

## **Rozelle Village**

### **Operational Management**

Rozelle Village is a mixed use development containing 304 residential units with associated parking, recreational and community facilities, operational requirements such as garbage collection, recycling, vertical transportation, utility services, security controls and is accessible 24 hours a day seven days a week. The commercial component of Rozelle Village contains full-sized supermarket, a number of mini major shops, a variety of retail shops, fitness centre, childcare centre, restaurants, food court, a community centre for community interaction and the return of the Balmain Leagues Club with a new bar/bistro and gaming facilities. The commercial component is supported by a significant loading dock managed by a dock manager, garbage and recycling facilities, goods lifts for transporting material to all commercial floors, public lifts from the car park to the operating floors, club lifts servicing the Balmain Leagues club, utility services providing fully operational requirements of the tenants, public amenities, vertical transport, security, centre management, car parking, all coordinated and integrated to provide the public with viable, environment friendly retail and commercial facility.

#### **Residential units**

Access to the residential units will generally come through a private located car parking located on levels seven and eight and through their direct access from the street at Waterloo Street and Victoria Road. Access to the residential units will be via card readers through the residential foyers before accessing their units through lifts. There will be no direct access from the residential units into the retail areas, fitness centre or Balmain Leagues Club located within the development.

#### **Retail trading**

The supermarket is likely the trade between 6 AM and midnight seven days a week with the exception of designated non-shopping days. It is possible that the supermarket may require trading 24 hours a day which will be subject to appropriate authorisation and approvals.

Other retailers within the development are likely to trade in more regular retail hours with the exception of the restaurants and food court tenants, particularly those facing the Darling Laneway, who are likely to trade in more traditional restaurant hours. In addition it is expected that the restaurants will become licensed premises subject to authorisation and appropriate approvals.

The facility will generally be controlled by CCTV monitoring system throughout the public areas of Rozelle Village. The CCTV system will be controlled by centre management.

A public address system will be incorporated through the occupant warning system of the village which will be used to advise the public and occupants of any/all issues with the Village management and the safety of the development.

### **Gymnasium**

It is expected that the gymnasium will operate from 5:30 AM to 8.00 PM. from Monday to Friday and from 5:30 AM until 4.00 PM on Saturday.

### **Childcare centre**

It is anticipated that the childcare centre will operate from 6:30 AM to 7.00 PM Monday to Friday. It is possible that this facilities timeframes may be changed to include operating on a Saturday and possibly Sunday to assist families during their shopping activities.

### **Balmain Leagues Club**

The Balmain Leagues Club will trade seven days a week throughout the year and will generally trade from 10 AM to midnight except on special occasions when modified licence times are applied for.

### **Public access**

Generally the public will have access to the Rozelle Village during all operational times of the commercial and retail facilities, however if it is expected that parts of the village will be closed to the public to create a more secure environment when only some components of the village are operating. It anticipated that the village security staff will provide security and management of the facility during these operating times. There will be a 24-hour public access between Victoria Road and Waterloo Street through the Darling Laneway, however the access from Darling Street through the arcade to the centre will be closed during non-operating times. Access to the community centre will be available 24 hours a day seven days a week.

### **Loading dock management**

The loading dock will cater for deliveries and removal of materials from all the retail and commercial facilities as well as furniture and heavy goods to the residential units. The loading dock will be managed during the operating times by dock manager who will assist in the management of vehicle movements, unloading of materials, storage of materials, transportation of goods to the various recipients, management of garbage and recycled materials for the commercial and retail facilities as well as for the residential units. The manager will also assist the supermarket tenant with their movement of inward goods and removal of waste material.

**Centre management and public amenities.**

A centre management facility will be located within the retail precinct where control the day-to-day activities of the retail and commercial component of Rozelle village, including such functions as cleaning, maintenance, waste removal, tenancy matters, security, health and well-being of the public and staff is managed. Public amenities are all so available within Rozelle Village including disabled facilities in the public areas. Centre management will also be responsible for ensuring that all public amenities are available and that appropriate facilities for disabled are maintained at all times.

It is anticipated that the dock manager and the car park management will be under the direct control of the centre management team.

The security system located throughout the village will be located within the centre management offices and controlled by the centre management team.

**Public community centre**

This facility is located within the arcade from Darling Street and the main retail centre. The community centre will belong to the public and controlled and managed through an appropriate authority, such as the Council.

**Public car parking.**

Rozelle village has been designed to ensure that there are enough parking facilities to cater for the requirements of the commercial and retail facilities in a public car park. The entrance and exit will be controlled by security measures and it is anticipated that charges will be made if the cars park in excess of a number of hours yet to be determined. All parking will be carried out by the driver of the car. No facilities for valet parking will be made available. It will be encouraged for the Balmain Leagues Club visitors to park on levels five and six where the clubs lifts will have direct access.

It is anticipated that a taxi pickup for the Rozelle Village will be located in Waterloo Street together with the Balmain Leagues Club community bus.