



16 March 2023

Ref 22047

Northern Beaches Council

PO Box 8

MANLY NSW 1655

Attn: Mr Alexander Keller

Dear Alex,

DA2022/1164
34-35 SOUTH STEYNE, MANLY
TRAFFIC AND PARKING MATTERS

I refer to your email dated 3 March 2023 requesting additional information in respect of traffic and parking matters proposed at the above location.

The proposed development makes provision for 13 car parking spaces, including 2 car stackers and 2 car share spaces as illustrated on the attached plans.

The proposed car share spaces will operate as follows:

- the car share spaces will be provided by the developer and operated by the tenants
- the car share spaces will be reserved for the *exclusive use of the employees* who require a vehicle during the day to attend meetings and site inspections
- in effect, the car share spaces will become “car pool” spaces, to be used by staff only when they are at work
- the car share spaces will alleviate the need for employees to bring their own vehicle to work to attend meetings and site inspections, thus enabling them to travel to work by public transport.

A traffic signal system is proposed to manage entry/exit movements on the car park ramp. The traffic signal system will display a green signal to entering traffic at all times except when activated by an exiting vehicle. The traffic signal in Rialto Lane will be positioned so that it is visible to eastbound traffic in Rialto Lane before they turn left into the R.O.W. (just to the left of the hydrant boosters) as indicated on the attached plan. If the entry signal is red, drivers will be instructed by a *Plan of Management* (or similar) arrangement to drive around the block whilst the exiting car departs the site.

It is noted also in this regard that the traffic generation potential of the 13 parking spaces proposed in the basement will be very low, in the order of 7 vph, and that most vehicles will be travelling in the same direction i.e. inbound in the morning and outbound in the evening, thus the probability of a red signal being displayed for entering drivers will be extremely low.

NOTES

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Nominated Architect Neil Durbach
NSW Reg. No 5850

LEGEND

AC

AIR CONDITIONING

E

ELECTRICAL SWITCHBOARD

FH

FIRE HYDRANT

FHR

FIRE HOSE REEL

FIP

FIRE INDICATOR PANEL

DP

DOWNPIPE

OF

OVERFLOW

RD

ROLLER DOOR

DRP

DRAINAGE POINT

FG

FIXED GLAZING

LO

LOUVRES (OPERABLE)

GA

GATE

SW

SLIDING WINDOW

OW

OPENABLE WINDOW

RF

RENDERED FINISH

MF

MOSAIC TILED FINISH

MR

MECHANICAL/ELECTRICAL RISER

HR

HYDRAULIC RISER

▽

FINISHED RL

▼

STRUCTURAL RL

H

HOSETAP

G

GAS POINT

NOTE:
Traffic signals in Car Park will be implemented to give priority to entering traffic at all times except when exiting vehicle is detected

ISSUE STATUS		
REV	DESCRIPTION	DATE
A	ISSUE TO CLIENT FOR REVIEW	22/4/22
B	ISSUE FOR INFORMATION	22/5/05
C	ISSUE TO CONSULTANTS	22/5/10
D	ISSUE FOR INFORMATION	22/5/20
DA	ISSUE FOR DA	22/6/29
DA-A	REVISED ISSUE FOR COORDINATION - DA RFI AMENDMENTS	23/1/12
DA-B	REVISED SUBMISSION FOR DA	23/1/20

PRELIMINARY

CLIENT Fortis Development Group
JOB
1728 Fortis South Steyne
34-35 South Steyne Manly NSW

ARCHITECT

DURBACH BLOCK JAGGERS

Level 2, 9 Roslyn Street
Potts Point NSW 2011
Tel (02) 8297 3500
Fax (02) 8297 3510
durbachblockjaggers.com

