



29 March 2017
Ref 16182

Bayside Council
P.O. Box 21
ROCKDALE NSW 2216

Attn: Mr Pascal van de Walle
[REDACTED]

Dear Pascal,

DA-2016/420
PROPOSED MIXED USE DEVELOPMENT
395-397 PRINCES HIGHWAY, ROCKDALE
TRAFFIC AND PARKING MATTERS

I refer to Council's letter dated 9 December 2016 requesting additional information in respect of the abovementioned development proposal (DA-2016/420). A tabulated response to Council's comments is attached to this letter as well as referenced supporting documentation.

I trust the attached information is sufficient. Please do not hesitate to contact me on telephone [REDACTED] should you have any enquiries.

Yours sincerely

[REDACTED]

Chris Palmer
Traffic Engineer B.Eng (Civil)
Varga Traffic Planning Pty Ltd

Response to Council's Parking and Traffic Comments dated 9 December 2016

Item	Comment
6. Development Engineering Issues	
(a) Car Parking	
(i) The proposal includes 123 car parking spaces, which is 14 spaces in excess of the ADG requirement. As discussed previously, excess spaces could be deleted to achieve deep soil requirements.	Car parking has been reduced to 117 spaces, comprising 95 residential & 22 shared visitor/comm (including a carwash bay) utilising shared parking register [(iv) below] while providing the minimum parking to meet resident needs.
(ii) Separation of commercial & residential parking spaces is required for security reasons. For example, 24 hour operation access may be required to the basement car park for future patrons of the commercial units. Also, a condition will be imposed on any consent requiring that the control mechanism for the gate shall be arranged such that access to the basement garage for registered proprietors of the commercial units, and their visitors, does not require security clearance or assisted entrance between the hours of 7:30am to 6:00pm Monday to Saturday and 7:30am to 1:00pm on Sunday. Where the hours of operation of the commercial units are approved outside of these hours, the access arrangements shall match the approved hours of operation.	Architectural plans have been revised that provide separated residential and non-residential parking areas. Auto gates are provided at the main entrance that will be closed after hours and another roller door will be provided on B1 to secure the residential parking area.
(iii) A dedicated car wash bay is required.	A dedicated carwash bay is now included on level B1
(iv) Consider utilising a 'shared parking register' for commercial and residential visitors.	A shared parking register will be adopted for 22 shared visitor and commercial spaces.
b. Traffic and Access	
(i) Waste Collection - in accordance with Councils Technical Specification - Waste Minimisation and Management (section 3.3), waste collection must be undertaken on-site. Therefore a 'Refuse Collection Vehicle' (RCV) sized loading bay shall be provided within the site.	The laneway is now proposed to be widened to 6.0m between kerbs and be dedicated to council. The south-western kerb to the Highway will be modified to match the widened lane and allow better entry conditions from the Highway while retaining an adequate pedestrian environment.

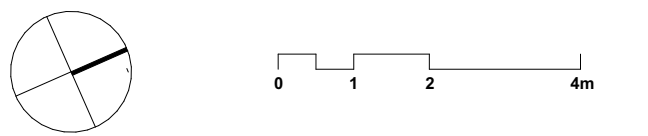
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Swept path diagrams shall also be provided for the 'RCV' vehicle demonstrating that: (1) Adequate manoeuvring space is available in the laneway and on-site to permit a RCV to reverse into the proposed loading bay and exit the site in a forward (2) Adequate laneway width is provided to permit forward entry/ exit to Princes Highway.	While the area required for Council's RCV may be set aside on site, an RCV cannot be utilised due to intersection configuration and site limitations. Accordingly, waste is to be collected by private contractor using trucks up to 7.5m. The swept paths for a 7.5m truck are attached. Also attached is a written advice from Waste Wise and Veolia confirming that such a service can be provided. Furthermore, Capital City Waste Services have also verbally indicated that they also service the Rockdale area with compact trucks. It should be noted that while a potential conflict with a car leaving the lane at the intersection may slow trucks entering the lane, this will only occur once or twice a week, which may be conditioned to be undertaken out of peak hours. Swept paths demonstrating two B99 passenger cars able to turn in/out of the lane simultaneously.
(ii) Removalist Vans - the loading bay is a substantial distance from the lifts. Therefore, provision of an SRV loading bay should be explored which has direct access to lifts for use by removalist vans.	It is considered that the distance is not excessive or that the arrangement inappropriate/unusual. Accommodating a shorter path is very difficult and no change is proposed.
(iii) To ensure clear sight lines are provided for vehicles exiting the basement car park, the walls adjacent to the driveway access (including any associated gates) must be provided with a setback of 2.5m X 2m (or provided with an alternate treatment) at the property boundary.	The architectural plans have been modified by setting the substation back 2.5m to provide required sight lines at the car park exit.
(iv) In addition to RTDAC recommendations, a 3m X 3m corner splay is required to be dedicated to Council at the intersection of Unnamed Road and Princes Highway. No structures are allowed above or below the footway easement area.	The site-line for provided cars is equivalent to a 3m splay while a smaller splay can be dedicated to Council in the subdivision of the lane widening. However, dedication of a 3m splay would alter the configuration and appearance of the building to such an extent as to represent a major departure from the design competition process and a detrimental design outcome.

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(v)The Traffic Report is required to be amended, and architectural plans updated (where required) to address the following: (1) Existing site conditions, geometric layout of Unnamed Lane including the intersection with Princes Highway. (2) Intersection performance and levels of service (existing and future); (3)Traffic safety- two way traffic access within Unnamed Lane; (4) Access requirements for the current scheme (for cars and Commercial/ Service vehicles) (5) Loading and unloading, in particular the garbage truck movements. (6) Consideration of the 'Traffic Generation Impacts' issue identified in the submission prepared by_JBA on behalf of the owners of 383-391 Princes Highway.	Report will be updated including comments on submission claims. See comments elsewhere regarding lane widening, kerb realignment, access, waste collection servicing and swept path analysis etc Note, Council has later agreed that modelling for (2) 'intersection performance and levels of service' is unnecessary The laneway has been widened to 6.0m to provide safe and efficient two-way traffic flow. Appropriate setbacks/splays have also been provided to increase visibility Vehicular access to the existing site is provided via two driveways located off the Princes Hwy as well as via the laneway. The two redundant driveways off the Hwy will be restored to kerb and gutter As noted, waste is to be collected by private contractor using trucks up to 7.5m. The laneway is currently also used by trucks servicing the Spotlight building opposite. Those trucks enter the Spotlight loading dock via Rockdale St and exit via the laneway. In any event, should the Spotlight site be redeveloped in the future, it would be likely that all vehicular access to that site would be provided via Rockdale St, not via the laneway.
(7) The issues raised by the Rockdale Traffic Development Advisory Committee, which are as follows: (a) That the applicant needs to undertake road widening to accommodate two- way traffic flow as well as garbage trucks, for entry and exit in a forward direction from the lane-way without mounting the kerb and footpaths. (b) Swept paths for the same are to be submitted to Council's Traffic and Road Safety team for further appraisal based on technical specifications of Council's garbage vehicles. A minimum 6m width is needed for two-way traffic flow with additional widening required depending on garbage vehicle turning paths. (c) RMS requires any vehicles entering the laneway including delivery trucks to the	Rockdale Traffic Development Advisory Committee. (a) Lane proposed to widened to 6m etc - See previous comments regarding garbage truck size (b) Swept paths for 7.5 m and B99 vehicles attached as discussed above. (c) All passenger cars can enter and exit the site in a forward direction and service vehicles up to 7.5m in length can enter and exit the

