- (H) 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 – Sydney City LAC		
Representative for the Member for Balmain		

DECISION

BACKGROUND

On 18 October 2017, the Local Pedestrian, Cycling and Traffic Calming Committee (LPCTCC) endorsed the provision of a 74.1 metre long Works Zone in Bulwara Road, Ultimo, to facilitate construction at 485-521 Harris Street for a period of approximately 52 weeks.

The LPCTCC-endorsed Works Zone would supplement the existing Works Zone currently in operation along the Harris Street frontage of 485-521 Harris Street which operates between 7.30am and 3pm, Monday to Friday and 7.30am to 3.30pm on Saturdays.

Since the LPCTCC endorsement, the City has received multiple representations against the proposed Works Zone from the local community.

On 1 December 2017, representatives from Council and the City met with local residents in Bulwara Road to further discuss the proposal. A summary of the issues raised is provided below:

- Bulwara Road is a local street predominantly used for local residential access and not appropriate for use by heavy vehicles;
- Bulwara Road comprises narrow footpaths which leads to some pedestrians walking within the road carriageway between William Henry and Quarry Streets;
- Bulwara Road is used as a walking route, including school children, to and from Ultimo Public School, as well as Ultimo Community Centre, the Kindy Patch Ultimo Early Education Centre, and Quarry Green;
- Bulwara Road in the vicinity of Quarry Street and Quarry Green is a “Shared Zone” with a posted speed limit of 10km/h where pedestrians have priority over traffic; and
- Potential damage to street trees in Bulwara Road from construction activity.

On 8 December 2017, given the local community’s concerns, the City informed the Applicant, Parkview Constructions (“Parkview”), of the intention not to proceed with the previously-endorsed Works Zone in Bulwara Road.

On 13 December 2017, the City’s proposal not to proceed with the previously-endorsed Works Zone was referred back to the LPCTCC for consideration – representatives from the local community and Parkview, addressed the Committee to put forward their respective positions on the matter.

Following discussion by the LPCTCC voting members, representatives from the City and the Member for Balmain indicated support for the proposal however the representatives from Roads and Maritime Services (RMS) and the NSW Police requested that the item be deferred to allow time to seek internal legal advice. As such, the matter was deferred.

In an attempt to resolve the impasse, on 21 December 2017 the City's CEO wrote to Parkview listing the concerns raised by the local community to the proposed Works Zone and requested that further information be provided that would demonstrate how these concerns could be safely managed if a Works Zone were to proceed in Bulwara Road.

On 23 January 2018, Parkview addressed the representatives of the LPCTCC and presented options to safely manage the concerns raised by the local community if a Works Zone were to proceed in Bulwara Road.

COMMENTS

To manage the concerns raised by the local community to the proposed Works Zone in Bulwara Road, the Applicant has proposed the following amendments to the original proposal endorsed by the LPCTCC on 18 October 2017:

- The length of the proposed Works Zone in Bulwara Road will reduce from 74.1 metres to 67.1 metres;
- Use of the proposed Works Zone in Bulwara Road will be limited to vehicles up to 9 metres in length – deliveries to 485-521 Harris Street by vehicles greater than 9 metres must use the Works Zone in Harris Street;
- Use of the proposed Works Zone in Bulwara Road will be limited to the hours of 7.30am and 5.30pm, Monday to Friday only – on Saturdays, parking in Bulwara Road will revert to ticket parking and all deliveries to 485-521 Harris Street will be managed from the Harris Street Works Zone;
- Use of the proposed Works Zone in Bulwara Road will be reduced from 52 weeks to 40 weeks;
- Excluding concrete pours, deliveries to the proposed Works Zone in Bulwara Road will not occur between 8.45am and 9.30am and 2.45pm and 3.30pm to limit conflict between heavy vehicles and school children walking to and from Ultimo Public School – during concrete pours, RMS-Accredited Traffic Controllers will maintain safety for pedestrians walking in the vicinity of the Works Zone;
- Wherever possible, and so as not to interrupt or delay the Harris Street Work Zone programme works, Parkview will apply for a Road Occupancy Licence (ROL) from the Transport Management Centre (TMC) to extend the use of the Harris Street Works Zone beyond 3pm, Monday to Friday, during concrete pours – in attempt to lessen the usage of the proposed Works Zone in Bulwara Road;
- To safely manage potential conflict between heavy vehicles associated with the proposed Works Zone in Bulwara Road and other road users, Parkview will increase the number of RMS-Accredited Traffic Controllers in the vicinity of the Works Zone from three to nine; and
- The Applicant will appoint a specialist Consultant to manage relations with the local community during the redevelopment of 485-521 Harris Street, Ultimo – this will include stakeholder meetings every fortnight between the Applicant and local community representatives.

The proposed amendments have also been included in the Construction Traffic Management Plan (CTMP) for 485-521 Harris Street.

Subject to compliance with the above restrictions, the Works Zone is intended to operate from 7.30am to 5.30pm, Monday to Friday in accordance with the Development Consent Conditions.

During the Works Zone hours of operation, on-street parking in Bulwara Road, north of William Henry Street, is proposed as follows:

- on the eastern side the kerb space would be signposted as “Works Zone 7.30am-5.30pm, Mon-Fri; Vehicles Under 9m Only”; and
- on the western side the kerb space would be signposted as “No Stopping 7.30am-5.30pm, Mon-Fri”.

