

Stage 1 Plan of Management

Site Security and Lighting

After the completion of construction of Stage 1 residents will only have access to areas of public open space on the upper plateau of the site until the balance of the development is complete. Details of security for the site during construction are covered in the Environmental and Construction Management overview plan attached. Environmental and Construction Management overview plans for future stages will details how security and safety in these stages will be achieved.

Security within the site upon completion of all construction works has also been considered. The overall design of the master plan allows for high level passive surveillance with most buildings overlooking areas of open space providing security throughout the site. The legibility of the open space and pedestrian path networks increase the permeability of the master plan providing further safety advantages throughout the site.

Stage 1 residential will initially create a pocket of activation on the upper plateau of the development site. Buildings 4, 5 & 7 will form a horseshoe shaped enclave surrounding the Village Green and the overlooking the Town Square. Access to all buildings within Stage 1 will be from their respective street address with further access provided to building 4 + 5 from the Village Green. These multiple access points along, with passive surveillance from overlooking buildings work to provide increased security within publically accessible open spaces. The design and scale of the first residential stage will also encourage the creation of an active community with a sense of ownership and protection of their local environment and those living within it.

Building 3 will have an active street frontage to Road 2. This road will be highly used by pedestrians and vehicles for access to buildings 3, 4 and 7. This activation at street level will assist to provide security for this street along with passive surveillance from the courtyard homes and adjacent overlooking apartments.

All private communal areas associated with the buildings within Stage 1 will be appropriately lit at night with a range of light fittings that will provide safe levels of light for night time use and will meet the necessary Australian Standards.

Fencing, planting, finishes and paths will clearly delineate private open space from publically accessible open space and at public areas such as roads.

All streets will be appropriately lit with lighting conforming to the relevant Australian standards. All roads will be activated by providing access to building lobbies, public open space and private residents’ facilities. All roads also have pedestrian footpaths and on street parking to at least one side to encourage and maintain activation at all times. It is also envisaged that a roving security firm will be employed by the Community Association to provide additional security within the development.

Site and Public Domain Maintenance

A simple design paired with the use of robust materials and primarily low water use native planting will ensure that the private communal spaces associated with each building within Stage 1 will remain legible and low maintenance

Buildings 4, 5 and 7 will be maintained on a regular basis by a landscape contractor engaged by the Community Association. Outdoor space associated with the courtyard homes (building 3) will be maintained by each individual owner. The maintenance tasks outlined below are the formulation of management and maintenance principles with further detail to be determined and developed as each building is documented approved as part of future project applications.

The following list outlines the maintenance tasks that will be performed within the public domain:

- General tidy of all garden beds including the removal of weeds and litter; prune damaged / diseased plant material
- Inspect plants for signs of pest or disease infestation, and treat as required.
- Prune plants that are obstructing paths or driveway entries.
- Prune plants that are obscuring lights
- Fertilize seasonally
- Mow lawn areas regularly
- Check and replenish mulch
- Inspect trees for health and safety
- Check paved areas for trip hazards
- Tidy Gravel Path. Replenish as necessary.
- Remove weeds growing in pavement.
- Replace broken light bulbs as required
- Repair damage to walls, edges and fences as required.
- Check, clean and repair irrigation systems making adjustments to irrigation settings and sensors seasonally.
- Re oil any timber work as recommended by supplier
- Clean and repair any damage to stormwater Pits

A contractors scope including a detailed itemised task list will be formulated by the landscaping consultant in consultation with the applicant and relevant stakeholders.

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