DRAWN	CHECKED	DATE DRAWN	PRINTED
ND	DJ	23/1/20	13/3/23 4:30 pm

SCALE

1:100 @ A1 / 1:200 @ A3

2m

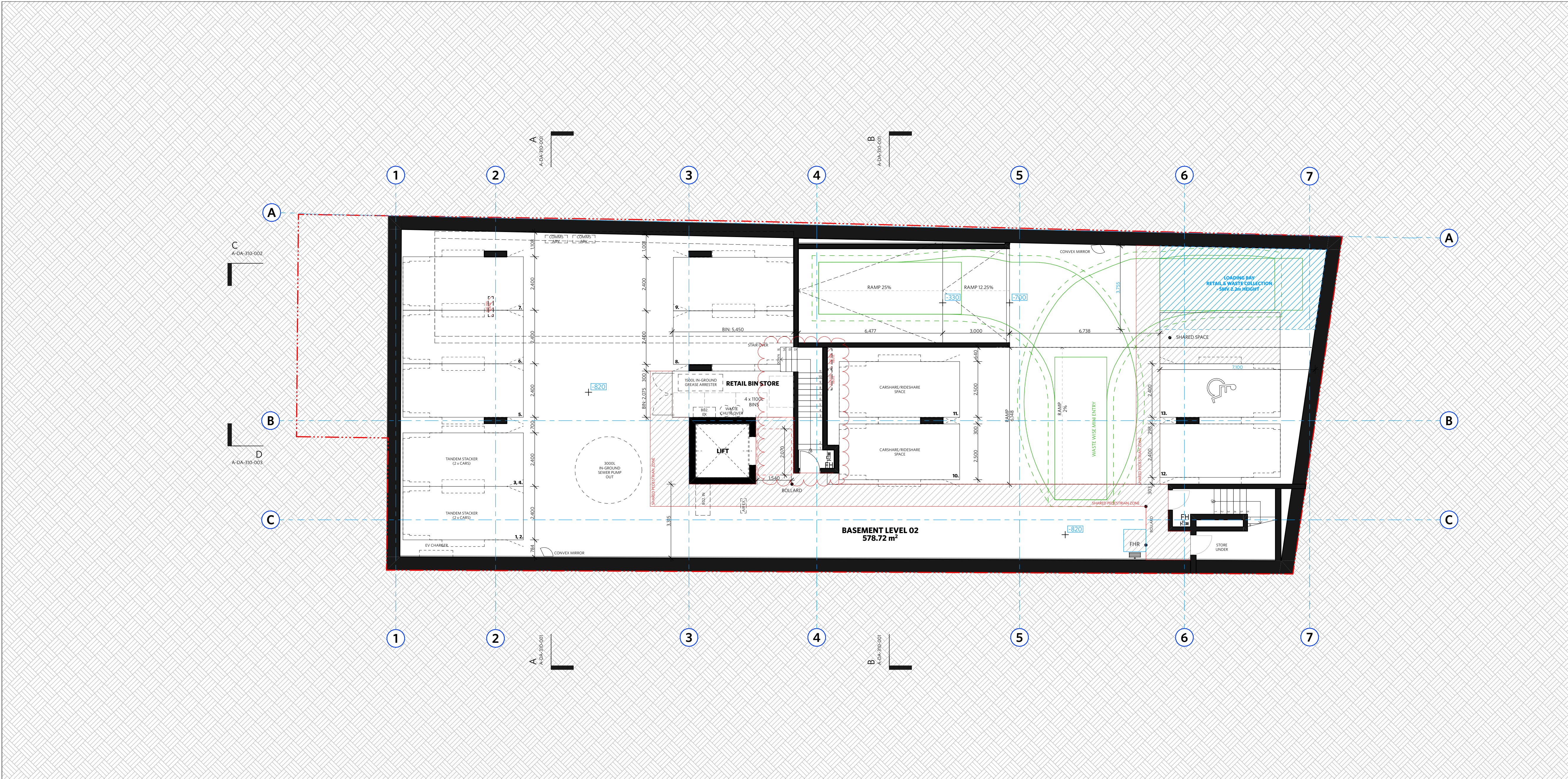
