



# Management Strategy

## Roof Top Communal Areas - Nos. 892-906 Canterbury Road, Roselands

This Management Strategy has been prepared with respect to the three (3) communal open space areas provided at Levels 1, 4 and 5 of the mixed use development at Nos. 892-906 Canterbury Road, Roselands. Each of the communal open space areas directly adjoins two (2) or more residential apartments and therefore, there is the potential for the use of these communal open space areas to create adverse impacts to residents within the building.

The Management Strategy has been prepared in accordance with the requirements of Control C2 in Part C5.2.3.2 Roof Design and Features of Canterbury Development Control Plan 2012 which states:

*C2 A management strategy is required, and must be approved by Council as part of the development application, for any proposed roof top terrace.*

Although the three (3) communal areas are not located on the upper most roof of the building, each area is open to the sky and as such, forms a roof top to the level/s directly below.

Accordingly, all references to the 'roof top communal areas' in this strategy refers to the communal open space areas provided at Levels 1, 4 and 5 of the development.

### The Objectives of the Management Strategy are:

- a) To ensure the comfort and safety of all residents and their guests when using the roof top communal areas.
- b) To ensure that the roof top communal areas are properly maintained and operate in a manner which maintains a high level of amenity.
- c) To provide a comfortable and harmonious residential environment for residents and their guests.
- d) To ensure that there are no adverse impacts arising from the use of the roof top communal areas on any adjoining property or the neighbourhood.

### The Strategy:

- a) Establishes a monitoring system that ensures the objectives of this Strategy are met.
- b) Establishes "House Rules" with respect to the use and enjoyment of the communal areas for all persons who reside at, or visit the premises.
- c) Ensures procedures are in place to facilitate ongoing communication with the neighbours, Police, Canterbury Bankstown Council and Management of the premises, to resolve any issues that may arise from the use of the roof top communal areas.

### **Use of the Roof Top Communal Areas:**

1. No smoking is permitted at any time in the roof top communal areas.
2. The use of, or possession of any illegal drugs in the roof top communal areas is strictly prohibited. Any incidence where person/s are considered to be under the influence of, or in possession of illegal drugs by other users of the communal areas may be referred to the NSW Police, via the Building Management Committee.
3. All communal facilities are to be kept in a clean and tidy fashion to ensure the facilities can be used and enjoyed by residents and their visitors at all times when use of the communal open space area is permitted.
4. Residents are to remove and dispose of all rubbish generated during use of the roof top communal areas in the appropriate waste and recycling facilities provided on-site.
5. Exclusive use of the roof top communal areas for private gatherings (i.e. excluding access to other residents and their visitors) is not permitted, unless expressly agreed to in writing by the Building Management Committee.
6. Visitors are only permitted to use the roof top communal areas in the company of the residents that they are visiting and the residents must accept full responsibility for their guests and their behaviour.
7. Use of the roof top communal areas by residents and their guests must not interfere with the reasonable peace, comfort and privacy of other residents.
8. Anti-social behaviour is unacceptable. This includes threatening or demeaning any person within the building. Resident's and their visitors using the roof top communal areas are to be respectful to all other users and not to discriminate against other users on grounds of their race, religious beliefs, ethnicity, gender, sexual orientation or age. Damage to any property, graffiti, theft of any property, physical or sexual harassment, or loud and rowdy noise can result in police intervention.

### **Noise Management Measures:**

1. The use of each of the roof top communal areas on Levels 4 and 5 is limited to a maximum of 20 people at any one time.
2. Access to the roof top communal areas is not permitted between 10pm and 7am.
3. Amplified and/or canned music is not be played in the roof top communal areas, unless written permission has been issued by the Building Management Committee.

### **Complaints Monitoring & Action:**

1. In the event that a resident has cause to make a complaint arising from the use of the roof top common open space areas, it is to be made in writing to the Building Management Committee.

2. To assist in the investigation of the potential problem, it is suggested the following information be included in the letter of complaint provided to the Building Management Committee:
  - The exact nature and details of the incident;
  - The date and time of the incident; and
  - The full name and address of the complainant.
3. Complaints are to be tabled and discussed at the next available Building Management Committee Meeting and action to address the complaint as is deemed necessary by the Building Management Committee is to be implemented. If deemed necessary, this may involve notification/reporting of incidents to the NSW Police.