

The Compass Centre, Bankstown.

Appendix J - Plan of Management – May 2025



Introduction: -

This Plan of Management (PoM) is submitted as part of the development application on behalf of Barings for the redevelopment of The Compass Centre, Bankstown located at 83-99 North Terrace, Bankstown, NSW, 2200.

This PoM outlines who is responsible for the management of the development and their responsible duties. Measures to mitigate potential impacts on adjoining properties, where house rules are to be displayed, fire safety measures, waste management and safety & security measures are evaluated in this document. It is foreseen that the Canterbury Bankstown Council's environmental health officer will review this document.

This Plan of Management (PoM) has been submitted for the purposes of a Development Application proposed by Barings for a mixed-use development proposal which includes residential, retail, hotel, gym and external and internal communal residential facilities as outlined below:

- Two (2) levels of basement carparking dedicated to residential and hotel usages, storage, EOT facilities and 2 x B01 loading docks for residential/retail and hotel.
- Ground floor Retail and L01 Metro food market.
- Active Public Use (gym) at L02 (Building B).
- Childcare level at L04.
- Public podium carparking at L01, L02 and L03 dedicated to retail parking.
- Hotel Building A L02-L18 and Hotel BOH areas at B01.
- 336 residential sole occupancy units across buildings B & C.
- Residential communal [external & internal facilities at L05](#) with external landscape gardens at L02 and a communal rooftop facilities at L24.

This Plan of Management will focus on the 'Public and Communal Areas' proposed within the development. The 'Public & Communal Areas' are identified and grouped as per below:

[1.00 – Publicly Accessible External Areas](#)

[2.00 – External Residential Communal Areas.](#)

[3.00 - Internal Residential Communal facilities.](#)

[4.00 – Commercial Hotel.](#)

[5.00 – General Proposed Operating Hours.](#)

The Compass Centre, Bankstown.

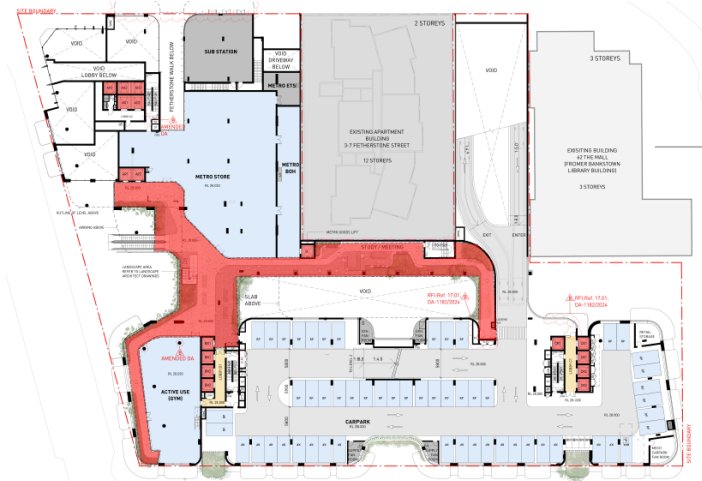
Appendix J - Plan of Management – May 2025

1.00 – Publicly Accessible External Areas (PAEA).

Ground Floor Level (Retail) publicly accessible external areas: -



Level L01 publicly accessible external areas: -



Level L02 publicly accessible external areas: -



Site: 83-99 North Terrace, Bankstown Barings – The Compass Centre, Bankstown.

The Compass Centre, Bankstown.

Appendix J - Plan of Management – May 2025

Level 03 publicly accessible external areas: -



L04 publicly accessible external areas: -



1.01 – Public & Retail Impact to Adjacent Properties.

-The subject site has two adjacent properties: -

1. 3-7 Fetherstone Street - mixed use of podium retail and a residential apartment tower
2. 62 The Mall - Vacant library building to the northwest corner of the site.

