

**Item No:** A3.4  
**Subject:** LEWISHAM STREET, DULWICH HILL (WEST WARD/SUMMER HILL)  
REQUEST FOR A 'WORKS ZONE' ADJACENT TO CONSTRUCTION SITE  
AT No. 429-449 NEW CANTERBURY ROAD  
**File Ref:** S2890-02  
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### **SUMMARY**

A request has been received from the project manager of the development site for the provision of 'Works Zone' restrictions in Lewisham Street for the construction works to be undertaken at 429-449 New Canterbury Road, Dulwich Hill and for the provision of temporary 'No Parking 7am-5:30pm Mon-Sat' restrictions in Lewisham Street across from the development site. The proposed 'Works Zone' will help to facilitate construction deliveries. The proposed temporary 'No Parking 7am-5:30pm Mon-Sat' restrictions will help provide clear turning movements for construction vehicles from the site and onto Lewisham Street and New Canterbury Road during the demolition phase.

It is recommended that a 'Works Zone' (total of 15 metres in length) be approved on the south side of Lewisham Street (adjacent to 429-449 New Canterbury Road, Dulwich Hill) for a period of 12 months and a temporary 'No Parking 7am-5:30pm Mon-Sat' zone be approved on the north side of Lewisham Street (at the frontage of properties 44, 46 and 48 Lewisham Street, Dulwich Hill) for a period of up to 6 months subject to the applicant meeting the cost of supply, installation and removal of all signs and 'Works Zone' fees in accordance with Council's Fees and Charges.

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### **OFFICER'S RECOMMENDATION**

#### **THAT;**

1. The installation of a 'Works Zone 7am-5.30pm Mon-Sat' (total of 15 metres in length) on the south side of Lewisham Street, adjacent to 429-449 New Canterbury Road, Dulwich Hill be APPROVED for a period of twelve (12) months;
2. The installation of temporary 'No Parking 7am-5:30pm Mon-Sat' restrictions (total of 11 metres in length) on the north side of Lewisham Street, at the frontage of properties 44, 46 and 48 Lewisham Street, Dulwich Hill be APPROVED for a period of up to six (6) months; and
3. The applicant meets the cost of supply, installation and removal of all signs and 'Works Zone' fees in accordance with Council's Fees and Charges.

**DISCUSSION**

Name of Road	Classification of Road	Road Description
Lewisham Street	Local road	Two-way residential street, 7.3m in width that runs east-west between Denison Road and New Canterbury Road.

The subject development site is located on the west side of New Canterbury Road, between Lewisham Street and Dulwich Street, Dulwich Hill. The 'Works Zone' will be 15 metres in length and is required for a period of approximately twelve (12) months, to be utilised by construction vehicles during deliveries of loading and unloading activities. The temporary 'No Parking 7am-5:30pm Mon-Sat' restrictions will be 11 metres in length and is required for a period of approximately up to six (6) months, to provide clear turning movements for construction vehicles from the site and onto Lewisham Street and New Canterbury Road during the demolition phase (refer to the attached locality map and photographs).

At present, unrestricted parking is permitted along the northern side of Lewisham Street and a section of 'No Parking' restrictions are in place along the southern side of Lewisham Street near its intersection with New Canterbury Road.

After a site inspection, the project manager of the adjacent development site was advised that the affected properties across Lewisham Street (along the northern side) would have to be engaged with a notification letter regarding the proposed temporary 'No Parking 7am-5:30pm Mon-Sat' restrictions.

Community Engagement

Council officers had undertaken community engagement in March/April 2016 with the affected properties in Lewisham Street regarding the proposed temporary 'No Parking 7am-5:30pm Mon-Sat' restrictions. A total of 6 letters were distributed. Two (2) responses related to the proposed were received. A summary of the 2 responses are listed below:

- One resident had contacted Council officers via telephone to raise concerns of the impact of loss in parking.
- Another resident had provided a written response stating that of these affected properties, they are limited in parking at the front of their properties due to the narrow nature of the blocks and therefore have to resort to off street parking. There is already pressure from available parking in the street during busy periods.

The proposal will result in the temporary loss of two (2) legal on-street parking spaces in Lewisham Street as an outcome of the proposed 'No Parking 7am-5:30pm Mon-Sat' restrictions in order to accommodate safe turning movements for construction vehicles. All current vehicular access to adjoining properties will be retained. It should be noted that during a site inspection the off-street parking facilities were utilised.

