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TRANSPORT FOR NSW - Mr Pushpendra Kharbanda - Traffic Engineering Officer

HORNSBY SHIRE COUNCIL COUNCILLOR VERITY GREENWOOD - Council's LTC Representative

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HORNSBY SHIRE COUNCIL GENERAL MANAGER - For your information

HORNSBY SHIRE COUNCIL DIRECTOR, INFRASTRUCTURE & MAJOR PROJECTS - For your information

NSW FIRE SERVICE - For your information

NSW AMBULANCE SERVICE - For your information

CDC NSW BUS SERVICE - For your information

NSW TAXI COUNCIL - For your information

Road: The Esplanade
Suburb: Thornleigh
Location: 26 The Esplanade (for Construction Site 28 The Esplanade)
File Ref: F2004/09908-002
LTC No: 07/2025
Electorate: WAHROONGA
Google Map: <https://maps.app.goo.gl/7oq3ByVPW4DLYUSLA>
Subject: Proposed Temporary Works Zone
Date of Circulation: Tuesday, 25 March 2025

REFERRAL OF TRAFFIC MATTER FOR COMMENT OR OBJECTION, IF ANY

SUMMARY

This report details the traffic implications of a proposed temporary 'Works Zone' at **26 The Esplanade** to accommodate demolition of existing structures and construction of a new residential dwelling at 28 The Esplanade, Thornleigh.

SUBJECT

28 The Esplanade, Thornleigh, has approval for demolition and construction:-

CDP/1098/2024

Complying Development Certificate - Private

Demolition of existing Dwelling Building and Shed - SEPP Controls - CR-2024-85780

28 The Esplanade, THORNLEIGH

Accredited Certifier - Brent Lenane

Principal Certifying Authority - Home Building Certifiers Pty Ltd

D08977060 - Determination 240212/01 - 24 September 2024

CDP/1416/2024

Complying Development Certificate – Private

Double Storey Dwelling - SEPP Controls - CR-2024-116368

28 The Esplanade, THORNLEIGH

Accredited Certifier - Mark Young

Principal Certifying Authority - New Home Certification Group Pty Ltd

D09033359 - Complying Development Certificate 240695/01 - 13 December 2024

To facilitate **construction works at 28 The Esplanade**, Council has received a request for a temporary 'Works Zone' at the front boundary of **26 The Esplanade**, Thornleigh. (**WKZONE/3/2025**)

Providing a 'Works Zone' in front of the actual construction site **28 The Esplanade** is not feasible, due to the existing 'No Stopping' zone (which maintains sight distance of pedestrians utilising the existing pedestrian refuge island)

Hence, it is proposed that a temporary 'Works Zone' be provided along the **neighbouring property frontage - 26 The Esplanade**.

The proposal is for the installation of **15 lineal metres long** 'Works Zone' to accommodate construction vehicles and deliveries during construction, which has commenced at the site, and is required for a period of **52 weeks** initially.

Providing the temporary 'Works Zone' will result in a temporary loss of approximately three (3) unrestricted parking spaces on the western side of The Esplanade.

The unrestricted parking spaces will be reinstated following completion of works and removal of the 'Works Zone'.

CONSULTATION

Council would normally advise residents of any approved changes to parking restrictions, prior to installation.

In this case, the builder of **28 The Esplanade** consulted with the adjacent property **26 The Esplanade** where the 'Works Zone' is proposed.

The owner of **26 The Esplanade**, by letter back to the builder, then objected to installation of a 'Works Zone' in front of her house.

"... I do not provide authorization for the use of any part of my property (or area in front of my property) to be used as a construction zone as it would negatively impact my elderly parent's health and well-being. My parents and any other persons residing at my property must have unhindered access and peaceful enjoyment of these areas and my whole property at all times ..."

Council notes the objection from **26 The Esplanade**, however:-

- All on-street parking in Hornsby Shire does not belong to any individual resident.
- On-street parking is a valuable asset, which Council must manage, to address competing needs of the community.
- Access to **26 The Esplanade** will be maintained throughout the construction activity.
- The proposed 'Works Zone' is temporary (approximately 52 weeks)
- The proposed 'Works Zone' is only in operation during construction hours, on construction days (7am to 5pm, Mondays to Saturdays)
- 3 on-street parking spaces will continue to be available for residents, **near 24 The Esplanade** (between the temporary 'Works Zone' and the intersection with Oakleigh Avenue).
- The installation of the proposed 'Works Zone' is considered essential, to maintain traffic and road safety along The Esplanade during the construction activity.

ATTACHMENTS

1. Plan of proposed 'Works Zone' signs LTC 07/2025.

RECOMMENDATION THAT

1. 15m long 'Works Zone 7am-5:00pm, Mon-Sat' be approved for installation at **26 The Esplanade**, Thornleigh for the duration of the construction activity occurring at **28 The Esplanade** (initially 52 weeks).
 2. The resident of **26 The Esplanade** be informed of the temporary 'Works Zone' and its implications.
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Note for voting Local Traffic Committee members.

Under Transport for NSW 'Delegation of Functions to Regulate Traffic' (operation of local traffic committees) you are required to comment or indicate your acceptance or objection to the recommendation of this report.

Your response must be submitted in writing within 14 days of the date of this notice.

Please send your response via return email for the item, or email trafficbranch@hornsby.nsw.gov.au

For further information please contact Radek Zarzycki on 9847 6524.

Upon receipt of your comments the matter will be referred to Council for action.

Radek Zarzycki
Chairman



<u>Issued Date:</u>	Tuesday, 25 March 2025
<u>Comments Close Date:</u>	Wednesday, 9 April 2025, at 5:00pm