4m

TITLE
GA Plans
Basement 2 Plan

PROJECT NO.	ISSUE	REV
1728	DA	DA-B

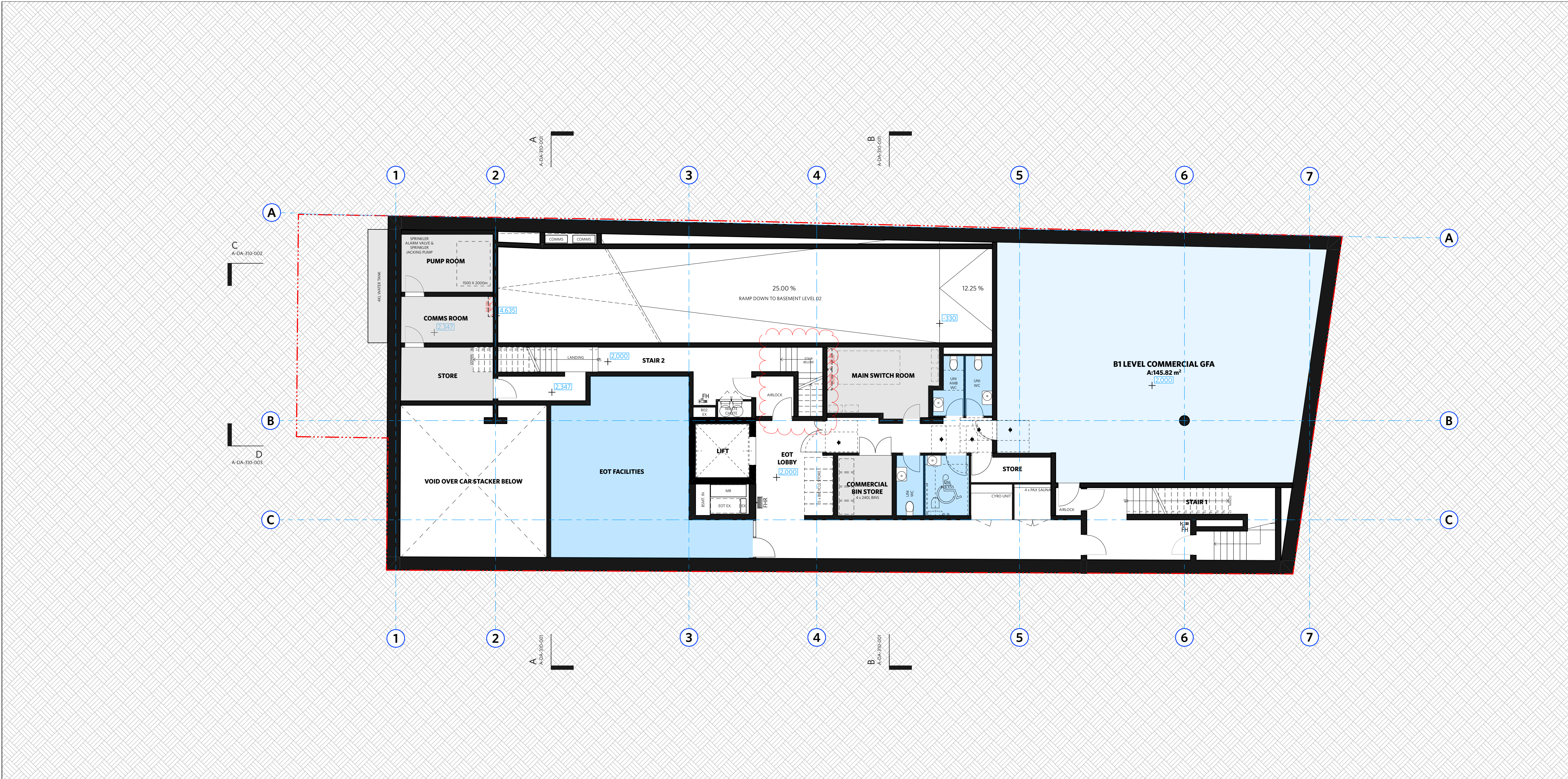
DRAWING NO.

