



## **ROOFTOP MANAGEMENT PLAN**

### **280-300 LAKEMBA STREET AND 64-70 KING GEORGES ROAD, WILEY PARK**

#### **Introduction**

This Rooftop Management Plan establishes the management criteria for the use of the rooftop communal open space in association with the proposed shop top housing development at 280-300 Lakemba Street and 64-70 King Georges Road, Wiley Park.

This Plan has been prepared to accompany a development application for the site which seeks consent for shop top housing with communal open space occupying the rooftop of all four buildings (see **Figure 1**) and has considered the relevant objectives of the Canterbury Development Control Plan 2012.

This Plan will be reviewed intermittently and amended when necessary, particularly with regard to any conditions of consent as specified as part of any approval. Management will liaise with the relevant authorities with respect to any amendments to the Strategy and provide a copy of any amended Strategy.

#### **Proposed Development**

The proposed development involves site preparation works and the construction of a shop top housing development comprising four 8 storey podiums over a shared basement with ground floor retail and a public plaza. The proposal also involves the construction of a rooftop communal open space across the four podiums.

The rooftop communal facilities consist of four separate spaces over the four roofs:

- Buildings B01-A and B01-B: – BBQ Area, Seating alcoves, children's play area
- Buildings B02-A and B02-B: – Children's water play area, sun beds, communal garden, BBQ area with shaded seating

#### **Access**

Access to the rooftop communal open space will be available by resident-only lift cores of the relative dwellings below, and there will be no access for members of the public. Visitors will only be permitted when accompanied by the occupant of the development. Access to each rooftop space will be controlled by access control which will be available to all residents 24/7. All communal spaces will be accessible by all residents however access control will be programmed to ensure people can only access the levels for the communal spaces and their own level. All residents have access to all four rooftop areas to ensure equitable access to facilities is provided for all residents.

Figure 1 Proposed Rooftop Communal Space



Picture 1 Level 5 Rooftop Space



Picture 2 Level 6 Rooftop Space

Source: TaylorBrammer

## Management Measures

### Amenity

The premises shall be maintained by strata management so there is no material impact on the amenity of the neighbourhood as a result of noise, vibration, smell, fumes, vapour, steam soot, ash, dust, waste water, waste products, grit, oil or otherwise.

Signage will be provided on all rooftop spaces to limit use of barbeques and water play areas to between 6.00 a.m. to 10.00 p.m Monday to Sunday. Use of these facilities outside of these times is not permitted but access to the roof will still be available.

Signage will also provide guidance to limit noise and no use of music systems between 10.00pm to 6.00am. These hours are consistent with the hours of operation of the communal facilities in similar developments.

This Management Plan will be endorsed and updated by the future Strata Body who will include any relevant terms of use of the space, such as amended hours of access. The strata body will also be responsible to overseeing and managing all gardens with assistance from resident volunteers.

### Waste

The proposal will remain consistent with the Waste Management Plan prepared for the proposal by Elephants Foot.

A Waste Management Plan has been prepared for the proposal by Elephants Foot, with a focus on waste minimisation. The use of the communal open space will remain consistent with the principles and guidelines outlined in the Waste Management Plan, and any additional conditions of development consent.

Management strategies to minimise the impact of waste include:

- Separation and storage of waste in colour coded bins to ensure waste streams are not mixed, with associated signage to remind and encourage recycling practices.
- Waste will be transferred by building management from the rooftop communal open spaces via the lifts to the collection area at Ground Level, allowing collection by the contractor.
- Building management will ensure all spoils from the disposal of waste are cleaned promptly. In addition to this, management will clean the communal open space on a needs basis, prior to and following use.

The strata body will be responsible to overseeing and managing the contracts awarded for cleaning and maintenance of the communal spaces.

### Occupational Health and Safety

Strata management will ensure the OH&S standards are implemented for all uses. Use of the communal open space will operate in accordance with the relevant legislation and local Council standards. The use or consumption of alcohol and drugs will not be permitted on any rooftop at any time. Signage regarding the prohibited use and consumption of drugs and alcohol will be displayed on all communal rooftops.

An adult must accompany any children under 12 who is accessing rooftop facilities.

The intent of the water play area is to for passive use only with specific rules outlined below for the use of the area:

- You must be adequately clothed when you use or are in the water play area.
- If you are a visitor, you must be accompanied by a tenant whilst using these facilities.
- If you are entitled to use the water play area, you must not:
  - a) bring glass (eg drinking glasses) or sharp objects into the water play area; or
  - b) do anything that might be dangerous when you are in the water play area; or
  - c) run around or dive in the water play area
  - d) make noise or behave in a way that might or does interfere with the use and enjoyment of the water play area or residential apartments by another Owner or Occupier; or
  - e) bring food or drink into the water play area. However, you do not need consent to bring them (other
  - f) hold parties or other functions (eg water aerobics classes) in the water play area or

- g) interfere with, operate or adjust pumps or other equipment servicing the water play area

These and other rules will be made clear to tenants prior to occupying in addition to signage which will be in place throughout the development.

## **Operational and Security Management**

To ensure the safety of the communal rooftop open space and the residents that utilise the space, the following security measures will be implemented and maintained.

### **CCTV/ Surveillance**

The building security system will incorporate electronic monitoring and access control of the communal open space through a Closed-Circuit TV (CCTV) system, which will monitor and record all entrances to the open space and activities. A CCTV system will be installed throughout the development including communal facilities. Signage will be provided to make people aware that CCTV is being utilised.

Automatic lighting will be installed within the communal open space.

A building manager will be on site from Monday to Friday and accessible to all residents and tenants. On site security is not expected to be required 24/7, however this will be evaluated by the Owners Corporation, in collaboration with the strata and building management, if required.

### **Emergency Management Plan**

A comprehensive Emergency Management Plan will be employed on the site which will be prepared in compliance with Australian Standards. A detailed evacuation plans will be prepared for the buildings with signage displayed in accordance with the Australian Standards.