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property to be able to enter and leave in a forward direction. Appropriate manoeuvring space has to be provided onsite. (d) The driveway design has to ensure that all traffic from the site turns right out into the laneway towards Princes Highway. Signage will have to be installed in additions to the appropriate design. (e) That the street lighting be provided in the lane-way as per Ausgrid standards and public domain plan (f) The power pole will have to be relocated if the lane is widened (g) Garbage collection cannot be carried out either along Princes Highway on in the lane way due to narrowness of the laneway and the Traffic control signals. It must carried out onsite. (h) Works zone cannot be provided in the lane-way due to the narrowness of the street. All construction and delivery vehicles will have to be undertaken within the site. There are other businesses which require access to their properties via the laneway. The access is to be maintained at all times during construction and all other activities generating as result of the development. (i) The DA needs to be referred to RMS development team and their conditions/comments incorporated in addition to the above.	laneway in a forward direction (d) Right Turn Only signage to be installed to face of building opposite site access driveway (e) Street lighting to lane to be provided and may be made a condition of consent. (f) Power pole not required to be removed but may be made condition of consent if necessary. (g) Noted. Waste collection to be undertaken using the on-site at-grade loading bay (h) Noted. May be made a condition of consent. (i) Information referred to RMS.
(vi) The current traffic report lacks a Conclusion, Engineer's Signature and Swept Path Analysis. Some pages may be missing from the report, however the amended report must include these items.	Conclusion, signature and swept path to be added to the updated report
(vii) The Unnamed Lane shall be re-designed as a two-way lane and the intersection with Princes Highway and footpaths provided for pedestrians. Concept civil engineering plans are required to be prepared addressing (but not limited to) the following:	Refer to previous comments. Civil engineering drawings will be submitted once finalised Council's traffic recommendations have been finalised.

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(1) The proposed widening of Unnamed Lane fronting Princes Highway shall be designed as an intersection with all necessary traffic control devices and intersection geometric design requirements considering the frontage road speed of 60 Km/h. (2) Sight distance at the access to Unnamed Lane & minimum sight lines for pedestrian safety. (3) Proposed desirable minimum radius turning path in accordance with the Austroads templates covering turning speeds of 5 km/h to 15km/h. (4) Clearance to swept paths of turning vehicles - at least 600m clearance must be provided from the kerb to any awning or structure. (5) Vertical clearance - a minimum 4.5m height clearance is required to any built form within 600mm of the proposed kerb line.	(1) and (3) Swept paths based on turning speed of 10km/h (2) Adequate driver and pedestrian sight distance at the access to the laneway Swept paths based on turning speed of 10km/h (4) Adequate clearances provided to swept paths (5) No part of the proposed building will overhang the widened laneway – and will be greater than 600mm from the laneway kerb.
(c) Flooding (i)The design of the basement carpark access driveway and loading bay shall include ramp crest levels that will prevent inundation of basement and/or internal building areas from the gutter flow and/or the 1% AEP flood level (whichever is the critical).	A suitable crest has now been provided at top of car park access driveway
Roads and Maritime Services (RMS) Additional information required by RMS to allow them to complete their assessment of the Application. (a) It is not clear within the submitted documentation what the size or the largest vehicle will be accessing the basement car park. There are concerns that Rockdale Street may not be able to accommodate service vehicles. It is requested that the applicant provides swept paths for the services vehicles that will be accessing the development, with particular attention to the turning movements to and from Princes Highway.	Information subsequently provided noting that: (a) Largest vehicle size 7.5m rigid truck

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(b) It is not clear what the daily and peak service vehicle traffic movements will be for the proposed development. (c) It is not clear whether the largest vehicle accessing the site can turn onto Rockdale Street entirely from the kerbside lane on the Princes Highway	(b) Estimates of service vehicles comprise garbage truck (2-4/week), courier/goods deliveries (1-2/day), and removalists (1/week) (c) 7.5m truck can turn entirely from kerbside lane
RMS representative has indicated that the proposed 'Green Gateway trees are not supported due to adverse impact on traffic signal visibility as well as incidents of vehicles clipping the sides against the canopy.	This is a matter for Council resolution. Development is able to comply with either requirement.



GENERAL NOTES:
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DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND	
S	STUDIO
1B	1 BED
1BM	1 BED + MEDIA NOOK
1BS	1 BED + STUDY
2B	2 BED
2BM	2 BED + MEDIA NOOK
2BS	2 BED + STUDY
3B	3 BED
3BM	3 BED + MEDIA NOOK
3BS	3 BED + STUDY
3BK	3 BED DUAL KEY
	RETAIL + NON-RESIDENTIAL
	COURTYARD / BALCONY
	RESIDENTIAL PARKING
	COMMERCIAL PARKING
	SHARED ZONE

- AMENDMENTS**
- LANEWAY WIDENED, BASEMENT SETBACK 500mm
 - ROLLER DOOR SEPARATING COMMERCIAL AND RESIDENTIAL PARKING ADDED
 - STAFF AMENITIES ADDED
 - GREEN GATEWAY DEEP SOIL AND PLANTING ADDED, BASEMENT SETBACK 3m
 - LOADING AREA AMENDED FOR INCREASED COMMUNAL OPEN SPACE
 - AWNING CUT OUT FOR GREEN GATEWAY PLANTING
 - BLACONY EXTENDED FOR IMPROVED OUTLOOK AND AMENITY
 - WINDOW ADDED
 - COMMUNAL OPEN SPACE ADDED AND APARTMENT U409 DELETED
 - BEDROOM ADDED TO U408 TO CREATE ADDITIONAL 3B APARTMENT
 - SLAB EDGE CUTBACK
 - SUBSTATION AMENDED FOR TECHNICAL REQUIREMENTS
 - EXTERNAL STAIR ADDED CONNECTING GF AND L1 COMMUNAL OPEN SPACE
 - NEW 3B UNIT

REVISION	ISSUE	DATE
A	ISSUED FOR DA	17.06.2016
C	ISSUED FOR DA AMENDMENTS	27.03.2017



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SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT
RACHID ANDARY 8627

PROJECT

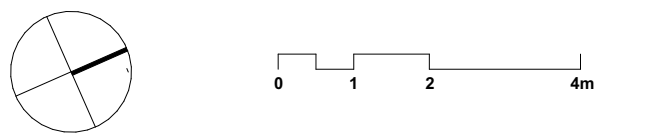
395-397 PRINCES HIGHWAY ROCKDALE
DRAWING TITLE

BASEMENT 3 PLAN
CHECKED DRAWN

DATE	SCALE	JOB NO
27.03.2017	1:100	A3 @ 50% 1601
SHEET NO.	REVISION	

DA111 **C**





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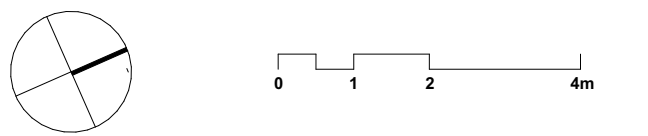
395-397 PRINCES HIGHWAY ROCKDALE
DRAWING TITLE