A-DA-110-000



Basement 02

1:100



1 Basement 01 1:100

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MOSAIC TILED FINISH

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2m

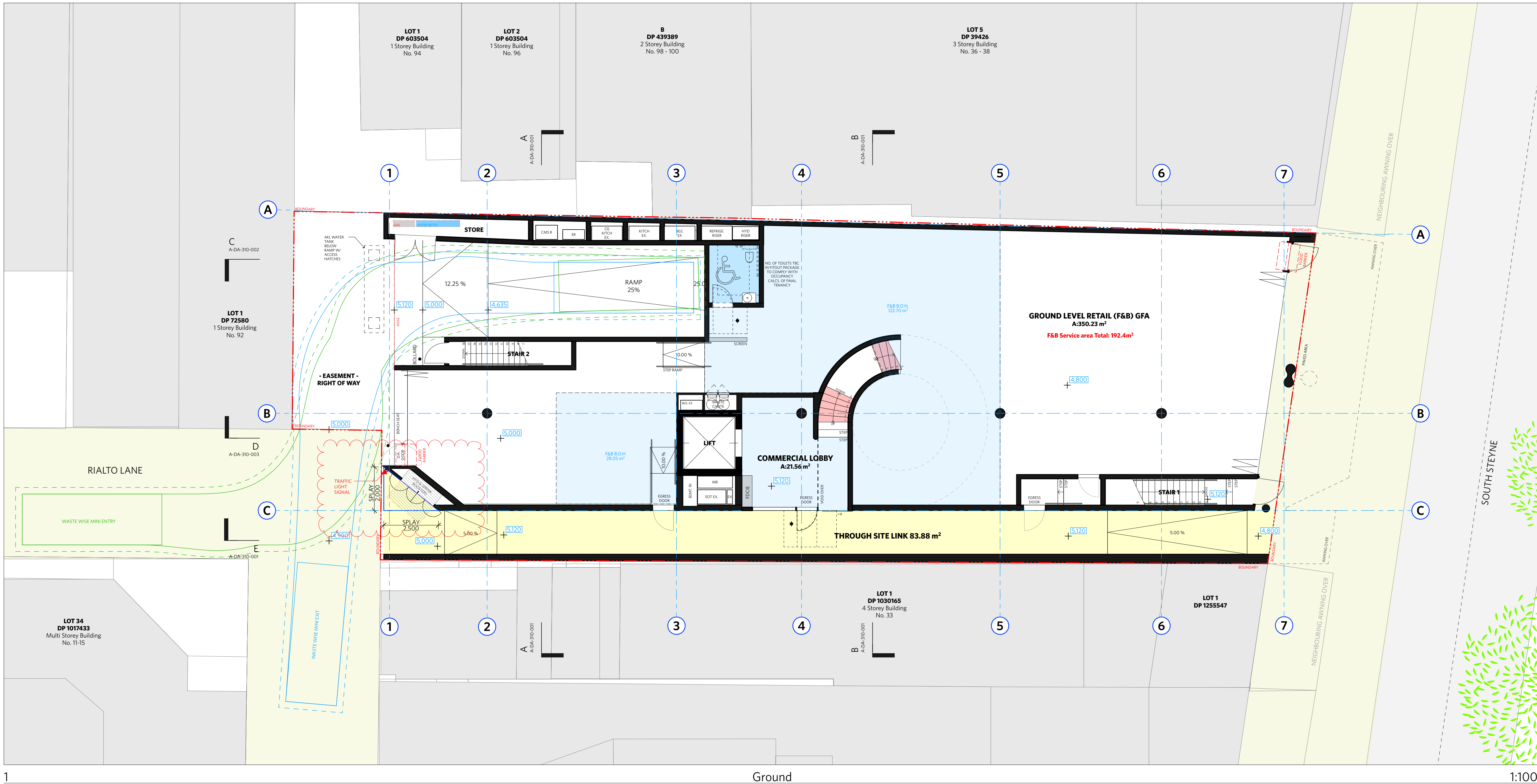
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TITLE
GA Plans
Basement 1 Plan

PROJECT NO.	ISSUE	REV
1728	DA	DA-B

DRAWING NO.

A-DA-110-001



NOTES

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E	ELECTRICAL SWITCHBOARD
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
DP	DOWNPIPE
OF	OVERFLOW
RD	ROLLER DOOR
DRP	DRAINAGE POINT
FG	FIXED GLAZING
LO	LOUVRES (OPERABLE)
GA	GATE
SW	SLIDING WINDOW
OW	OPENABLE WINDOW
RF	RENDERED FINISH
MF	MOSAIC TILED FINISH
MR	MECHANICAL/ELECTRICAL RISER
HR	HYDRAULIC RISER
▽	FINISHED RL
▼	STRUCTURAL RL
H	HOSETAP
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DRAWN ND
CHECKED DJ
DATE DRAWN 23/1/20
PRINTED 13/3/23 4:30 pm

SCALE
1:100 @ A1 / 1:200 @ A3

2m 4m

TITLE

GA Plans

Ground Plan

PROJECT NO. 1728

ISSUE DA

REV DA-B

DRAWING NO. A-DA-110-003

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LEGEND

E	AIR CONDITIONING
AC	ELECTRICAL SWITCHBOARD
F	FIRE HYDRANT
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FP	FIRE INDICATOR PANEL
DP	DOWNPIPE
OF	OVERFLOW
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HR	HYDRAULIC RISER
V	FINISHED RL
V	STRUCTURAL RL
H	HOSEPAT
G	GASPOINT

