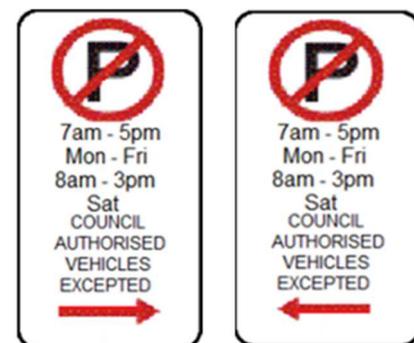


Guide for construction zones in the Waverley Local Government Area (Waverley LGA)

Introduction

Construction zones are provided adjacent to building sites under construction. They provide exclusive use by a builder of untimed 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. Shortages of available street parking in the Waverley LGA lead to the requirement from a public interest perspective to limit the length of construction zones to the site frontage in most cases (including the driveway).



1. Construction zones in Waverley LGA

Construction zones in Waverley LGA are different to “Works Zones” you may find elsewhere. They are signposted as 2 minute “No parking” zones with the builder authorised by Council via permits to park for longer periods 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.

Anyone can park in these construction zones to pick up and drop off passengers for up to 2 minutes (the No Parking rule applies here). The only other vehicles that can be parked in this zone are the builders vehicles with permits. Permit vehicles do not have a time limit.

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 a minimum of six weeks for the approval to be issued. This is because the approval requires assessment, reporting, review by Council's traffic committee, and approval by Council. It is a legal requirement. There are no short cuts.

The steps in the process are:

1. An application is submitted to Council.
2. The location, length, and impacts on parking and residents is assessed by a Council officer.
3. Changes to length and location are made if necessary.
4. A report is prepared for Waverley Traffic Committee. TfNSW, Police, The State Member or representative, and an endorsed councillor (as WTC chair) review the report and make a recommendation to Council. Other stakeholders may also have input to the recommendation (State Transit, other Councillors, residents etc.) but do not vote on it.
5. Council reviews the recommendation and then decides whether or not to approve the application.
6. Council officers then arrange for the signs to be installed.

The Waverley Traffic Committee is held on the fourth Thursday of every month (check Council's website for dates).

Applications must be received no less than three weeks prior to the traffic committee meeting date.

Council approval is generally given at the next Council meeting (check Council's website for dates).

3. Minimum time period for construction zones

The minimum time period for a construction zone is 13 weeks (around 3 months).

4. Processing time

Construction zones have to go through an approval process to ensure that they can be legally enforced. This includes:

1. Consulting with neighbours if the zone extends to out the front of their property (this rarely occurs).
2. Submission of the application to the Waverley Council Traffic Committee from which a recommendation to Council is made.
3. Council decision considering the recommendation from the Waverley Council Traffic Committee.
4. Installation of the signs by Council's maintenance team.

This can easily take 6 to 8 weeks as Council and the traffic committee meet on a monthly basis.

Advice to builders:

- Check the Council website for the dates of traffic committee meetings. Construction zones applications need to be lodged 3 weeks prior to the meeting. Allow more time if your zone may impact on neighbouring properties.
- Apply early even if you haven't finalised the date that you want the construction zone to commence.

5. Construction zone locations and length

Construction zones less than 9 metres (including driveways) will not be considered. You can extend this length to encompass the width of the property.

If you wish to have a construction zone that extends beyond the property boundary then you must attempt to consult with the affected neighbour and reach an agreement that the neighbour does not object to the extension. In the event that there are differences of opinion between yourself and the neighbour Council officers will make a recommendation to the Waverley Traffic Committee for Council to consider.

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.
2. 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.
3. 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, taxi zone, mail zone, 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

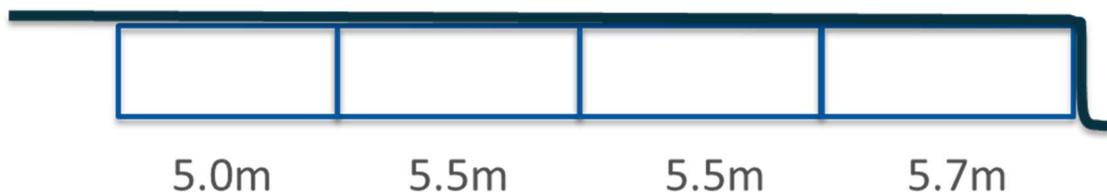
minimum has to be provided which may result in extending across adjacent property/s.

6. Car space lengths in Waverley LGA

Parking lengths to assess against loss of parking adjacent to a construction zone are:

1. 5 metres for an end space (typically adjacent to a driveway)
2. 5.5 metres for an intermediate space (a space with parking or physical constraints on both sides).
3. 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.



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 construction zone and include contact details for the supervisor responsible for the construction zone. A copy of the notification letter and distribution map must be provided to Council.
- b) The applicant must provide safe pedestrian access adjacent to the works zone 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 early December to 2 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.