BASEMENT 2 PLAN
CHECKED DRAWN

DATE	SCALE	JOB NO
27.03.2017	1:100	A3 @ 50% 1601
SHEET NO.	REVISION	

DA112 **C**





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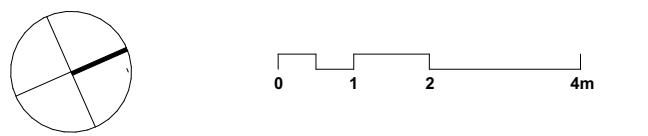
PROJECT

395-397 PRINCES HIGHWAY ROCKDALE
DRAWING TITLE

BASEMENT 1 PLAN
CHECKED DRAWN

DATE	SCALE	JOB NO
27.03.2017	1:100	A3 @ 50% 1601
SHEET NO.	REVISION	

DA113 C



GENERAL NOTES:
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REVISION	ISSUE	DATE
A	ISSUED FOR DA	17.06.2016
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CLIENT

BillOne
PROPERTY

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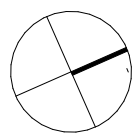
395-397 PRINCES HIGHWAY ROCKDALE

DRAWING TITLE

GROUND FLOOR PLAN

CHECKED DRAWN

DATE	SCALE	JOB NO
27.03.2017	1:100	A3 @ 50% 1601
SHEET NO.	REVISION	
DA114	C	



0 1 2 4m

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- 14 NEW 3B UNIT

LEGEND

- | | |
|------|---|
| BL1 | GLASS BALUSTRADE |
| CMR1 | MASONRY OR LIGHTWEIGHT CLADDING WITH PAINT FINISH (WHITE) |
| CMR2 | MASONRY OR LIGHTWEIGHT CLADDING WITH PAINT FINISH (MID/DARK GREY) |
| CMR3 | HIGH GLOSS PAINT FINISH |
| GS1 | WHITE ALUMINIUM FRAME |
| GS2 | DARK ALUMINIUM FRAME |
| GP1 | FROSTED GLASS PRIVACY PANEL |
| SCN | ALUMINIUM SCREEN |

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RACHID ANDARY 8627

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395-397 PRINCES HIGHWAY ROCKDALE

DRAWING TITLE

NORTH ELEVATION (ROCKDALE ST)

CHECKED DRAWN

DATE	SCALE	JOB NO
27.03.2017	1:100	A3 @ 50% 1601
SHEET NO.	REVISION	

DA202

C

PRINCES HWY

BOUNDARY

34.M. HEIGHT LIMIT

BL1

48,630

GS2

CMR1

SCN

GS1

CMR3

BL1

GS2

GP1

GS1

BL1

GS2

GS1

CMR1

5,770
SETBACK

BOUNDARY

RL 48,240
ROOF LEVEL

RL 45,240
LEVEL 10

RL 42,240
LEVEL 9

RL 39,240
LEVEL 8

RL 36,240
LEVEL 7

RL 33,240
LEVEL 6

RL 30,240
LEVEL 5

RL 27,240
LEVEL 4

RL 24,240
LEVEL 3

RL 21,240
LEVEL 2

RL 18,240
LEVEL 1

RL 14,780
GROUND LEVEL

RL 10,980
BASEMENT 1

RL 7,630
BASEMENT 2

RL 4,630
BASEMENT 3

No. 397A
1-3 STOREY BRICK
TELECOM EXCHANGE

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395-397 PRINCES HIGHWAY ROCKDALE

DRAWING TITLE

SECTION AA (NORTH INTERNAL)

CHECKED DRAWN

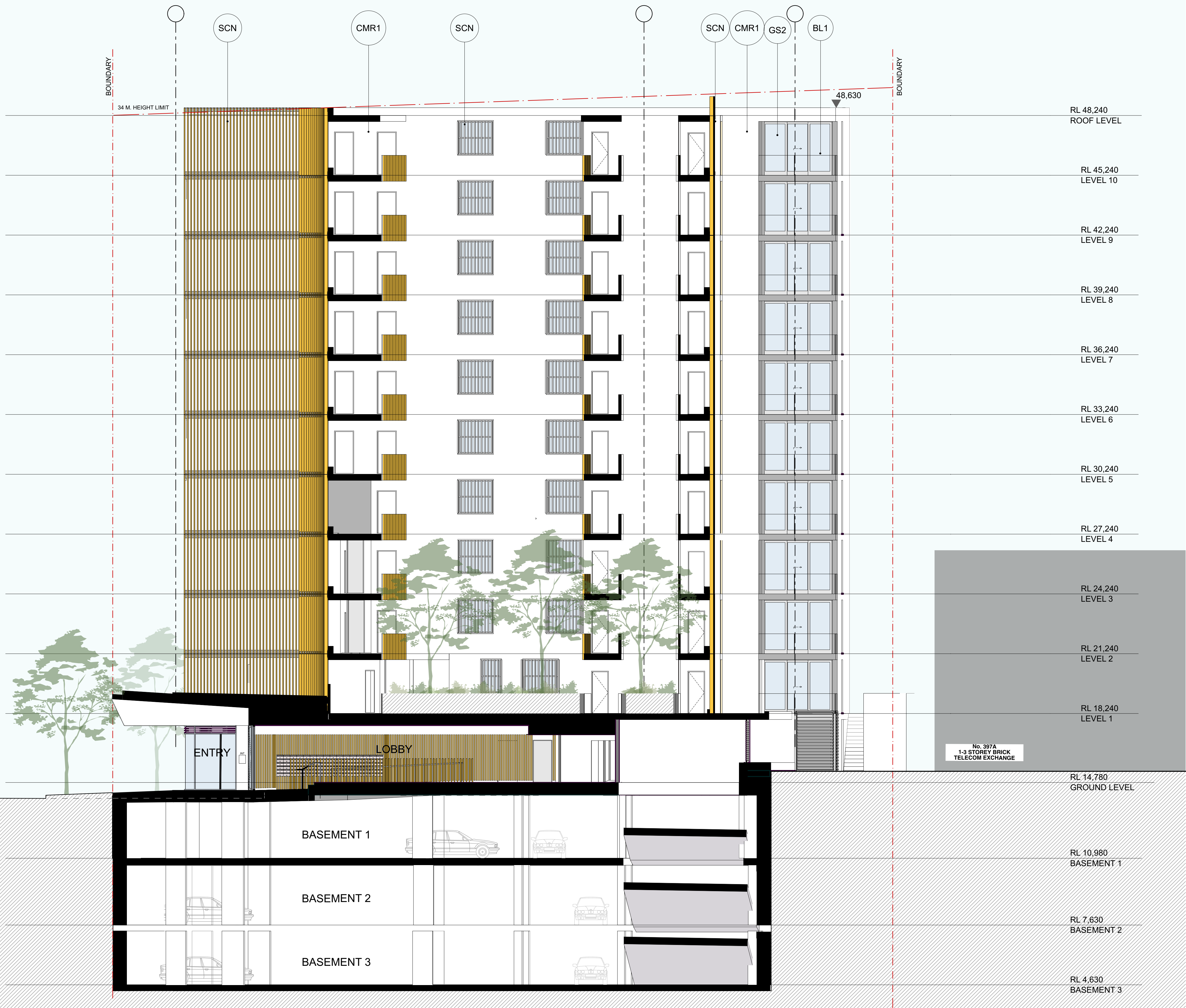
DATE SCALE JOB NO

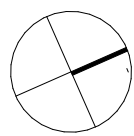
27.03.2017 1:100 A3 @ 50% 1601

SHEET NO. REVISION

DA301 C

PRINCESS HWY





0 1 2 4m

GENERAL NOTES:

