



Plan of Management – Open space & Through Site Link

Pathways Cremorne - Seniors Housing
50-88 Parraween Street and 59-67 Gerard Street, Cremorne

submitted to Department of Planning and Environment
on behalf of Skermanic Pty Ltd

This report was prepared by:

Director: Juliet Grant
Senior Associate: Paul Graham
Project: Pathways Cremorne Seniors Housing SSDA - SIA
Report Version: Final

I Paul Graham, confirm this Pathways Cremorne Seniors Housing SSDA – Plan of Management addresses the requirement of SEARS and relevant State and local legislation, policies, and guidelines including the Department of Planning, Industry and Environment Social Impact Assessment Guideline for State Significant Projects, 2021. I further confirm that none of the information contained in the Pathways Cremorne Seniors Housing SSDA – Plan of Management is false or misleading.

A handwritten signature in black ink that reads 'P. Graham'.

Paul Graham
Senior Associate

Acknowledgment of Country

Disclaimer

This report has been prepared by Gyde Consulting with input from a number of other expert consultants (if relevant). To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. Gyde Consulting accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

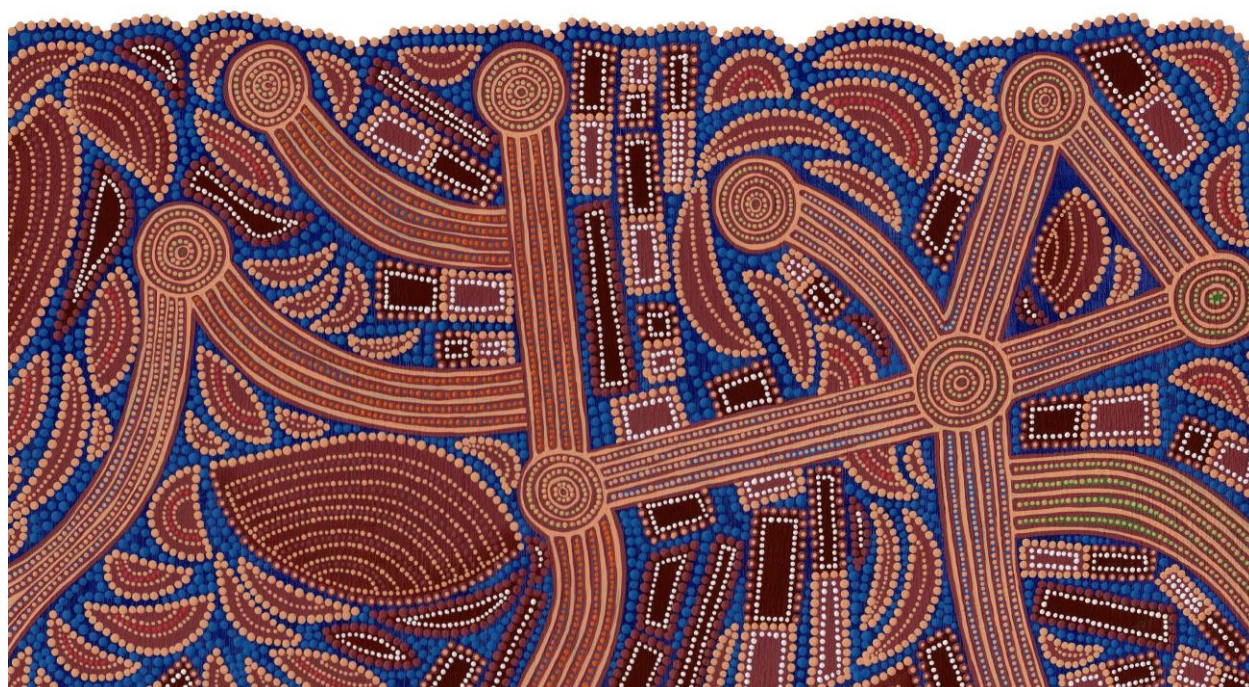
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Gyde is committed to learning from Aboriginal and Torres Strait Islander people in the work we do across the country.

Towards Harmony by Aboriginal Artist **Adam Laws**



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TABLE OF CONTENTS

1. INTRODUCTION	1
2. PROPOSED OPEN SPACE	1
3. PURPOSE OF THE OPEN SPACE	2
4. KEY STAKEHOLDERS	3
5. PLAN OF MANAGEMENT OBJECTIVES	3
6. SERVICE OBJECTIVES	3
7. OPERATIONS AND MAINTENANCE.....	4
8. SAFETY AND SECURITY.....	5
9. SPECIFIC WORK REQUIREMENTS.....	5
10. INCIDENT REPORTING	7
11. COMPLAINT HANDLING	7
12. REVIEW PERIOD.....	7

1. INTRODUCTION

This Plan of Management has been developed to formalise management, governance and maintenance mechanisms to support the responsible and safe use of the open space and through site link (the Area) proposed as part of the Pathways Cremorne Senior Housing development.