- The Retail business and outdoor dining hours will operate Monday to Thursday from 6am-10.00pm, until 11pm on Fridays, Saturdays and that the ground floor public amenity and corridor will be closed after 10pm to minimise the noise impact on the neighbouring buildings.

Refer to latest Acoustic report, architectural & landscape documents for control measures to mitigating noise & privacy issues to adjacent properties. Noise & Privacy controls implement: -

1. 1800mm high Screening.
2. Acoustic walls and privacy glazing.
3. Dense landscaping.

1.02 – Public & Retail Fire safety measures.

- 24-hour access is provided to all four streets as exit discharge points.

The Compass Centre, Bankstown.

Appendix J - Plan of Management – May 2025

- Fire extinguishers, hose reels, fire sprinklers, exit signs, and fire alarms etc. are provided to the communal areas.

1.03 - Public & Retail Waste & Loading Management.

- General, Recycle, Organic, bottles bins are provided within the dining area.

- Building waste will transport the waste to the retail garbage room located on basement level which will be placed in the collection containers provided for general waste.

- Waste and recycling will be collected by a nominated private waste contractor. The collection process will occur with all bins collected from Basement loading docks with the retail waste room located adjacent. The appointed waste caretaker will transport the bins via the service lift from the ground level to Basement L01 to the loading dock prior to the collection time each day. The collection vehicle will be parked within the loading docks throughout the collection procedure. It is recommended that all retail waste be collected on a daily collection basis. However, this should be closely monitored, and the collection frequency varied to suit the needs of the various tenants. Refer to the Operational Waste Management Plan.

Waste collections from the site will take place outside of normal business hours to minimise congestion in the loading dock area and hazards to site users. Refer to Waste Management Plan (May 2024) prepared by Waste Audit for waste management procedures.

Refer to Retail Land Use document for the proposed ground floor retail loading strategy.

1.04 – Public & Retail Safety & Security.

- Clear and legible building entry points to the Public retail lifts have been provided at the ground floor level.

- Visual connection is provided from The Appian Way to the internal laneway through the residential/retail lobbies and vertical transport, increasing passive surveillance to the communal areas.

- Appropriate lighting will be installed in the area [24hrs], CCTV is also provided to ensure good visibility and maintain public safety. CCTV footage will be held and accessed by building management via a secure, onsite comms / service room.

- Public amenity and corridor will be closed after 10pm.

- Outdoor furniture will be stored when retail facilities are closed.

- Areas of concealment have been minimised through careful design of spaces.

- Glazed shopfronts are provided to the corner retail to increase the visibility at the laneway.

- Signage / building address will be in a prominent location for easy identification and way finding.

- Lighting will be designed to meet the relevant codes. Fire signage will remain illuminated 24/7.

- Landscaping in the development will ensure clear lines of sight are maintained, through the use of low planting and taller tree species.

- Service cupboards and plant areas will be secure and accessed by a maintenance personnel key.

1.05 – Public & Retail Landscaping & Cleaning

All deep soil & landscape areas inside the property boundary at all levels will be maintained by an appointed external landscaper at regular monthly intervals.

- Estate wide cleaning at ground floor level will be maintained by an appointed external cleaning company at regular monthly intervals. This will include cleaning of floor pavers,

The Compass Centre, Bankstown.

Appendix J - Plan of Management – May 2025

external furniture, retail windows and frontages, and sweeping through site links to maintain well-kept public thoroughfare.