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY

AMENDMENTS

- 01 LANEWAY WIDENED, BASEMENT SETBACK 500mm
- 02 ROLLER DOOR SEPARATING COMMERCIAL AND RESIDENTIAL PARKING ADDED
- 03 STAFF AMENITIES ADDED
- 04 GREEN GATEWAY DEEP SOIL AND PLANTING ADDED, BASEMENT SETBACK 3m
- 05 LOADING AREA AMENDED FOR INCREASED COMMUNAL OPEN SPACE
- 06 AWNING CUT OUT FOR GREEN GATEWAY PLANTING
- 07 BALCONY EXTENDED FOR IMPROVED OUTLOOK AND AMENITY
- 08 WINDOW ADDED
- 09 COMMUNAL OPEN SPACE ADDED AND APARTMENT U409 DELETED
- 10 BEDROOM ADDED TO U408 TO CREATE ADDITIONAL 3B APARTMENT
- 11 SLAB EDGE CUTBACK
- 12 SUBSTATION AMENDED FOR TECHNICAL REQUIREMNETS
- 13 EXTERNAL STAIR ADDED CONNECTING GF AND L1 COMMUNAL OPEN SPACE
- 14 NEW 3B UNIT

LEGEND

- | | |
|------|---|
| BL1 | GLASS BALUSTRADE |
| CMR1 | MASONRY OR LIGHTWEIGHT CLADDING WITH PAINT FINISH (WHITE) |
| CMR2 | MASONRY OR LIGHTWEIGHT CLADDING WITH PAINT FINISH (MID/DARK GREY) |
| CMR3 | HIGH GLOSS PAINT FINISH |
| GS1 | WHITE ALUMINIUM FRAME |
| GS2 | DARK ALUMINIUM FRAME |
| GP1 | FROSTED GLASS PRIVACY PANEL |
| SCN | ALUMINIUM SCREEN |

REVISION	ISSUE	DATE
A	ISSUED FOR DA	17.06.2016
C	ISSUED FOR DA AMENDMENTS	27.03.2017

CLIENT



ARCHITECT

FUSE ARCHITECTURE
STUDIO 64, 61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT
RACHID ANDARY 8627

PROJECT

395-397 PRINCES HIGHWAY ROCKDALE

DRAWING TITLE

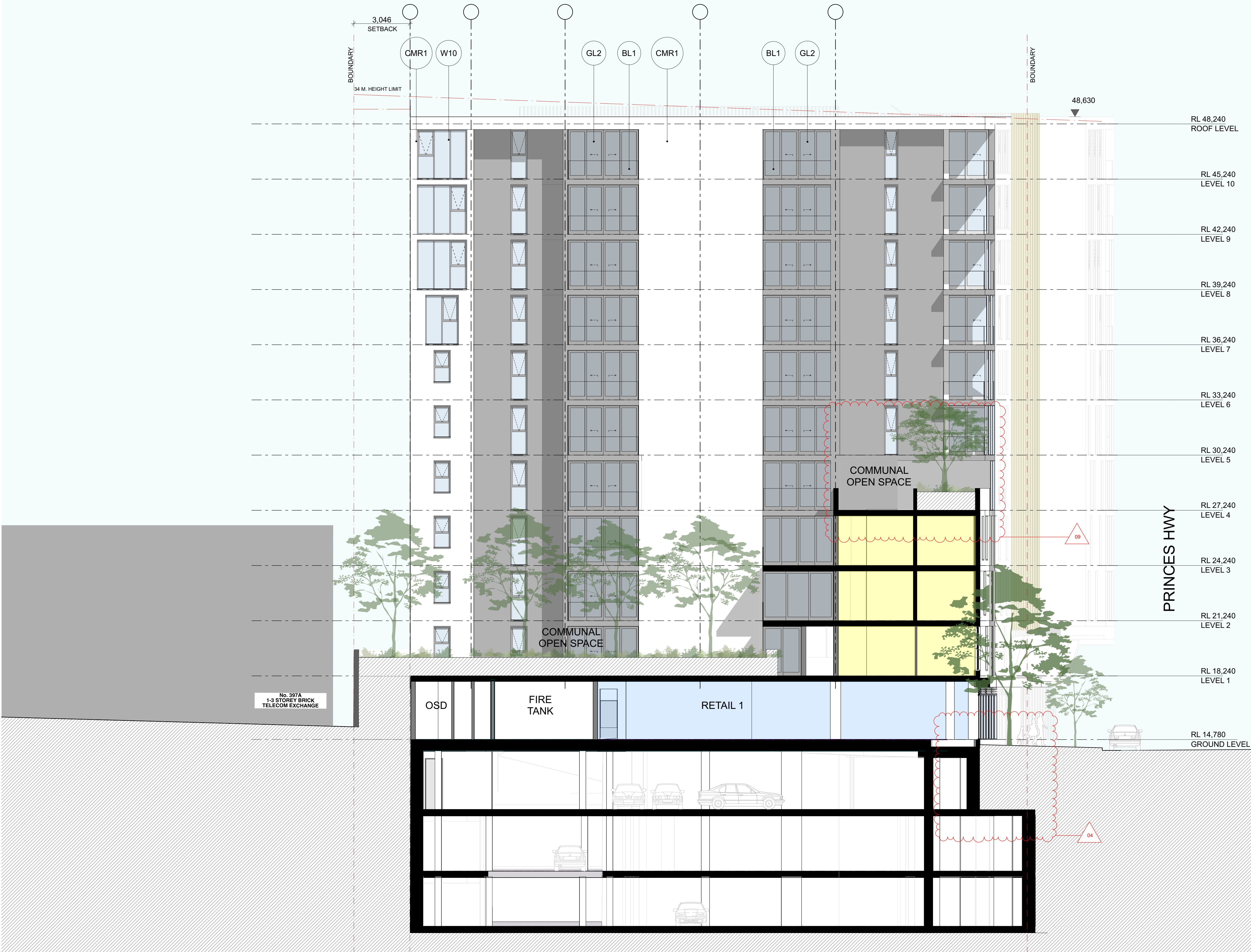
SECTION BB

CHECKED DRAWN

DATE	SCALE	JOB NO
27.03.2017	1:100	A3 @ 50% 1601
SHEET NO.	REVISION	

DA302

C





ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY.