1.1. Relationships with other plans

1.1.1. Crime Prevention Through Environmental Design (CPTED) Report

The Crime Prevention Through Environmental Design (CPTED) Report identifies the mechanisms, both integrated into the design of the development and ongoing management, to minimise incidents of opportune crimes.

1.1.2. Operational Plan of Management (OPM)

The purpose of the OPM is to assist with ensuring that the development's operation remains in accordance with generally accepted community expectations.

1.2. Applicant details

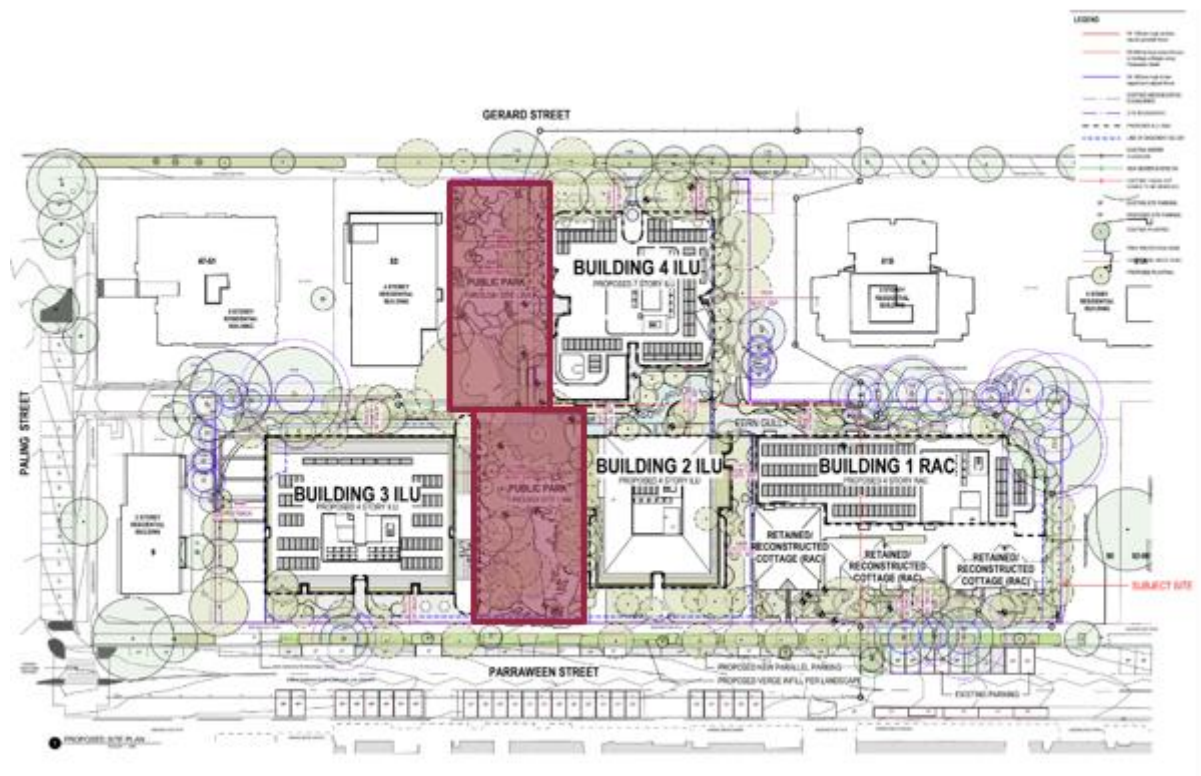
The applicant details for this SSD are listed below.

DETAILS	
Applicant Name	Skermanic Pty Ltd
Address	40 Chandos Street St Leonards, NSW 2065
Contact Details	admin@pathways.com.au or (02) 8437 1700
ABN	13 080 952 487

2. PROPOSED OPEN SPACE

The proposed Area is defined as open space incorporating a through site link connecting Parraween Street and Gerard Street. The through site link connects Parraween Street and Gerard Street (to align with Ada Street and district views beyond). Both the open space and through site link provide places for gatherings of varying scales. The open space is 21m wide and 37m deep. It is envisaged that the open space (adjoining Parraween Street) will have active commercial frontages suitable for cafes and outdoor dining to its western edge.

Figure 1: The Area to which this Plan of Management applies (shaded in pink)



Source: Svalbe & Co. and Brendan Moar.