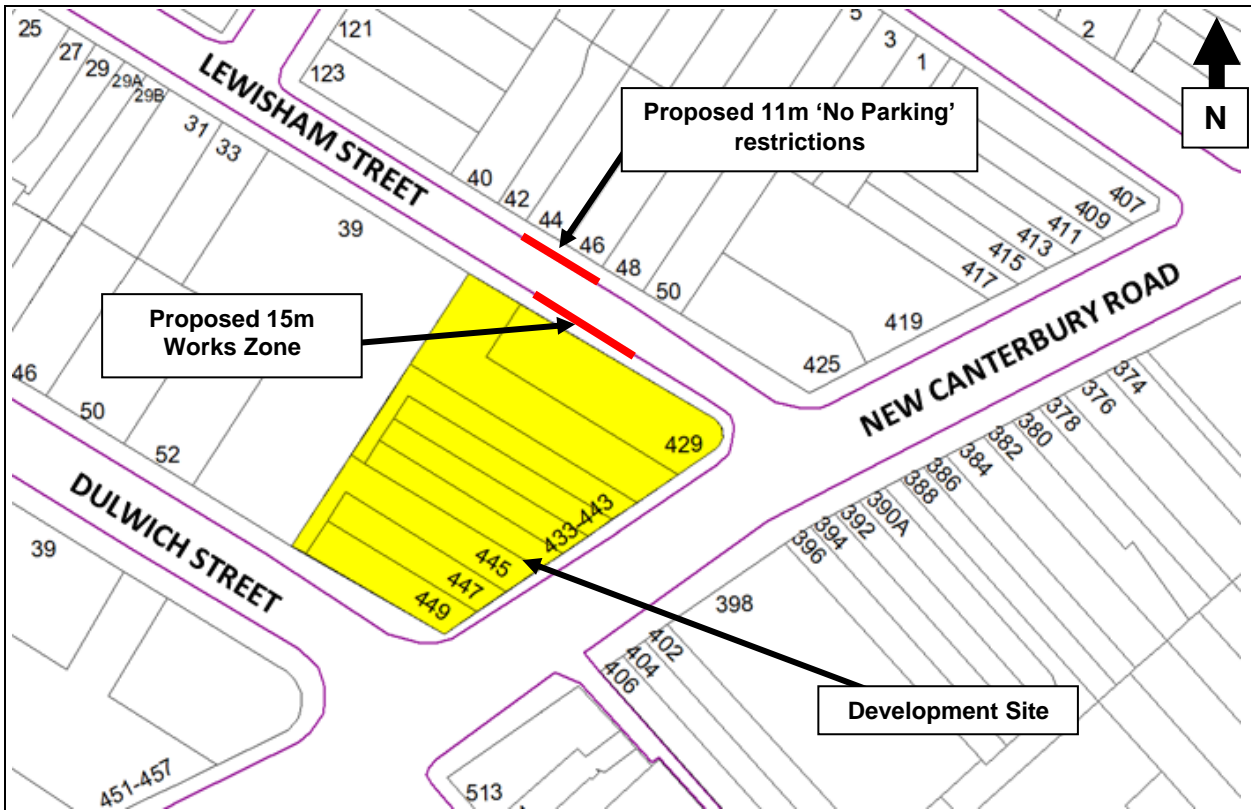
## **CONCLUSION**

To better facilitate construction deliveries, the installation of a 'Works Zone' (total of 15 metres in length) on the south side of Lewisham Street (adjacent to 429-449 New Canterbury Road, Dulwich Hill) and to help provide clear turning movements for construction vehicles from the site, the installation of temporary 'No Parking 7am-5:30pm Mon-Sat' restrictions on the north side of Lewisham Street (at the frontage of properties 44 and 46 Lewisham Street, Dulwich Hill) is proposed.

## **FINANCIAL IMPLICATIONS**

The cost of the supply, installation and removal of all signs and 'Works Zone' fees are to be borne by the applicant in accordance with Council's Fees and Charges.

**Locality Map – Lewisham Street, Dulwich Hill**



**Photographs – Lewisham Street, Dulwich Hill**



The location of the proposed 'Works Zone 7am-5:30pm Mon-Sat' restrictions adjacent to 429-449 New Canterbury Road, Dulwich Hill



The location of the proposed 'No Parking 7am-5:30pm Mon-Sat' restrictions at the frontage of properties 44 and 46 Lewisham Street, Dulwich Hill (across from development)