AMENDMENTS

- 01 LANEWAY WIDENED, BASEMENT SETBACK 500mm
- 02 ROLLER DOOR SEPARATING COMMERCIAL AND
RESIDENTIAL PARKING ADDED
- 03 STAFF AMENITIES ADDED
- 04 GREEN GATEWAY DEEP SOIL AND PLANTING ADDED,
BASEMENT SETBACK 3m
- 05 LOADING AREA AMENDED FOR INCREASED COMMUNAL
OPEN SPACE
- 06 AWNING CUT OUT FOR GREEN GATEWAY PLANTING
- 07 BLACKOUT EXTENDED FOR IMPROVED OUTLOOK AND
AMENITY
- 08 WINDOW ADDED
- 09 COMMUNAL OPEN SPACE ADDED AND APARTMENT U405
DELETED
- 10 BEDROOM ADDED TO U408 TO CREATE ADDITIONAL 3/45
APARTMENT
- 11 SLAB EDGE CUTBACK
- 12 SUBSTATION AMENDED FOR TECHNICAL REQUIREMENT
- 13 EXTERNAL STAIR ADDED CONNECTING GF AND L1
COMMUNAL OPEN SPACE
- 14 NEW 3/45 UNIT

LEGEND

- | | |
|-------------|--|
| BL1 | GLASS BALUSTRADE |
| CMR1 | MASONRY OR LIGHTWEIGHT CLADDING
WITH PAINT FINISH (WHITE) |
| CMR2 | MASONRY OR LIGHTWEIGHT CLADDING
WITH PAINT FINISH (MID/DARK GREY) |
| CMR3 | HIGH GLOSS PAINT FINISH |
| GS1 | WHITE ALUMINIUM FRAME |
| GS2 | DARK ALUMINIUM FRAME |
| GP1 | FROSTED GLASS PRIVACY PANEL |
| SCN | ALUMINIUM SCREEN |

REVISION	ISSUE	DATE
A	ISSUED FOR DA	17.06.2016
C	ISSUED FOR DAAMENDMENTS	27.03.2017

CLIENT



ARCHITECT

FUSE ARCHITECTURE
STUDIO 64, 61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT
RACHID ANDARY 8627

PROJECT

395-397 PRINCES HIGHWAY ROCKDALE

DRAWING TITLE

SECTION CC (WEST INTERNAL)

SECTION 05 (WEST INTERIOR)	
CHECKED	DRAWN

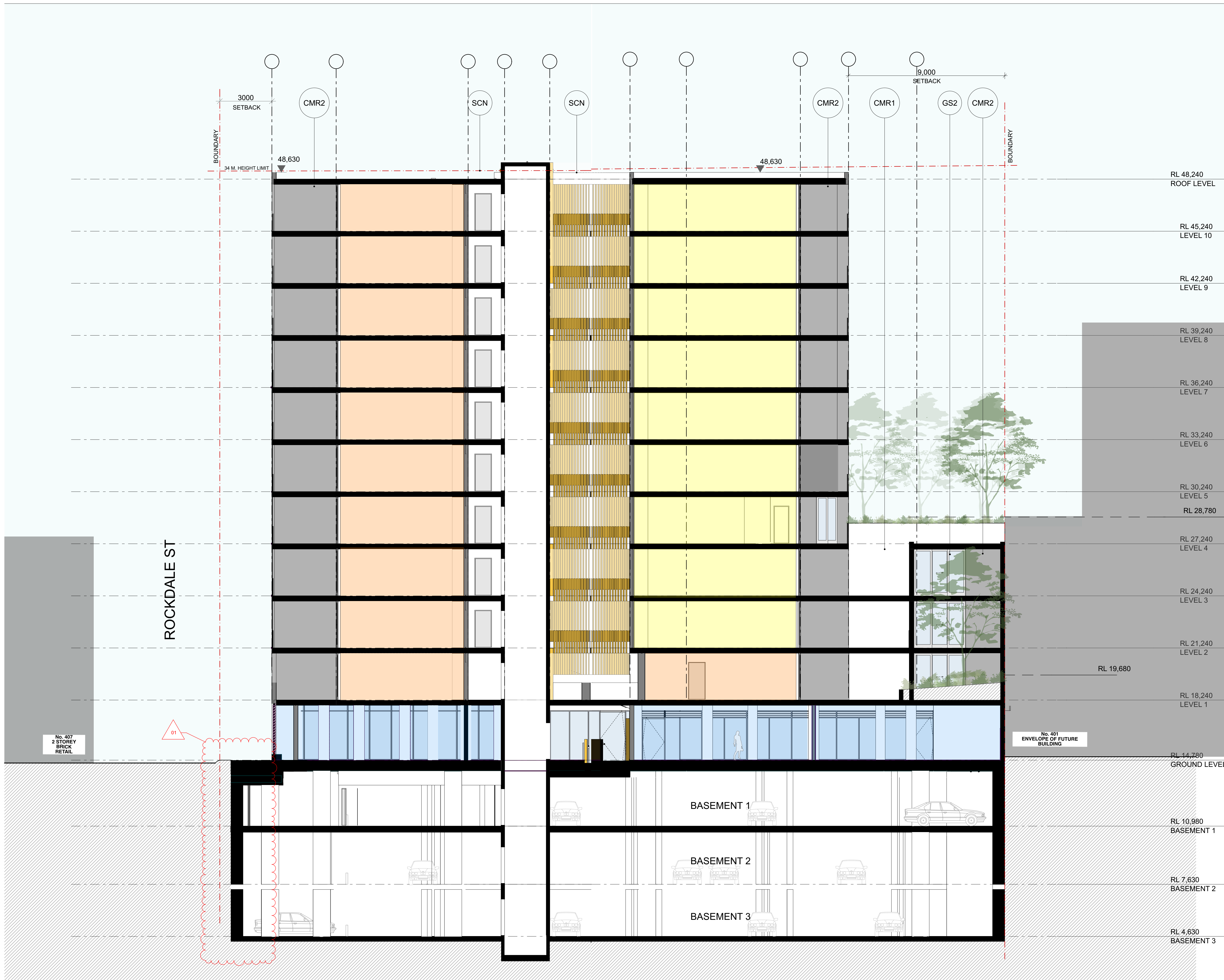
DATE	SCALE	JOB NO
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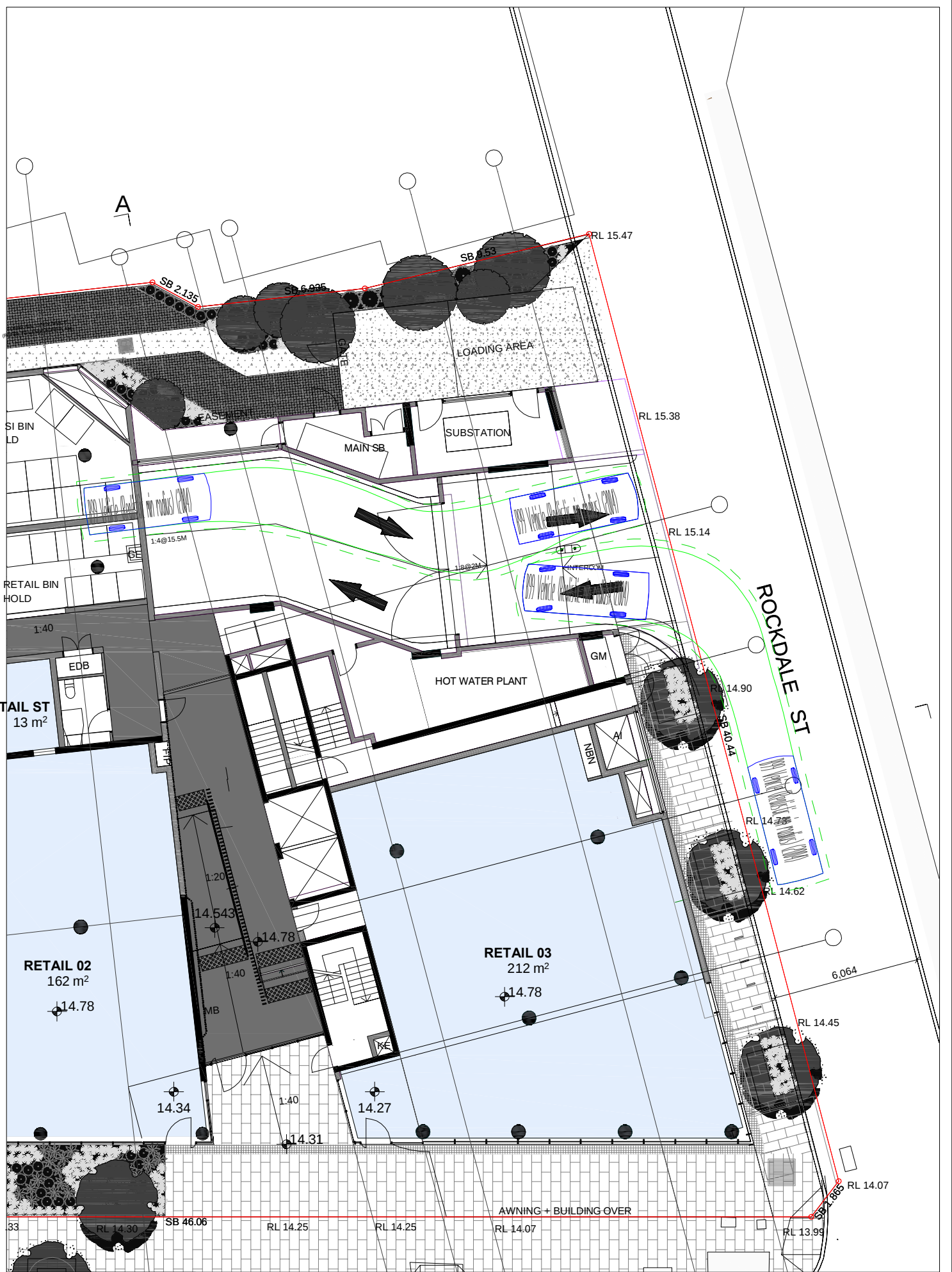
1601