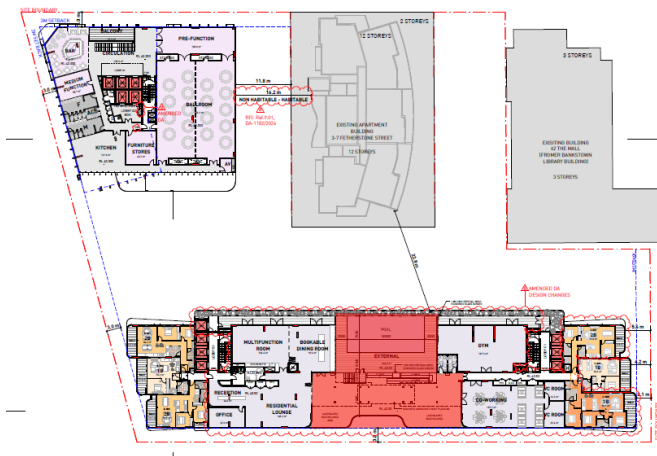
2.00 - External Residential Communal areas (ERCA).

2.01 - The diagrams below describes item 2.00 - area highlighted in red. These areas are for use by the residential apartment residents only and can be accessed via the residential building lift lobbies

Level L02: -



Level L05: -



Level L24: -



2.02 – ERCA Impact to adjacent Properties.

Site: 83-99 North Terrace, Bankstown Barings – The Compass Centre, Bankstown.

The Compass Centre, Bankstown.

Appendix J - Plan of Management – May 2025

-The subject site has two adjacent properties: -

1. 3-7 Fetherstone Street - mixed use of podium retail and a residential apartment tower
2. 62 The Mall - Vacant library building to the northwest corner of the site.

- The area highlighted in red will only accessible between 7am-10.00pm weekdays and weekends. Timed access to these areas will be maintained by a card or fob-controlled access system.

- Acoustic panel / awning is provided to minimise the noise impact to the adjacent properties.

- Landscape planting screen is provided to increase the visual privacy to the adjacent properties

Refer to latest Acoustic report, architectural & landscape documents for control measures to mitigating noise & privacy issues to adjacent properties. Noise & Privacy controls implement: -

1. 1800mm high Screening.
2. Acoustic walls and privacy glazing.
3. Dense landscaping.

2.03 – ERCA Fire Safety Measures.

- Fire stairs are located within travel distance required for discharge down to the ground level.
- All external residential communal barbeques will be fitted with a 15-minute timer.

2.04 – ERCA Waste Management.

- General, recycling, organic and bottle bins will be provided within the external communal area.
- Building management will transport the waste to the garbage rooms located on basement level and place it in the collection containers provided for general waste.
- Waste and recycling will be collected by a nominated private waste contractor. The collection process will occur with all bins collected from the Basement loading docks, with the retail waste room located adjacent to it. The appointed waste caretaker will transport the bins via the lift CP1 to Basement L01 to the loading dock prior to the collection time each day. The collection vehicle will park within the loading docks throughout the collection procedure.

Waste collections from the site will take place outside of normal business hours to minimise congestion in the loading dock area and hazards to site users. Refer to Waste Management Plan (May 2024) prepared by Waste Audit for waste management procedures.

2.05 – ERCA Safety & Security.

- Entry into the common areas will be via security card or fob for residents and visitors.
- Lighting will be designed to meet the relevant codes.
- Landscaping in the development will ensure clear lines of sight are maintained, through the use of low planting and taller tree species.
- Passive surveillance of common and public open spaces has been achieved through apartment orientation with the location of windows from habitable spaces and balconies overlooking these areas.

