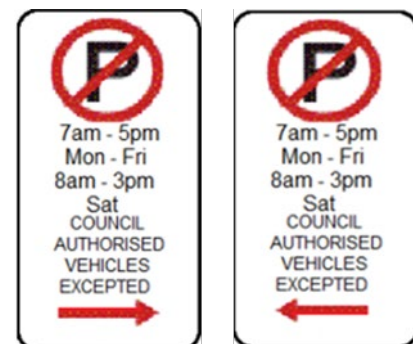


## Introduction

Construction Zones can be provided along frontages of building sites under construction. They provide exclusive use by a builder allowing untimed exclusive parking outside a development within approved construction hours.

Builders/developers do not have an automatic right to a Construction Zone. Council must assess the impacts on neighbours and street parking / traffic conditions prior to approval. Shortages of available street parking within the Waverley Local Government Area (LGA) lead to the requirement from a public interest perspective to limit the length of Construction Zones to the site frontage in most cases. Note: Driveway lengths are always included in an approved Construction Zone length.



## 1. Construction Zones in Waverley LGA

Construction Zones in Waverley LGA are different to “Works Zones” you may find elsewhere. Construction Zones are signposted as “No Parking” zones with the builder authorised by Council via permits to park during approved construction hours.



For an approved Construction Zone, the builder is issued with a number of permits (4 or more) which people can then place on their dashboard when parking in the zone. The builder distributes and collects the permits when needed.

This method of providing Construction Zones guarantees the builder that parking will be available during deliveries and critical activities. It also benefits nearby residents by having construction vehicles parked outside the building site rather than outside their homes as much as possible.

## 2. Timing for approval of a Construction Zone

The applicant should allow for up to six weeks for the approval to be issued. As the approval requires assessment, reporting, and relevant approvals.

The steps in the process are:

1. An application is submitted to Council via the following online link - <https://epwgate.waverley.nsw.gov.au/ePathway/Production/Web/Default.aspx>

2. The location, length, and impacts on parking and residents is assessed by a Council officer. Noting: Changes to length and location are made if necessary.
3. Council officers approve the application.
4. Once payment of the invoices has been made for the initial 13 week period, Council officers then arrange for the signs to be installed.

### 3. Minimum time period for Construction Zones

The minimum time period for a Construction Zone is typically 13 weeks (3 months). In some instances applicants can negotiate shorter time periods at the officers discretion.

### 4. Processing time

Depending on the complexity of the site and location of the Construction Zone, please allow for 4 to 6 weeks for approval.

### 5. Construction Zone locations and length

The minimum length of a Construction Zone is 9 metres. Noting the driveway widths are always included within this length. Certain sites may require lengths longer than this to accommodate building works. Generally this length does not extend past the frontage of the property.

If you wish to have a Construction Zone that extends beyond the property boundary then you must attempt to consult with any affected neighbours and reach an agreement that the neighbour does not object to the zone. In the event that there are differences of opinion between yourself and the neighbour Council officers will make a recommendation.

Some general rules apply:

1. The minimum length of the Construction Zone is 9 metres plus any adjacent parking that is made inaccessible due to the remaining length being unable to accommodate a car. If the length nominated results in adjacent parking being inaccessible due to the Construction Zone then the requested length will be extended to include this. This additional length may not be signposted if site circumstances prevent the placement of the pole. However, the extended length will be included in the fees.
2. The site frontage is used as the default length for the Construction Zone. Variations to this include:
  - a. If the site frontage is less than 9 metres the Construction Zone will have to extend across adjacent property/s. In this case concurrence from the occupiers of the adjacent properties must be sought by the applicant. Council will determine whether to proceed with the application if concurrence from the adjacent occupiers cannot be confirmed.

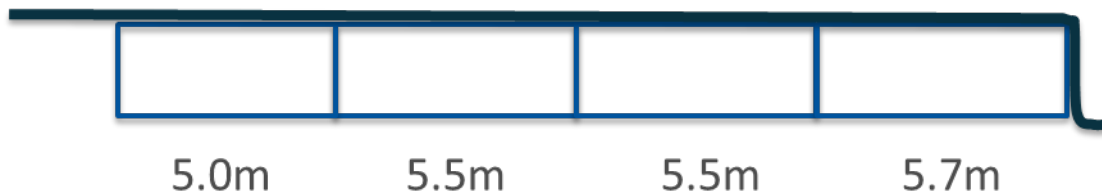
- b. The Construction Zone and adjacent parking can be constrained by other parking restrictions outside the site frontage. These include “No Stopping”, “Bus Zone”, “Car Share”, etc. This can result in the Construction Zone not being able to be across the full site frontage. Note the 9 metre minimum has to be provided which may result in extending across adjacent properties.
- c. The site frontage may include a driveway to a property which is to be kept clear if it is required for use by the current occupants. This would typically apply to a refurbishment / enhancement of a residential flat building. Note the 9 metre minimum has to be provided which may result in extending across adjacent property/s.

## 6. Car space lengths in Waverley LGA

Parking lengths to assess against loss of parking adjacent to a Construction Zone are:

- 5 metres for an end space (typically adjacent to a driveway)
- 5.5 metres for an intermediate space (a space with parking or physical constraints on both sides).
- 5.7 metres for a car space adjacent to a physical object such as a kerb extension.

These lengths are based on parking patterns in Waverley LGA. They are slightly less than lengths specified in Australian Standard.



Note: In instances of the occupation of angle parking spaces, relevant dimensions from the Australian Standards are used.

## 7. General conditions for Construction Zones

The following conditions typically apply to Construction Zones. Additional conditions may apply to a specific site.

- a) The applicant must notify adjacent properties of the Construction Zone at least 14 days before the installation of the Zone and include contact details for the supervisor responsible for the Construction Zone.
- b) The applicant must retain safe pedestrian access past the site during the hours of operation. All traffic and pedestrian control must be in accordance with the current version of AS1742.3 and its associated handbook RMS' Traffic Control at Work Sites

Manual.

- c) It is an offence under Section 667 of the Local Government Act 1993 to wilfully remove, destroy, deface, damage or otherwise interfere with notices or signs erected by Council. The applicant must immediately notify Council of any lost or damaged signs adjoining the building site.
- d) The applicant is liable for any damage to persons or property arising from the works and must take all reasonable measures to prevent such damage.
- e) The applicant uses the Construction Zone at their own risk. Council is not responsible for any loss, damage, injury or death relating to the applicant's use of the Zone.
- f) Council may suspend or restrict the operation of a Construction Zone for major events. Special traffic arrangements may be required during the Christmas and New Year period (generally from mid December to mid January) and other major event days. The applicant must make their own enquiries about any major events near their development site.
- g) Works are to be undertaken between 7:00am - 5:00pm, Monday to Friday, or between 8:00am - 3:00pm Saturdays. Works outside these hours must be approved by Council.

## 8. Operation of approved Construction Zones

The applicant is issued with a number of permits (4 or more) for an approved Construction Zone. The applicant then manages the distribution of the permits which people can then place on their dashboard when parking in the Construction Zone.

The permits can be held on site and placed on the dashboards of vehicles as they arrive.

The parking is exclusive to vehicle with permits except for people park in the Construction Zone to pick up and drop off passengers for up to 2 minutes (the No Parking rule applies here).

The applicant can lodge a complaint with Council's Customer Service if other vehicles are parked in the zone during the sign posted hours. A Council Parking Patrol officer can then inspect and impose the relevant parking fine. Although Parking Patrol officers are unable to tow the vehicle, Council staff can work with the applicant in trying to resolve the issue.