27.03.2017 1:100 A3 @ 50% 1601

SHEET NO. _____ REVISION. _____

DA303 C





VARGA TRAFFIC PLANNING Pty Ltd
 ABN: 88 071 782 537
 Suite 6, Level 1
 20 Young Street
 Neutral Bay, NSW 2089

Phone: +61 2 9904 3224
 P.O. Box 1886
 Neutral Bay, NSW 2089
 www.vargatraffic.com.au
 Sydney, Australia

PROJECT
 MIXED-USE DEVELOPMENT



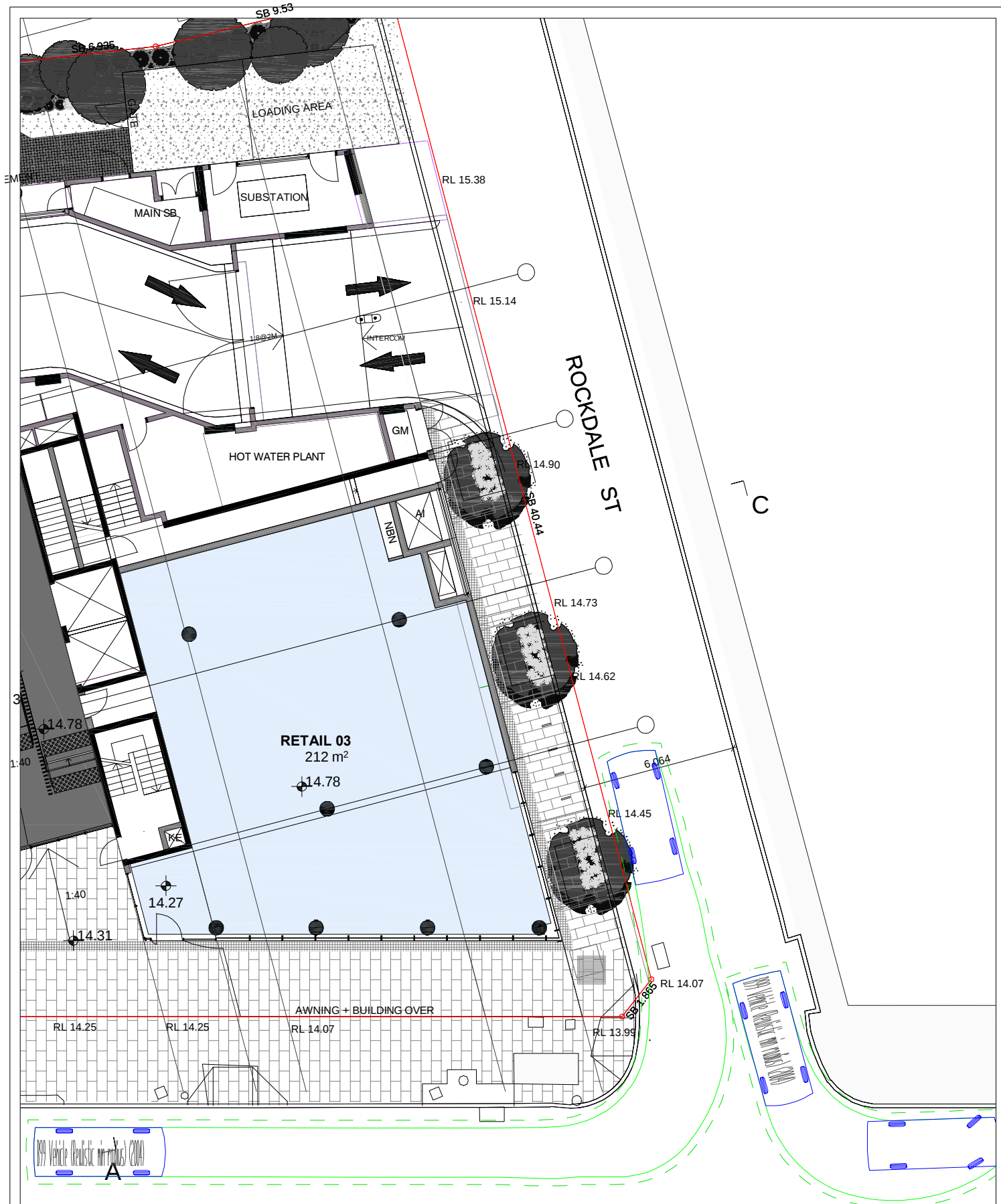
DRAWING TITLE
B99 VEHICLE TURNING PATHS
 Stage 1
 ADDRESS
 395-397 Princes Highway,
 Rockdale

