



Reference: 19.589r05v01

16 February 2021

Sirius Developments Pty Ltd
52 Victoria Street
Paddington NSW 2021

Attention: Mr John Green

Re: Sirius Site - Proposed Alterations and Additions
2-60 Cumberland Street, The Rocks
SSDA Submission (Ref: SSD-10384)

Dear John,

We refer to the State Significant Development Application (SSDA) relating to alterations and additions to a residential development at 2-60 Cumberland Street, The Rocks (also known as Sirius building). TRAFFIX has been forwarded comments from City of Sydney Council and Transport for NSW (TfNSW).

TRAFFIX has reviewed all relevant comments and has responded to each issue below. This is with reference to the following reports:

- Proposed Waste Collection and Servicing Arrangements Letter, which was provided to City of Sydney Council pre-lodgement of the Development Application (Reference: 19.589r01v03, dated 06 July 2020);
- Traffic Impact Assessment (TIA) report, which accompanied the Development Application (Reference: 19.589r02v05, dated 27 October 2020);
- Letter of Notification to TfNSW (Reference 19.589r03v02, dated 04 September 2020);

) City of Sydney Comments

City of Sydney has provided comments in relation to the proposal as contained within Council letter R/2019/20/A (File No. 2020/564775) dated 17 December 2020, with the relevant comments stated below:

3. Traffic and Transport

Given the proposed development involves a residential land use, the loading and service vehicle arrangements should be designed to accommodate Council's waste vehicle in accordance with the provisions of Sydney DCP 2012.

The 70 residential vehicle parking spaces is in excess to the maximum of 50 spaces permitted under the Sydney LEP 2012. Vehicle parking should be constrained so as to be aligned with the City's



sustainable transport objectives and having regard the highly accessible location of the site to walking, cycling and public transport. The development should provide parking for car share as per the Sydney DCP 2012 rates.

The proposed bicycle parking arrangements are unclear. Residential bicycle parking should be provided as Class A/1 or Class B/2 at the appropriate security level. Should bicycle rails be provided for residential bicycle parking, they need to be in a secure room as per Class B facility requirements and be easily accessible. Visitor parking should be provided at an easily accessible at grade locations close to major entrances. The arrangements for bicycle parking for the commercial land uses and associated end of trip facilities are unclear. The good design of end of trip facilities should not be underestimated.

TRAFFIX Response

Reference should be made to the Proposed Waste Collection and Servicing Arrangements Letter which was provided to Council for review on 8 July 2020 and stated the following:

All servicing is proposed to be undertaken using service vehicles up to an 8.8m medium rigid vehicle (MRV) and all waste collection is to be undertaken using a private waste collection vehicle (7.5m rigid vehicle provided by a private waste collector). This arrangement is considered acceptable in the circumstances for the following reasons:

- *The development is an adaptive reuse of the existing Sirius Building and this imposes particular design constraints, in contrast to a new building where the standard policy requirement would be expected to be satisfied.*
- *The development is physically (geometrically) constrained and is unable to accommodate a 9.25m Council Waste Collection vehicle onsite.*
- *The proposed loading bay system (including lift and turntable) incorporates access for vehicles up to an 8.8m MRV, thereby accommodating most removalist and service vehicles.*
- *An appropriate Loading Dock Management Plan (LDMP) will guide all servicing activity.*
- *The proposed waste collection and servicing arrangements are a significant improvement on existing servicing arrangements and the following matters are considered noteworthy in this regard; and*
- *The above arrangement is supported by Foresight Environmental (waste management consultant) with a supporting letter dated 26 June 2020.*

Council provided principle support for the proposed waste management strategy as noted in Council Correspondence in relation to preliminary servicing and waste management. This is provided in **Attachment 1** for reference.

In relation to car parking, the subject development is for the adaptive reuse of the existing Sirius building which involves a minor reduction in the overall apartment numbers from 79 dwellings to 76 dwellings. The existing building is proposed to be substantially retained and restored. The proposed development is not seeking to change to the existing use of the building and therefore is not required to seek approval for the existing land use, as addressed within TRAFFIX TIA Report. In summary, the proposal of retaining the 70 car parking spaces for residents is considered appropriate and supportable.

The proposed bicycle parking arrangement will be addressed others.



) TfNSW Comments

TfNSW has provided comments in relation to the proposal as contained within TfNSW letter (Objective Reference CD20/08935), dated 10 December 2020, with the relevant comments stated below:

4. Loading and Servicing

Comment

Section 5.5 of the Traffic Impact Assessment prepared to support the development application states that a loading bay is provided within Basement 2b and is accessed via a truck lift from the Cumberland Street frontage.