2.06 – ERCA Landscaping & Cleaning

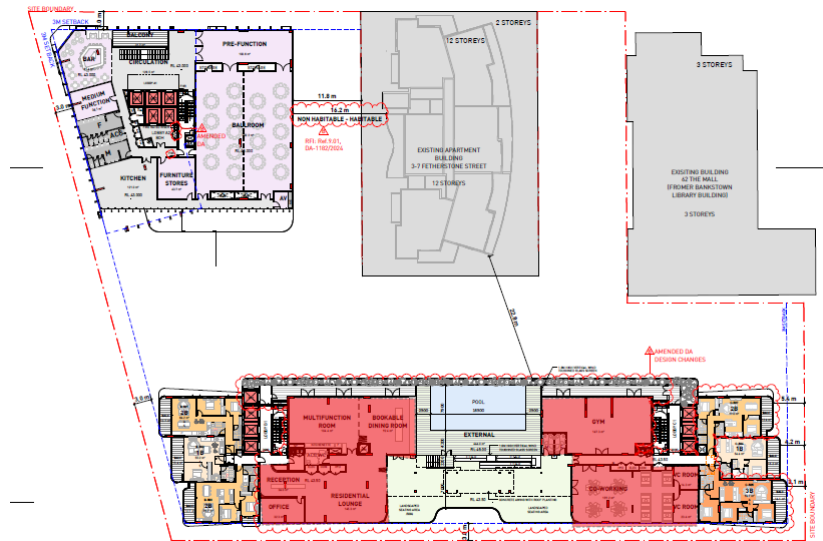
- External landscaped areas, bushes and trees will be maintained by an appointed external landscaper at regular monthly intervals. Litter will be removed by building management daily.

The Compass Centre, Bankstown.

Appendix J - Plan of Management – May 2025

3.00 - Internal Residential Communal Facilities (IRCF).

3.01 - The diagram below describes item 3.00 - area highlighted in red at Level L05:



3.02 – IRCF Impact to adjacent properties.

-The subject site has two adjacent properties: -

1. 3-7 Fetherstone Street - mixed use of podium retail and a residential apartment tower
2. 62 The Mall - Vacant library building to the northwest corner of the site.

- The residential internal communal facilities are located away and separate from the vacant library site and 3-7 Fetherstone Street residential apartments.

Refer to latest Acoustic report, architectural & landscape documents for control measures to mitigating noise & privacy issues to adjacent properties. Noise & Privacy controls implement: -

1. 1800mm high Screening.
2. Acoustic walls and privacy glazing.
3. Dense landscaping.

3.03 – IRCF Fire safety measures.

- Fire extinguishers, hose reels, fire sprinklers, exit signs, and fire alarms etc will be provided to the communal areas.

- Fire exits will be via the fire stairs in the lift lobby, located adjacent to the area.

3.04 – IRCF Waste Management.

- General, recycling, organic and bottle bins will be provided within the dining area.

- Building management will transport the waste to the retail garbage room located on basement level and place it in the collection containers provided for general waste.

- Waste and recycling will be collected by a nominated private waste contractor. The collection process will occur with all bins collected from the Basement loading docks, with the waste room located adjacent to it. The appointed waste caretaker will transport the bins via the lift CP1 to Basement L01 to the loading dock prior to the collection time each day. The collection vehicle will park within the loading docks throughout the collection procedure.

Appendix J - Plan of Management – May 2025

Waste collections from the site will take place outside of normal business hours to minimise congestion in the loading dock area and hazards to site users. Refer to Waste Management Plan (May 2024) prepared by Waste Audit for waste management procedures.

3.05 – IRCF Safety & Security.

- Entry into the common areas will be via security card or fob access for residents and visitors. 24-hour CCTV coverage will operate in these spaces.
- Lighting will be designed to meet the relevant codes.
- Landscaping in the development will ensure clear lines of sight are maintained, through the use of low planting and taller tree species.

4.00 – Hotel (Building A): -

4.01 - The proposed hotel is located in Building A on the corner of Fetherstone Street and North Terrace, Bankstown. The diagram below describes the location of the hotel (shown at L04): -



Refer to the Hotel plan of management Appendix GG.

4.02 – Hotel Impact to adjacent properties.

- The subject site has one adjacent property: -
 1. 3-7 Fetherstone Street - mixed use of podium retail and a residential apartment tower
- The Hotel facilities are located away and separate to 3-7 Fetherstone Street residential apartments.

Refer to latest Acoustic report, architectural & landscape documents for control measures to mitigating noise & privacy issues to adjacent properties. Noise & Privacy controls implement:

1. 1800mm high Screening.
2. Acoustic walls and privacy glazing.
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4.03 – Hotel Fire safety measures.

