

50 Honeysuckle Drive, Newcastle

Plan of Management



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Plan of Management

1. Introduction

This report has been prepared on behalf of DOMA Group in relation to the proposed mixed use development at 50 Honeysuckle Drive, Newcastle.

The purpose of this Plan of Management (POM) is to provide the strata management, residents, and employees with standard guidelines for managing, maintaining, living, and working within the site.

This POM has considered the residential, commercial/retail, and associated through-site links, and provides a management strategy having regard to the relevant matters under the *Environmental Planning and Assessment (EP&A) Act 1979* and Crime Prevention Through Environmental Design (CPTED) design principles.

2. Use of Plan

All residents and staff shall receive a copy with the POM for residential, commercial, and public areas of the development site.

3. Commercial/Retail Trading Hours

The hours of operation for ground floor commercial/retail tenancies should be limited to between the hours of 7:00am to 10:00pm seven (7) days a week.

It is noted that the fitout and use of the commercial tenancies will be subject to future applications. As such, the hours of operation may be subject to change relative to the use.

4. Amenity

Residents and staff shall ensure that the premises do not emit excessive noise, odour or vibration, that may have an adverse impact on the amenity of the surrounding area and neighbouring properties.

It is noted that views towards to foreshore and amenity from residential units may be impacted by future works to the Worth Place Park to the north.

5. Waste Generation

Sufficient waste receptacles should be provided for all waste generated from the site. The waste receptacles will be transferred from the basement by the building manager to the bin holding area for collection.

6. Graffiti

A plan should be devised by the body corporate to remove graffiti as quickly as possible, to minimise potential for cumulative impacts and vandalism.

7. Noise

Staff shall ensure that noise, including that from patrons, staff, or plant machinery, will be controlled in accordance with any relevant development consents.

The body corporate should provide a means for local residents to make noise complaints from neighbouring units.

An appropriate response procedure should be established to address unreasonable noise generated from the site.

8. Customers

Signage is to be provided to notify customers of access within the site, and associated opening hours.

Customers should not be given access to communal facilities (i.e. swimming pool, gymnasium).

9. Through-Site Links/Laneways

The through-site links/laneways should be well lit at night.

Landscaping within the site, including through-site links/laneways, should be well maintained, including removal of rubbish.

The western through-site link is publicly accessible.

10. Lifts and Lobby Area

Access to lift and residential lobby areas to be restricted via a security swipe card.

In addition, an external intercom for visitor access to residential levels is to be provided.

11. Car Park

The residential visitor car parking spaces should not be used by customers of the commercial tenancies.

The car park roller doors should be restricted via a swipe card or key.

The car park should have an intercom for visitor access.

CCTV cameras should be installed in the parking area, basement entry point, and pedestrian entries.

Ceilings and walls in the basement parking area should be painted a light colour.

12. Operational Procedures

The commercial tenancies shall operate in accordance with any associated development consent.

13. Cleanliness

All common areas shall be kept tidy in order to prevent degradation of amenity and associated obstruction.

14. Amendments

Strata Management can amend this POM where deemed necessary to the benefit of residents and commercial staff/operators. Consent from Council/Department of Planning and Environment may be required if any amendments relate to conditions of consent. Conversely, the future fitout of commercial tenancies may result in additional requirements for the management of the site.

Conclusion

The abovementioned POM outlines key requirements for managing, maintaining, living and working within the site. It is noted that Strata Management can amend this POM where deemed necessary, to the benefit of residents and commercial staff/operators and/or required through the fitout of commercial tenancies on the site.