

**Item 17.****Works Zone - Bennett Street, Surry Hills**

TRIM Container No.: 2021/210696

**Recommendations**

It is recommended that the Committee endorse the reallocation of the kerb space on the southern side of Bennett Street, Surry Hills between the points 0 metres and 10 metres west of Prospect Lane as "Works Zone 7.30am-5.30pm Mon-Fri, 7.30am-3.30pm Sat" and "2P 5.30pm-10pm Mon-Fri, 3.30pm-10pm Sat, 8am-10pm Sun Permit Holders Excepted Area 18" 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 6 metre in length and 2 metres in width.
- (E) The Applicant must use TfNSW Accredited Traffic Controllers to manage traffic and pedestrian flows in Bennett Street, when the Works Zone is in operation.
- (F) A one-off approval could be obtained from Construction Regulation Unit (CRU) for vehicles over 6 metre in length and 2 metre in width, accessing the Works Zone.
- (G) The Applicant must notify adjacent properties of the Works Zone at least 14 days prior to installation and must provide a telephone number of the supervisor responsible for the proposed Works Zone and include contact details in the notification letter to be distributed to affected stakeholders.

**Voting Members for this Item**

Voting Members	Support	Object
City of Sydney	[Insert]	[Insert]

Transport for NSW	[Insert]	[Insert]
NSW Police – Surry Hills PAC	[Insert]	[Insert]
Representative for the Member for Newtown	[Insert]	[Insert]

## Advice

Advice will be updated after the meeting.

## Background

Revive Projects has requested a 10-metre-long Works Zone in Bennett Street, Surry Hills.

The Works Zone is to facilitate construction works at 28-30 Bennett Street, Surry Hills.

## Comments

The kerb space on the southern side of Bennett Street, Surry Hills west of Prospect Lane, where the works zone is proposed, is currently signposted as “2P 8am-10pm Permit Holders Excepted Area 18”.

The Works Zone is intended to operate from Zone 7.30am to 5.30pm Monday to Friday and 7.30am to 3.30pm on Saturday in accordance with the Development Consent Conditions. Outside of the work zone hours, the kerbside parking will revert back to 2P parking.

Bennett Street is a one-way eastbound Shared Zone. Due to narrow road width in Bennett Street east of Prospect Lane, the Works Zone will be limited to vehicles up to 6 metre in length and 2 metre in width. However, a one-off approval could be obtained from the City's Construction Regulation Unit, when required, for vehicles over 6 metre in length and 2 metre in width accessing the Works Zone.

The Works Zone will be installed in the wider section of Bennett Street, opposite and slightly west from the proposed development site, so that it is not directly in front of any terrace house and still maintains traffic flow through the street. During a delivery, workers will unload the vehicle by hand and carry the materials across the road into the site. Given that Bennett Street is a Shared Zone with a pedestrian priority and a 10km/h speed limit, this will reduce any safety risk associated with the construction workers walking on the roadway.

The Applicant must use TfNSW Accredited Traffic Controllers to manage traffic and pedestrian flows in Bennett Street, when the Works Zone is in operation.

**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.

**HASSAN CHOUDHRY, SENIOR TRAFFIC ENGINEER**