PROJECT NO
 16182
 REVIEWED
 CHRIS PALMER

1:200 @ A4
 DATE DRAWN
 2017-3-28
 PREPARED
 DONALD LEE

VARGA TRAFFIC PLANNING Pty Ltd
 Transport, Traffic and Parking Consultants





VARGA TRAFFIC PLANNING Pty Ltd
 ABN: 88 071 782 537 Phone: +61 2 9904 3224
 Suite 6, Level 1 P.O. Box 1886
 20 Young Street Neutral Bay, NSW 2089
 www.vargatraffic.com.au
 Sydney, Australia

PROJECT
 MIXED-USE DEVELOPMENT



DRAWING TITLE
 B99 VEHICLE TURNING PATHS
 Princes Hwy / Rockdale St Intersection

1:200 @ A4

ADDRESS
 395-397 Princes Highway,
 Rockdale

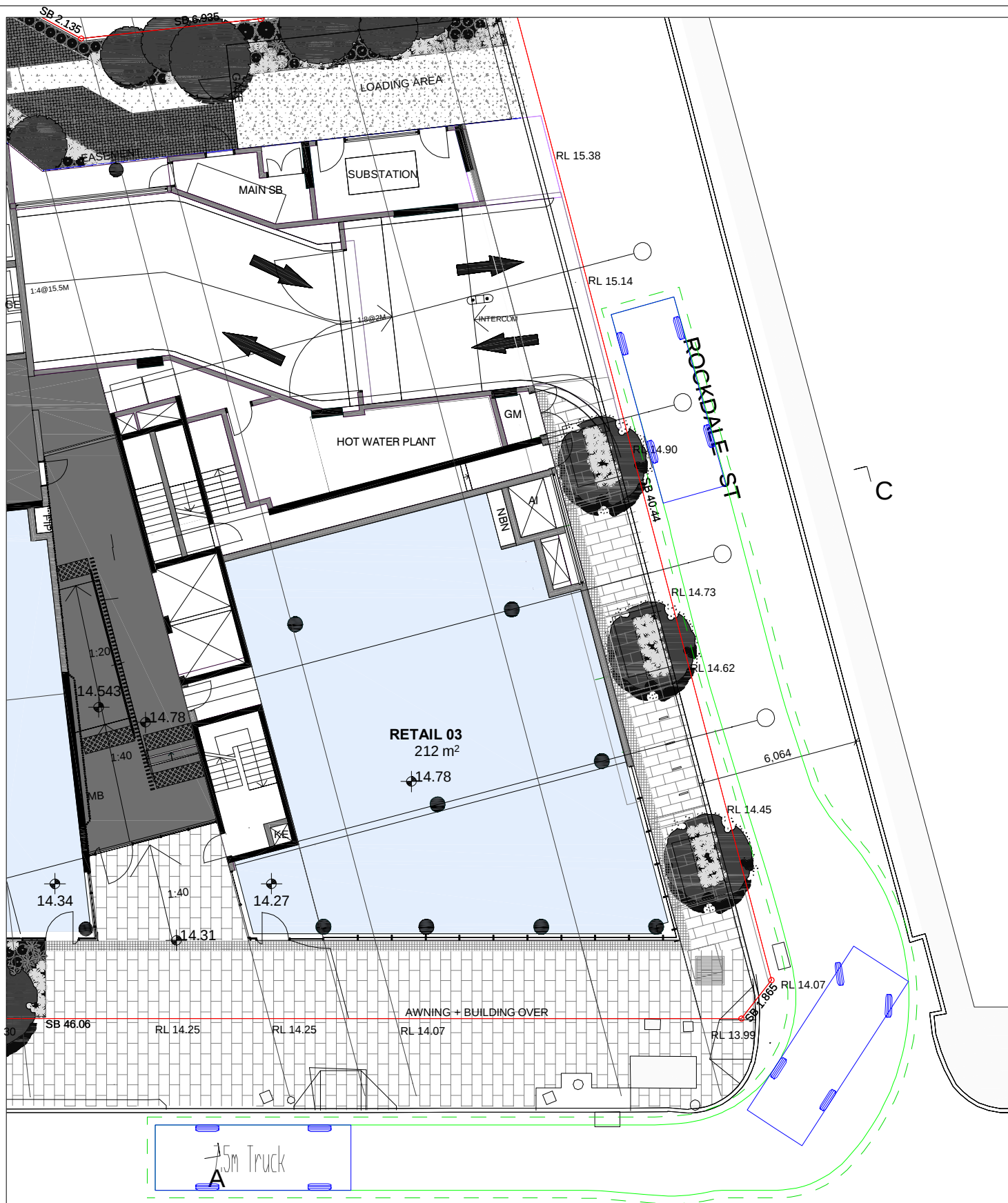
PROJECT NO.
 16182

DATE DRAWN
 2017-3-28

REVIEWED
 CHRIS PALMER

PREPARED
 DONALD LEE

VARGA TRAFFIC PLANNING Pty Ltd
 Transport, Traffic and Parking Consultants



VARGA TRAFFIC PLANNING Pty Ltd
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20 Young Street
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PO Box 1868
Neutral Bay, NSW 2089
www.vargatraffic.com.au
Sydney, Australia