1. FACADE WASHING SYSTEM
LOCATED IN THE SOFFIT OF EACH
OF THE 8 GLAZED EASTERN
FACADE WINDOW BAYS ON LEVEL
1 & 2.

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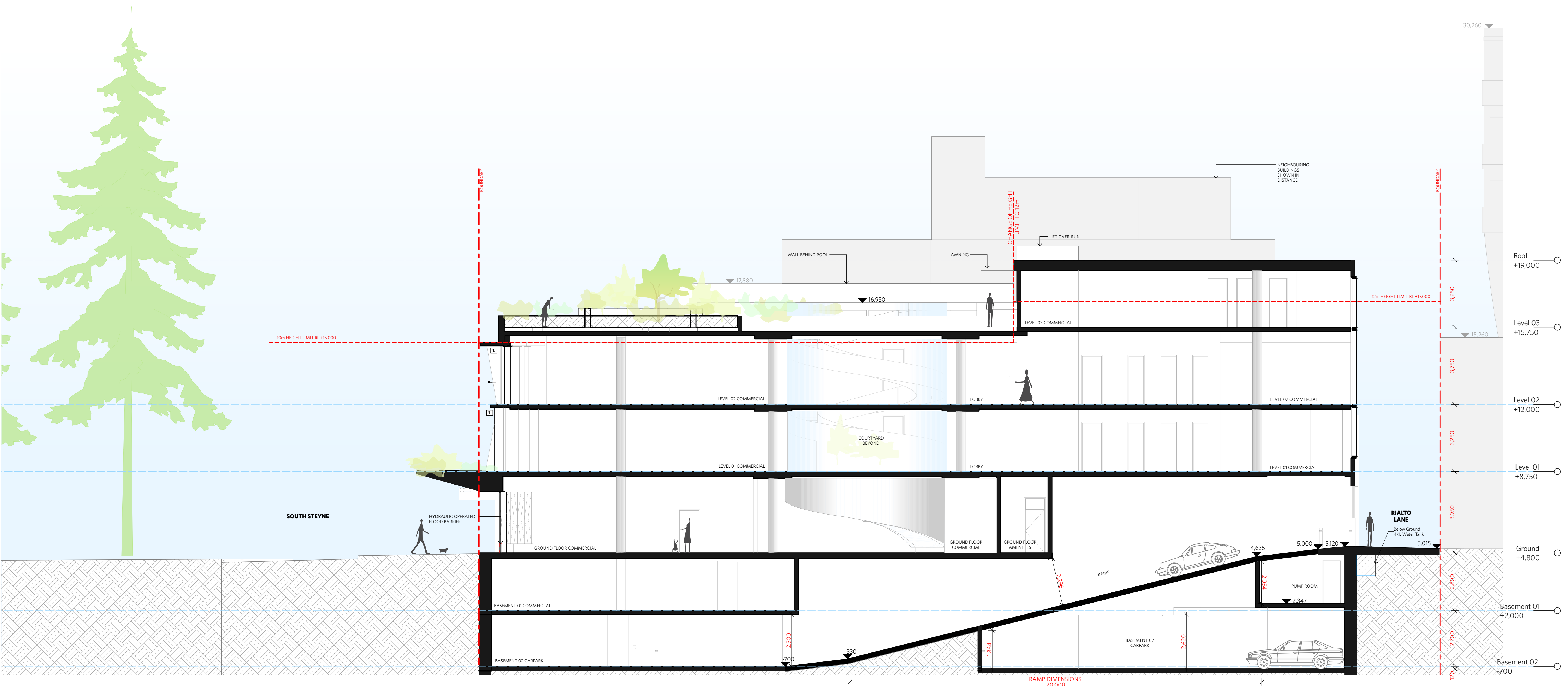
PRELIMINARY