Site: 83-99 North Terrace, Bankstown Barings – The Compass Centre, Bankstown.

The Compass Centre, Bankstown.

Appendix J - Plan of Management – May 2025

- Fire extinguishers, hose reels, fire sprinklers, exit signs, and fire alarms etc will be provided to the communal areas.

- Fire exits will be via the fire stairs in the lift lobby, located adjacent to the area.

4.04 – Hotel Waste Management.

- General, recycling, organic and bottle bins will be provided within the dining area.

- Building management will transport the waste to the garbage room located on basement level and place it in the collection containers provided for general waste.

- Waste and recycling will be collected by a nominated private waste contractor. The collection process will occur with all bins collected from the Basement loading docks, with the waste room located adjacent to it. The appointed waste caretaker will transport the bins via the lift CPI to Basement L01 to the loading dock prior to the collection time each day. The collection vehicle will park within the loading docks throughout the collection procedure.

Waste collections from the site will take place outside of normal business hours to minimise congestion in the loading dock area and hazards to site users. Refer to Waste Management Plan (May 2024) prepared by Waste Audit for waste management procedures.

4.05 – Hotel Safety & Security.

- Entry into the hotel will be via ground floor level up to level L04 Hotel Lobby, all other Hotel levels will be accessed via Hotel security card or fob access for hotel patrons and visitors. 24-hour CCTV coverage will operate in these Hotel spaces.

- Hotel Lighting will be designed to meet the relevant codes.

- Hotel Landscaping in the development will be designed to meet the relevant codes.

- Hotel Landscaping in the development will ensure clear lines of sight are maintained, through the use of low planting and taller tree species.

The Compass Centre, Bankstown.

Appendix J - Plan of Management – May 2025

5.00 Proposed Hours of Operation: -

5.01 - Hotel: -

The proposed Hotel operating hours: -

Hotel restaurant: Monday to Sunday: 6.30 am to 9.30 pm

Hotel Restaurant Terrace: Monday to Sunday: 8.00 am to 8.30 pm

Hotel Bar: Monday to Sunday: 4.00 pm to 10.00 pm

Hotel rooftop bar: Monday to Sunday: 4:00 pm to 11:00 pm

Hotel L4 Gym: 7:00am - 6:30 pm Monday to Friday.

MICE Facilities: Monday to Sunday: 8.00 am to 12.00 am

5.02 – Childcare: -

The proposed childcare opening hours: -

7:00am - 6:30 pm Monday to Friday.

5.03 - Retail & Public Access: -

The ground floor retail business and outdoor dining hours will operate: -

6am - 10.00pm Monday to Thursday.

6am – 11.00pm Fridays, Saturdays.

Ground floor level Public amenity and corridor will be closed after 10pm to minimise the noise impact on the neighbouring buildings.

L1, L2 and L3 Publicly accessible areas including Podium carpark will operate: -

6am - 10.00pm Monday to Thursday.

6am – 11.00pm Fridays, Saturdays.

L4 Retail medical suites hours will operate: -

6:00am - 6:30 pm Monday to Friday.

6.00am – 5.30pm Saturdays & Sundays

5.04 -Residential External & Internal Amenities: -

The proposed residential External & Internal opening hours: -

7:00 am - 10.00pm.

5.05 – Public Gym L1 & L2: -

The proposed gym operating hours: -

24 hours 7 days a week.

5.06 - Basement Carpark & Loading Dock: -

The proposed basement carpark & loading dock operating hours: -

24 hours 7 days a week.

5.07 - Waste Collection: -

The proposed waste collection time are weekdays & weekends: -

7pm to 6am.

Waste collections from the site will take place outside of normal business hours to minimise congestion in the loading dock area and hazards to site users. Refer to Appendix E – Waste Management Plan (May 2024) prepared by Waste Audit for waste management procedures.