

DRAFT PLAN OF MANAGEMENT – 19A EVANS AVENUE, EASTLAKES (EASTLAKES VILLAGE)

1. Introduction

This Plan of Management (POM) accompanies an Environmental Impact Statement (EIS) for a proposed mixed use development at 19A Evans Avenue, Eastlakes.

The POM is intended to guide the day-to-day operation of the proposal. It is not intended to be a final version of a POM, rather, it is intended to establish the key objectives. It is recommended that a final POM is prepared as a condition of any consent. It is recommended that the POM be finalised in this manner as it should reflect the management particulars of which ever building management or strata management organisation is engaged to manage the site.

2. Objective

The purpose of this Draft POM is to ensure the site in its entirety is managed effectively such that the building and its occupants integrate with the locality positively. In particular, the Draft POM seeks to minimise anti-social behaviour and maintain cleanliness.

3. Management/Maintenance Personnel

A minimum of two (2) management personnel shall be onsite on a full time basis. One (1) management personnel shall be dedicated to the residential component and the other management personnel shall be dedicated to the retail/commercial component of the proposal. Management personnel shall be concerned with administrative matters at the site, including managing repairs from any occupants.

In addition to management personnel, cleanliness/hygiene and general cleanliness staff shall be retained onsite. Such staff shall be onsite 7 days a week between primary operational hours of 7.30am to 6.00pm. Maintenance staff shall be concerned with maintaining the site in a clean and hygienic fashion. Maintenance staff shall develop and implement their own routine/schedules to ensure this outcome. A key maintenance objective, however, shall be to undertake any repairs within 3 days of being notified of any issues, or as soon as possible.

4. Terms of Use

A 'terms of use' guide shall be developed and agreed to by any leasee of the site, including commercial/retail or residential leasee. The guide shall be developed for the purpose of ensuring lessees function as 'good neighbours' on a day-to-day basis. It shall include commitments relating to ensuring their respective tenancies are maintained in a tidy and hygienic manner, and that their day to day actions contribute to a cohesive general environment.

The 'terms of use' guide should form part of any leasing contract, and leases shall agree to abide by the guide.

5. Waste Management

Any operational waste management plan approved as part of the relevant State Significant Development Application shall be implemented in full.

The primary goal of waste management is to ensure day-to-day waste is maintained in a hygienic fashion and that any waste, including bulky waste, is not visible from any publicly accessible locations at any time.

The management and maintenance personnel mentioned above shall make best efforts to also ensure immediately adjoining public areas are maintained effectively, including the removal of any organic or inorganic waste.

6. Security

The measures outlined in the Crime Prevention Through Environmental Design assessment which accompanies the EIS shall be implemented. In addition, a security management plan shall be prepared and implemented by a security service. At a minimum, the following security measures shall be implemented:

- CCTV shall be implemented throughout all communal areas within the residential/commercial component, as well as the residential component of the development.
- Time sensitive lighting shall be implemented throughout all communal areas within the residential/commercial component, as well as the residential component of the development.
- A minimum of two (2) security guards shall be onsite between 8.00am to 8.00pm, 7 days a week. The security guards shall patrol both the commercial/retail components, as well as the communal areas within the residential component.
- Alcohol is strictly prohibited within any communal residential area between 10.30pm and 10.00am, 7 days a week.

7. Deliveries/Loading Dock Management

The loading dock management plan which submitted as part of the EIS shall be implemented. Deliveries and the loading dock shall be managed such that they avoid, as much as possible, any amenity and traffic related impacts to the subject site and adjoining lands, including roads.

As a minimum:

- The main delivery entrance doors shall be closed at all times, except during the course of allowing vehicles to enter and exit the site.
- The loading dock shall be operational only during the hours of 7.00am to 9.00pm, 7 days a week.
- The loading dock shall operate in accordance with any acoustic report approved as part of the SSDA.

8. Plan Review

This plan shall be reviewed every 6 months for a period of 24 months after the site becomes operational or after an Occupation Certificate is issued. The plan shall be amended as required.

After the initial 24 month period, this plan shall be reviewed every 12 months.