ARCHITECT

DRAWN	CHECKED	DATED	DRAWN	PRINTED
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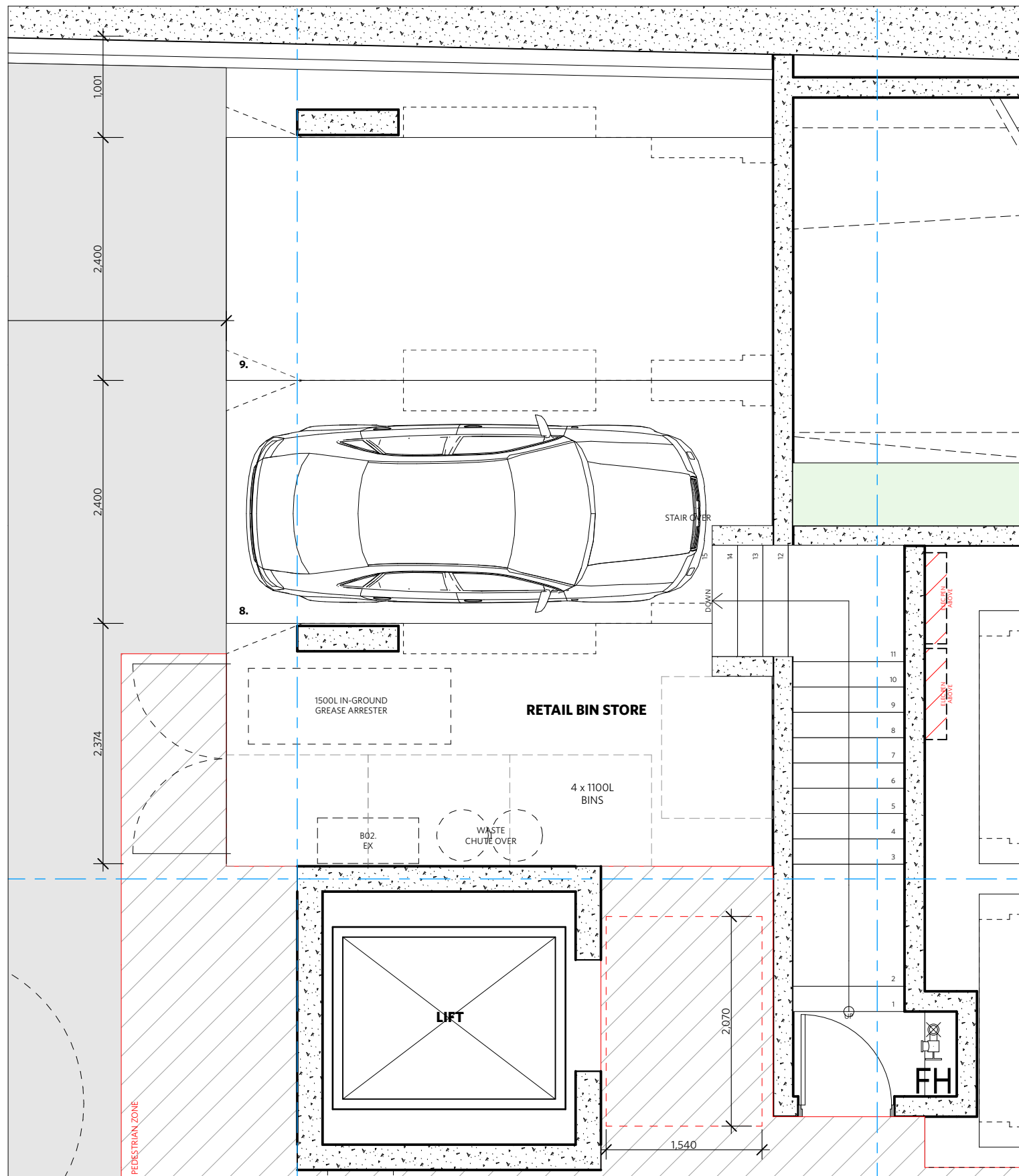
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GA Sections	
Section CC	