PROJECT
MIXED-USE DEVELOPMENT



DRAWING TITLE
7.5M RIGID TRUCK TURNING PATH

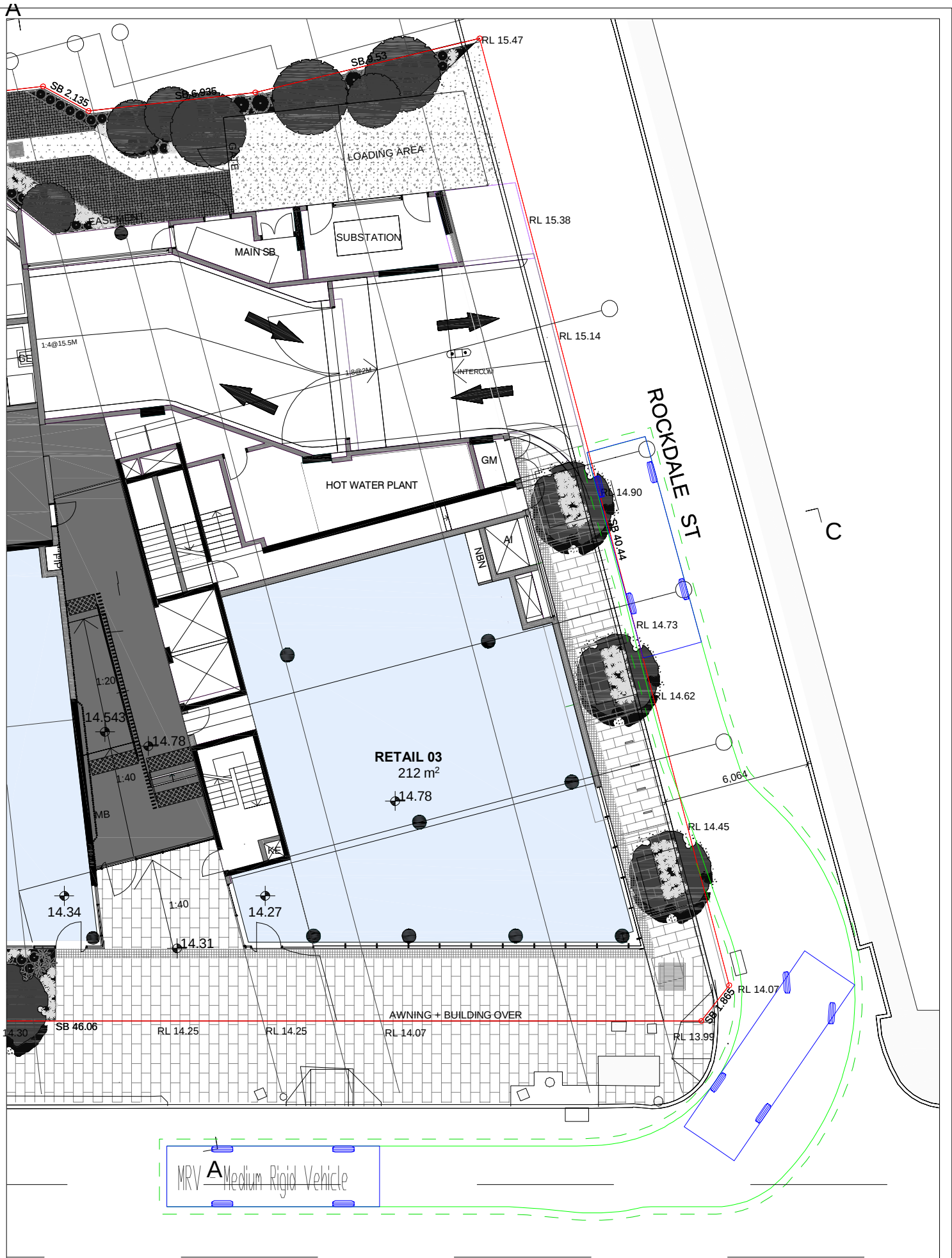
ADDRESS
395-397 Princes Highway,
Rockdale

PROJECT NO
16182
REVIEWED
CHRIS PALMER

1:200 @ A4
DATE DRAWN
2017-3-28
PREPARED
DONALD LEE

VARGA TRAFFIC PLANNING Pty Ltd
Transport, Traffic and Parking Consultants





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 ABN: 88 071 782 537 Phone: +61 2 9904 3224
 Suite 6, Level 1 PO Box 1868
 20 Young Street Neutral Bay, NSW 2089
 www.vargatraffic.com.au
 Sydney, Australia

PROJECT
 MIXED-USE DEVELOPMENT



DRAWING TITLE
 8.8M MRV TURNING PATH
 Checking Vehicle

ADDRESS
 395-397 Princes Highway,
 Rockdale

PROJECT NO
 16182
 REVIEWED
 CHRIS PALMER

1:200 @ A4

DATE DRAWN
 2017-3-28
 PREPARED
 DONALD LEE

VARGA TRAFFIC PLANNING Pty Ltd
 Transport, Traffic and Parking Consultants

Tuesday 28th March 2017

Attention: Chris Palmer B.Eng (Civil)

Varga Traffic Planning Pty Ltd

Suite 6, 20 Young St
Neutral Bay 2089

**WASTE MANAGEMENT
Mixed Use Development
395-397 PRINCES HWY
ROCKDALE NSW**

I refer to your request for information regarding the servicing of waste and recycling streams, vehicles and disposal facilities.

Upon review of the plans supplied, Waste Wise Environmental can confirm serviceability of the bins at this development. Services can be conducted from the suggested area utilising one of our range of Rearloader vehicles.

Vehicle specs:

Mini Rearloader: Height 2.08m, Length 6.4m and Width of 1.7m
Capacity by weight: 1.5 Tonne

Medium Rigid: Height 3.2m, Length 7.4 m and Width of 2.2m (sizes may vary with each unit)
Capacity by weight: 5.5 Tonne to 7 Tonne (variance according to vehicle size)

Any of our vehicles can service this site on a weekly basis however it may require a twice weekly service to reduce the amount of bins held on site.

Servicing twice per week would also reduce the volume of putrescible waste held on site at any one time.

Bins supplied and serviced:

Waste Wise Environmental, only installs and services Australian made **Mastec** bins. We have used these bins in all our 900 plus buildings we service in Victoria and find them to be the best of quality with the added benefit of using an Australian made product. **Mastec** bins come in 120, 240, 660 and 1100 Litre sizes.

Disposal Facilities:

Waste Wise Environmental has a commercial arrangement with both SUEZ and Veolia for the disposal of General Waste (putrescible waste). The closest facility to this dwelling would be SUEZ Rockdale and we could utilise Veolia Banksmeadow Transfer station as a backup.

For Recyclables WWE has commercial arrangements with Visy Recycling at St Peters and Smithfield and Waste Free Recycling at Seven Hills.

Proposed Collection Procedure:

The Waste Wise service vehicle will enter the premises in a forward motion and stop in the designated area to service the bins in a safe and timely manner.

On completion the vehicle will proceed to exit the complex in a forward motion.

Other items;

The vehicle is fitted with 4 flashing "Hazard Working Lights"

The vehicle is fitted with a "Reverse warning Beeper"

The vehicle is fitted with reverse camera to the driver's cabin

The vehicle is able to stand close to the bins minimising service time

The vehicle will exit site turning left.

Should you require any additional information please do not hesitate to contact me.

Prepared by Anthony Zammit

Chris Palmer

From: Felice Colarusso
Sent: Tuesday, March 28, 2017 9:15 AM
To: chris@vtp.net.au
Cc: felice.colarusso@veolia.com
Subject: VEOLIA Environmental Services - Quote
Attachments: Services Quote - Varga Traffic Planning-New Opportunity 3_2017.pdf

Dear Chris

Thank you for your time today and allowing us the opportunity to forward a complete solution to your waste management.

Just to add from our meeting, Veolia is able to offer your company any waste management solution from smaller bins, liquid waste through to industrial skip bins. Think of us as your one stop waste solution provider.

Please find our proposed solution from our meeting today:

1 x 1100L - General Waste
\$35 per collection each , \$1 weekly site charge Service Day: TBA - 2 times per weekly pick up.

1 x 1100L - Cardboard
\$5 per collection each , \$1 weekly site charge Service Day: TBA - Once a week pick up.

Contract duration: 3 year

Price increase: 10%

No lock and key

One off \$55.00 delivery charge for both bins delivered All prices are based on per pick up (excluding GST)

If you wish to proceed with the quotation attached below could you please answer the following questions:

- * Your ABN
- * Account Name and Postal Address
- * Trading Name and Service Address

With this information we will be able to send through all the Credit Application and Service Agreement for you to sign.

If you have any queries please do not hesitate to contact me. We look forward to hopefully working together in the near future.

Kind regards,

Felice Colarusso - AM - Sutherland Shire / Veolia Australia and New Zealand

A: Arndell Park Depot | 34 Lidco St | Arndell Park | NSW | 2148

M: 0434 268 339 | E: felice.colarusso@veolia.com