Outside the Works Zone hours of operation, on-street parking in Bulwara Road, north of William Henry Street, is proposed as follows:

- on the eastern side the kerb space would be signposted as “No Parking At Other Times”; and
- on the western side the kerb space would be signposted as “1P Ticket 6pm-9pm, Mon-Fri; 10am-9pm Sat, Sun & Public Holidays; Permit Holders Excepted Area 22”.

In the vicinity of the Works Zone, the carriageway width in Bulwara Road is only 5.7 metres (kerb-to-kerb). To ensure vehicular access during the hours the Works Zone is in operation, the Applicant must:

- maintain a clear 3.0 metre travel lane in Bulwara Road for vehicular traffic during the hours the Works Zone is in operation;
- restrict access to the Works Zone to vehicles up to 9 metres in length; and
- implement appropriate traffic control measures and use RMS-Accredited Traffic Controllers to manage vehicular and pedestrian accessibility adjacent to the Works Zone during the hours of operation.

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 14 days prior to the implementation of the Works Zone.

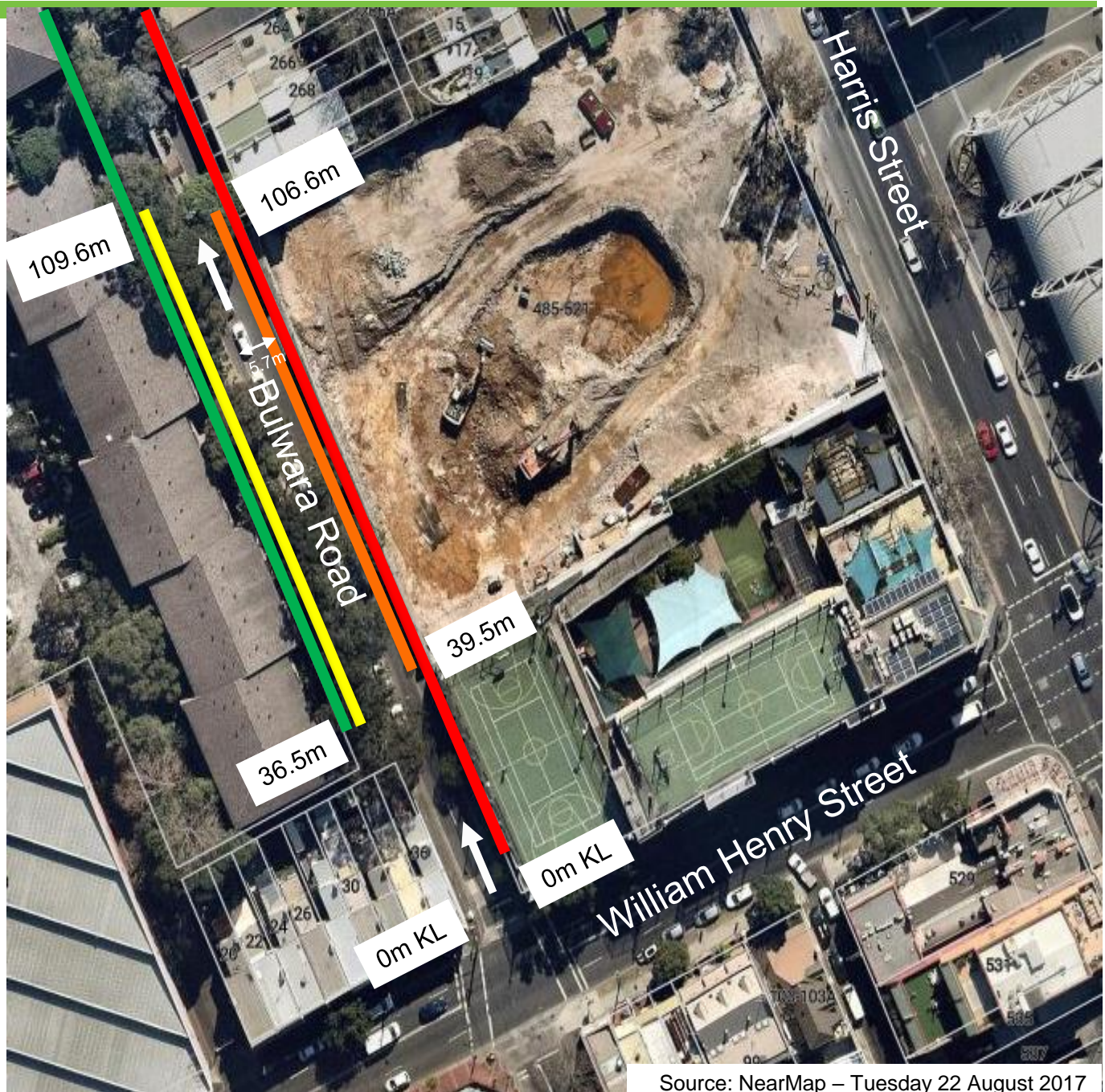
FINANCIAL

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



Works Zone – Bulwara Road, Ultimo

Mark Hannan, Traffic Operations Manager



Bulwara Road, Ultimo Proposed Works Zone



Existing

-  "No Parking"
-  "1P Ticket 10am-9pm Permit Holders Excepted Area 22"

Proposed

-  "Works Zone 7.30am-5.30pm Mon-Fri, Vehicles Under 9m Only" and "No Parking At Other Times"
-  "No Stopping 7.30am-5.30pm Mon-Fri" and "1P Ticket 6pm-9pm Mon-Fri, 10am-9pm Sat, Sun and Public Holidays, Permit Holders Excepted Area 22"