PROJECT NO.	ISSUE	REV.
1728	DA	DA-B
DRAWING NO.		
A-DA-310-002		



Section C

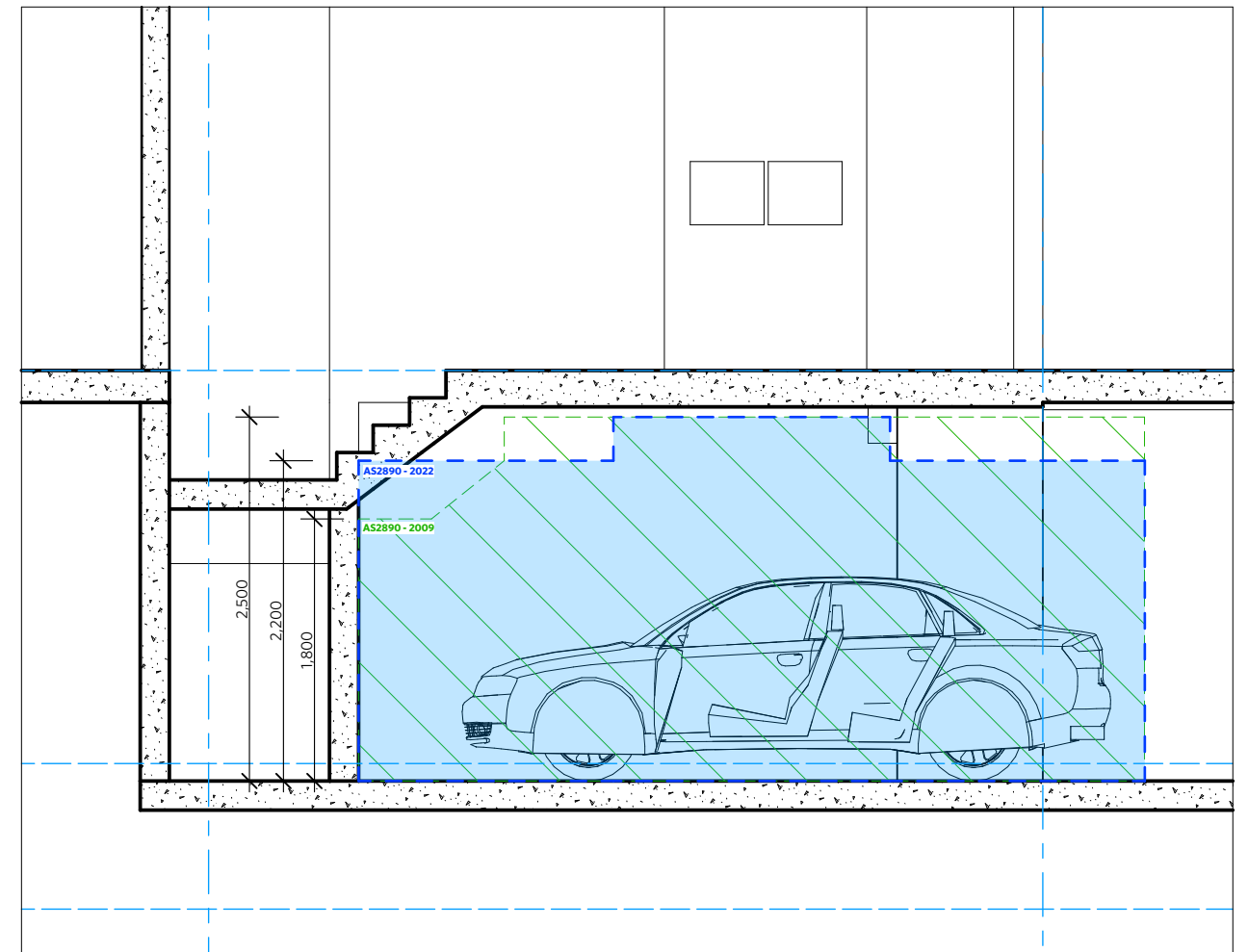
1:100



1

Carpark No.8 Detail View

1:50



2

Carpark No.8 Detail Section

1:50

SKETCH DRAWING SK_018
20230308 Carpark No.8 Detail View
Scale:
Date issued:

durbach block jagers
Level 2, 9 Roslyn Street
Potts Point NSW 2011
02 8297 3500
durbachblockjagers.com

To Whom it may concern:

Service Commitment by Waste Wise Environmental for private waste collection

34 – 35 South Steyne Manly NSW : private contractor waste vehicle letter

I refer to your request for private waste services at the subject site.

Based on the information received, I have reviewed the plans and confirm Waste Wise Environmental can service the subject site using a Waste Wise Mini Rear Loader.

Our real loader waste truck is 6.40m long, 2.08m high, with a GVM of 6.500 tonne.

Please note that reference must be made to the independent traffic engineers report to confirm turning circles and swept paths conform with my approval for service.

I have also attached a dimension diagram of the Waste Wise truck referred to within

Thank You

Frank Cardamone

Waste Wise Environmental Pty Ltd

Email: frank@wastewise.com.au

Phone: 0417 511 396 or 1300 550 408

Introducing the
WASTE WISE MINI



REAR LOADER

Waste Wise Environmental introduced the first MINI rear loader vehicle into Australia in September 2011.

The success of the MINI rear loader has been well documented over the first 12 months of service. The ability to manoeuvre in confined areas within basement car parks, where bin rooms are located, and laneways where other vehicles find difficulty in reversing is unique, but achievable for this compact unit.

With an overall height of just 2.08 metres and length of 6.40 metres, this vehicle can enter most car parks, going down three (3) basement levels or climbing up eight (8) car park levels to empty MGB 240 litre & MGB 660 litre bins within its own height capacity.

MGB 1100 litre bins will be lifted higher than the vehicle and generally find a spot within the complex to do so.