3. PURPOSE OF THE OPEN SPACE

The Area will be a welcoming and accessible place for residents and visitors alike. The Area will provide:

- a unique landscape identity for the development that provides a positive contribution to the adjoining streetscapes, whilst also complementing the proposed architectural form and neighbourhood
- functional and aesthetically engaging areas of planting and landscape architectural elements that enhance the presentation of the building and provide amenity for its residents and general public.
- safe and secure use of the site for both every-day users and visitors.
- a biodiverse range of plant species that provide maximum effect with minimum maintenance requirements. The range of plants employed in the landscape design combines a mix of both indigenous, native and select adapted exotics.
- garden areas will be provided with drip irrigation systems to ensure their successful establishment and provide additional water in low rainfall events.
- the specification of quality, robust, and where appropriate 'natural' materials.
- outdoor space for the proposed café to the western edge of the public plaza adjoining Parraween Street.

4. KEY STAKEHOLDERS

The following key customer groups for the Areas have been identified:

- retirement village residents and their visitors
- local community
- pedestrians
- business community
- North Sydney Council.

5. PLAN OF MANAGEMENT OBJECTIVES

- To create an environment where stakeholders can access and benefit.
- To provide a safe, secure and well maintained environment for stakeholders.
- To create operational and maintenance procedures and protocols that maximises the amenity, safety and security of the Area.
- To outline the responsibilities for the management and maintenance of the Area.

6. SERVICE OBJECTIVES

The Plan of Management for the proposed Area has been established with consideration to the following service objectives:

CHARACTERISTICS	SERVICE OBJECTIVE
Aesthetics	The Area will be well maintained to ensure they are well presented for use by visitors.
Safety	The Area will be maintained in a safe condition to minimise any risk to users and incidents of crime.
Cleanliness	The Area will be maintained in a neat and tidy condition, unrestricted by rubbish, organic debris, and graffiti.
Usability	The Area will be maintained to ensure they are fit for purpose at all times.

7. OPERATIONS AND MAINTENANCE

- 7.1. The Operator shall ensure that the public has access to the Area except where there are good reasons for restricting access.
- 7.2. The Operator shall ensure that the transitions between Area and private spatial boundaries are unambiguous and clear.
- 7.3. The Operator shall erect signage at key transition zones between the Area and private space.
- 7.4. The Operator shall support restaurants and cafes adjoining the Area to establish outdoor dining facilities, post relevant approvals by Council.
- 7.5. The Operator shall, with cooperation with the restaurant and/or café vendor, ensure compliance with the North Sydney Council 'Outdoor Dining and Goods on Footpath Policy', June 2018, and related policies, documents and legislation.
- 7.6. The Operator will undertake programmed, routine and reactive maintenance (as specified in 6. Specific Work Requirements) of the Area to identify required remedial and maintenance works.
- 7.7. Programmed maintenance tasks will be identified by a continuous inspection regime, documented and then recorded as part of a works schedule.
- 7.8. Routine maintenance is carried out according to scheduled works programs.
- 7.9. Reactive maintenance tasks may be identified through customer requests. These tasks will be assessed and responded to according to the identified Service Objectives.
- 7.10. Emergency repairs and maintenance undertaken outside the routine works schedule and required to ensure public safety will be implemented on a temporary basis to reduce incident risks.
- 7.11. Temporary emergency repair will be undertaken until such a time when routine maintenance can be completed.
- 7.12. Where repairs or it is not feasible to rectify hazards within a reasonable time from report to the Operator, appropriate warning of the hazard is to be provided until a suitable repair or treatment can be completed. Appropriate warning may include, but is not limited to the following:
 - Provision of warning signage
 - Installation of webbing/tape to prohibit access
 - Closure of Area or part thereof.

8. SAFETY AND SECURITY

- 8.1. The Operator shall undertake all reasonable measures to reduce the potential of any negative impacts arising from the Area on the privacy of Retirement Village residents and families.
- 8.2. The Operator shall undertake all reasonable measures to reduce the potential for opportunistic crime arising from the Area as per the Crime Prevention Through Environmental Design Report.
- 8.3. The Operator shall undertake all reasonable measures to ensure the Area is safe and fit for purpose.
- 8.4. The Operator shall take all reasonable management and maintenance measures to maximise public safety in the Area.
- 8.5. The Operator shall make reasonable rules and regulations with regard to the conduct of persons using the Area.
- 8.6. The Operator shall clearly display rules and regulations in the Area.
- 8.7. The Operator shall be responsible for any patrols, surveillance and responses where appropriate.
- 8.8. The Operator will take all reasonable measures to ensure access constraints are minimised and do not materially detract from the sense of the space, or impact on safety and security of the Area.

