

Plan of Management

Roof Top Communal Open Space

118-124 Brunker Road
Adamstown NSW 2289

Prepared | January 2019

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Contents

1	Introduction	1
1.1	Purpose of Plan of Management	1
2	Site Context	1
3	Operational Hours	1
4	Lighting	1
5	Amplified Music	1

1 Introduction

This Plan of Management (PoM) has been prepared to accompany a Development Application for the proposed Residential Flat Building at 118-124 Brunner Road, Adamstown NSW 2289

The purpose of the PoM is to manage the operation and use of the roof top communal open space area to ensure the safety and security of residents and amenity of adjoining property owners. The following measures will be implemented to ensure the utmost safety of staff and guests.

1.1 Purpose of Plan of Management

The purpose of this PoM is to ensure compliance with all applicable Acts and Regulations for licensed premises. Further to this, the PoM is consistent with the principles of Crime Prevention through Environmental Design (CPTED) as described in the *Crime Prevention and the Assessment of Development Applications* guideline prepared by the former NSW Department of Planning and Environment.

The policies and procedures outlined in this PoM will help to make the premises a safe, efficient and pleasant environment in which to use. Additionally, the safety and security issues addressed in this PoM have been devised to ensure the amenity of neighbouring properties is maintained at all times during the operation of the premises.

As part of the occupation process, all residents will be required to be familiar with this Management Plan.

2 Site Context

The site is described as 118-124 Brunner Road, Adamstown. It is situated within the Local Government Area of Newcastle. Surrounding development consists of predominantly residential uses.

3 Operational Hours

This PoM has been prepared in regard to the following hours of use of the roof top communal area:

- Monday to Sunday – 7am to 9pm

4 Lighting

Lighting will be managed and operated by means to minimise adverse impacts on the amenity of surrounding properties.

5 Amplified Music

Amplified music will be managed and operated by means to minimise adverse impacts on the amenity of surrounding properties. Amplified music shall be restricted by the operational hours.