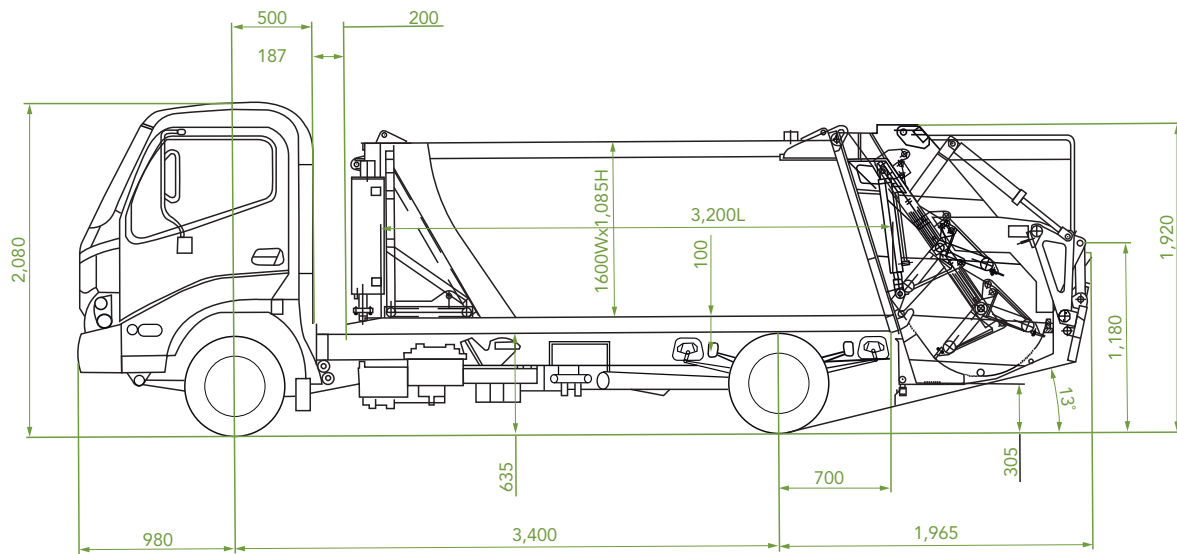
The MINI rear loader is valuable to all: architects, developers, owners corporations (space saving and cost saving) and councils (no bins at kerbside affecting the streetscape).



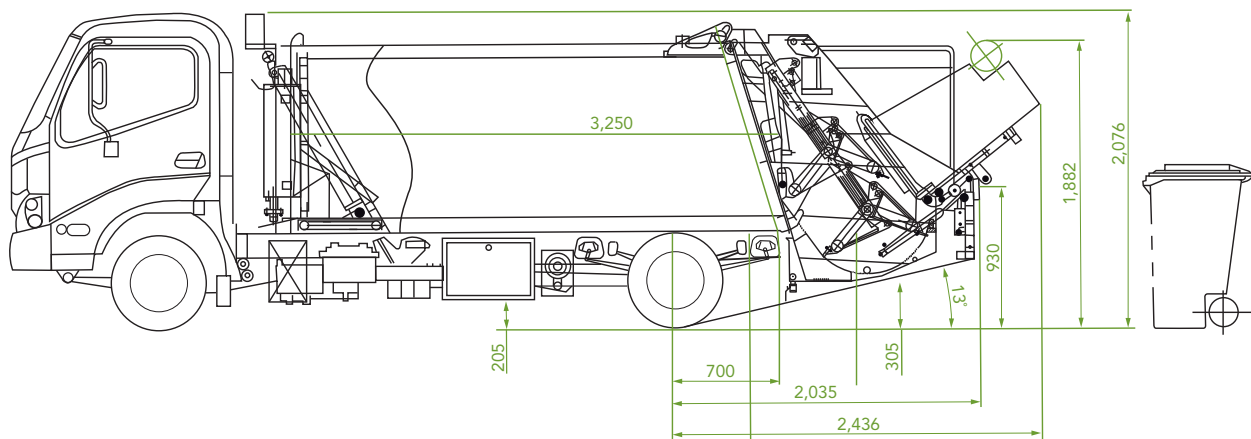
The Waste Wise Environmental fleet of MINI'S has successfully demonstrated its ability as the most valuable & versatile MINI rear loader on the road today. Not only in confined areas, but also under standard rear loader conditions at street level.



Vehicle Dimensions



Truck Bin Lift Capabilities



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 T 03 9359 1555 F 03 9359 2544
 info@wastewise.com.au
 www.wastewise.com.au

WASTEWISE®
 environmental



1300 550 408