9. SPECIFIC WORK REQUIREMENTS

9.1. Garden maintenance

Garden maintenance, including the planting/replacement of shrubs, perennial and annual bedding plants is required to keep the Area visually attractive in accordance with the intended landscape character and to promote an optimal growth condition of the garden.

- 9.1.1. Garden maintenance works includes the inspection, watering, pruning and trimming, and progressive refurbishment to maintain the amenity of plants and gardens in the Area.
- 9.1.2. Gardens are to have weeds, rubbish, minor litter, pests and damaged or dead plants removed.
- 9.1.3. Adjacent paved areas, including connecting pathways, are to be swept clean upon completion of garden activities.

9.2. Furniture maintenance

Furniture is provided to ensure the comfort, protection and safety of users. Signs and plaques are provided to inform, advise and guide users as to the regulations, facilities, and surrounding attractions. Repairs are necessary to maintain the use of the Area and reduce the risk of injury to users caused by unsafe public furniture.

9.2.1. Furniture maintenance includes the inspection and maintenance of public furniture such as seats, tables, bollards, public art, tree guards, bin surrounds etc to ensure that they continue to provide the function for which they were installed. This activity also covers the immediate surrounds of each item of furniture.

9.2.2. All work is to be carried out in accordance with manufacturer's instructions and/or maintenance plans and in accordance with appropriate trade good practice.

9.3. Plant pest and disease control

Pest/disease control is undertaken to ensure the provision of high quality garden areas for passive recreation use. There should be no detriment to public health and safety.

9.3.1. Garden areas, trees and lawn areas are to have controlled and minimal pest/disease infestation.

9.3.2. Chemical spraying, biological control and direct chemical application shall meet the requirements of the EPA and shall be undertaken to manufacturers instructions.

9.3.3. All spray operators undertaking chemical spraying shall hold licences issued by the appropriate Statutory Authorities.

9.3.4. Any spraying will be undertaken at a time which minimises any impact to public amenity.

9.4. Weed treatment

This activity covers the control of weeds using herbicides or by related treatments such as hand weeding and hot water or direct chemical application to provide a weed free surface area to gardens, around Area furniture, pathways, medians, kerb and channel, signs, guideposts, guardrail and drains.

9.4.1. Pathways and other concrete jointing are treated to minimize spalling and improve appearance.

9.4.2. Bituminous surfaces are treated to reduce deterioration.

9.4.3. Weed treatment is undertaken to ensure the provision of high quality garden beds and the re-establishment of native/significant vegetation.

9.4.4. Weed Treatment is undertaken around signs and fences including those within garden beds, to maintain a tidy appearance at all times.

9.4.5. Chemical spraying and direct chemical application shall meet with requirements of the Environment Protection Authority and shall be undertaken to manufacturer's instructions.

9.4.6. All spray operators undertaking chemical spraying shall hold licenses issued by the appropriate Statutory Authorities.

9.4.7. Any spraying will be undertaken at a time which minimises any impact to public amenity.

9.5. General cleaning and waste removal

This activity covers all surfaces and interfaces between the open space (the Area) and private spaces to ensure a clean, safe and waste free environment for users.

- 9.5.1. The Operator shall ensure that the Area is kept in a clean and tidy condition and regularly maintained to the satisfaction of North Sydney Council.
- 9.5.2. The Operator shall ensure that the Area and immediate environs are well maintained, clean and devoid of litter, including smoking and organic litter.
- 9.5.3. Any waste management facilities provided will be maintained in a clean and hygienic condition that will promote the principles of health, safety, and convenience.
- 9.5.4. A Waste Management Plan has been prepared in accordance with requirements and accompanies the development application.

10. INCIDENT REPORTING

- 10.1. An Incident Register shall be maintained by the Operator and details of all incidents are to be recorded. Details of any action taken in response to an incident must also be recorded.
- 10.2. The Operator will be responsible for the Incident Register, but it will be the responsibility of each Duty Manager to ensure that entries are recorded when an incident occurs.
- 10.3. Incidents which must be recorded include any incident that:
 - involves violence or anti-social behaviour in the Area
 - results in a person in the Area needing medical assistance
 - involves attendance to the Area by Police
 - involves the safety of users in the Area.

11. COMPLAINT HANDLING

- 11.1. This PoM together with a Complaints Recording Log, is to be always kept on the Retirement Village site. The Complaints Recording Log is to include date, time, nature of complaint and action, and is to be made available to Police and North Sydney Council staff for review on their request.

12. REVIEW PERIOD

- 12.1. The Operator will review and where required amend this PoM every 12 months from receipt of practical completion of the Area.