No information is provided to demonstrate that the proposed loading dock space will be adequate to accommodate the freight and servicing demand for the development.

Recommendation

It is requested that:

- *The applicant provides details in relation to the demand and management of service bays for the residential, retail and commercial components of the development as part of the response to submissions; and*
- *The applicant be conditioned to prepare a Loading and Servicing Management Plan in consultation with TfNSW, prior to the issue of any Construction Certificate.*

TRAFFIX Response:

As referenced above, Council provided in principle support for the proposed waste management strategy as noted in Attachment 1. This arrangement relies on private waste collection using up to an 8.8 metre medium rigid vehicle.

As per the Proposed Waste Collection and Servicing Arrangements Letter, advice provided by Foresight Engineering, states that based on the City of Sydney residential waste generation rates, the estimated total weekly waste and recycling truck movements are four times per week (being twice per week for general waste and twice per week for recycling). Servicing for the modest retail/commercial area is expected to be minimal and infrequent. Access for removalist vehicles will be via appointment and outside of the expected servicing times. The demand for servicing and refuse collection is considered to be negligible and infrequent. As a result, all servicing and refuse collection demands will be accommodated on-site with no reliance on on-street.

A Loading and Servicing Management Plan may be developed prior to Construction Certificate (CC) stage in response to a suitable condition of consent.

Summary

The proposed development complies with the relevant requirements and is expected to operate satisfactorily with minimal traffic impacts. Continued support is therefore given on transport planning grounds.



We trust the above is of assistance and please don't hesitate to contact the undersigned should you have any queries.

Yours faithfully,

Traffix

Vince Doan
Executive Engineer

ATTACHMENT 1

Council Correspondence

Vince Doan

Subject: [19.589] Sirius Development, The Rocks

From: Reinah Urqueza

Sent: Tuesday, 21 July 2020 4:16 PM

To: Vince Doan

Cc: Andrew Rees

Subject: RE: [19.589] Sirius Development, The Rocks

Hi Vince,

Please see the below comments regarding the preliminary waste collection and servicing arrangement statement for the Sirius redevelopment:

- **Waste**

Generally, the proposed waste management strategy is supported in principle as it provides better outcomes for managing waste within the property.

It should be noted that the *Waste Management Guidelines – General Requirements - Section A(1.7)* states that “storage areas are to be provided within the premises in reasonable proximity to the vehicle entrance, and no lower than one level below street level.” The preliminary statement makes reference to Basement Level 4 and insinuates that the storage areas would be contrary to the required location of storage areas near street level.

- **Servicing and Traffic**

Submitted traffic response has stated that the loading dock will be used for all loading and services (such as goods and furniture delivery, resident/tenant move in move out etc.), not only for waste collection. However, only waste collection (4 trips per week) has been estimated in the traffic report. A detailed loading and service management plan (LDMP) that considers all the loading and servicing needs of the site/development should be provided. Given that only one loading space is indicated in the Basement Level 4, a "pre-booking" system must be put in place to avoid more than one delivery to access the site in any one single time.

The submitted plan shows that truck access to the loading dock and truck lift will not compromise the traffic flow on car ramp, which is good outcome. However, at the site access, in front of the vehicle lift, additional management and safety measures must be taken to maintain and manage truck access and car traffic at the ground level. These should form part of the LDMP.

Given that, truck access to the mechanical parking installations (vehicle lift, turntable etc) will not be shared by the car, a vehicle queue analysis is not required. But the LDMP must ensure that no vehicle is kept waiting on public road while accessing and egressing the site at any time. The procedures to be followed in the case of mechanical fault and /or breakdown must be outlined in the LDMP. The mechanical parking installations needs to comply with relevant Australian Standard.

Please note that the above comments are advisory and do not constitute an approval. Nonetheless, I trust this is of assistance for the EIS.

Kind regards,

Reinah Urqueza
Specialist Planner
Planning Assessments



cityofsydney.nsw.gov.au

From: Vince Doan
Sent: Thursday, 9 July 2020 12:18 PM
To: Reinah Urqueza
Cc: Andrew Rees
Subject: RE: [19.589] Sirius Development, The Rocks

Hi Reinah,

Thank you for your prompt response. I look forward to hearing from you.

Please contact me should you have any queries.

Regards,

Vince Doan
Executive Engineer

TRAFFIX
 www.traffix.com.au

This email is confidential. If you are not the intended recipient, you must not disclose or use the information contained in it. If you have received this email in error, please notify us immediately by return email and delete the email and any attachments. TRAFFIX does not warrant the information in this e-mail or any attachment as being free from virus or any other defect or error. No liability is accepted for any resulting loss. Any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company.