

RETAIL PLAZA AND BASEMENT MANAGEMENT PLAN

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

Introduction

This Plaza and Basement Management Plan establishes the management criteria for the use of the public plaza and basement parking in association with the proposed shop top housing development at 280-300 Lakemba Street and 64-70 King Georges Road, Wiley Park. The public plaza will also be shared with residents as accessible and usable open space. The plaza will provide opportunities for social interaction, as well as additional amenity for residents and the general public. The public plaza will be supplemented by additional private communal open space for residents on the rooftops. High quality open space being available at both ground (shared with the public) and at the upper levels (private) is important and beneficial in higher density developments.

This plan has been prepared to accompany a development application for the site which seeks consent for shop top housing with a public plaza located at ground level (see **Figure 1**) and has considered the relevant objectives of the Canterbury Development Control Plan 2012 and the NSW Apartment Design Guidelines.

This Management Plan will be reviewed intermittently and amended when necessary, particularly with regard to any conditions of consent 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 podiums (maximum 8 storeys) over a shared basement with ground floor retail and a public plaza.

Public Plaza

The proposed 1,191sqm plaza is adjacent to the ground floor retail level, which will be publicly accessible with direct access from Lakemba Street and King Georges Road. The plaza area runs parallel to King Georges Road and is located in the middle of the four buildings.

Figure 1 Ground Floor / Public Plaza Plan

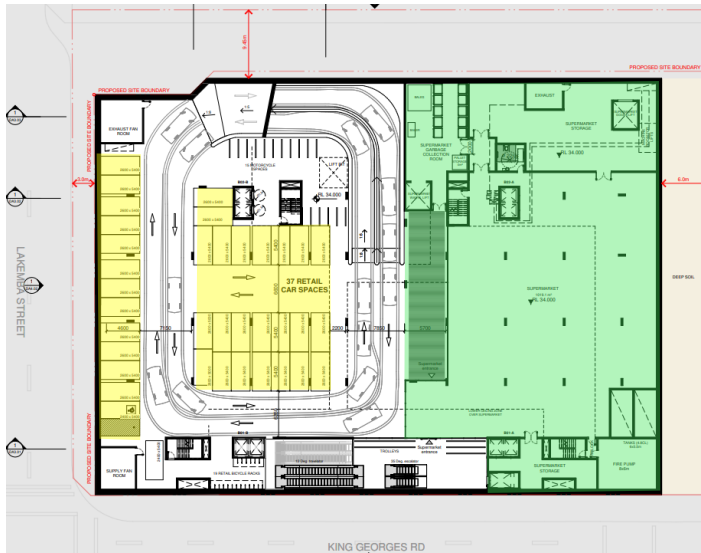


Source: TaylorBrammer

Supermarket

The proposed 1,030sqm supermarket (identified below in **green**) is located predominantly on Basement Level 01 but will also be publicly accessible from King Georges Road. Basement Level 01 also incorporates 37 retail car spaces (identified in **yellow**) associated with both the supermarket and ground floor retail tenancies.

Figure 2 Basement Level 01 Plan (includes supermarket)



Source: Marchese Partners

Basement

The proposed basement provides:

- Basement 01 – 37 retail car spaces (identified in **yellow**)
- Basement 02 – 55 retail car spaces (identified in **yellow**) including 3 EV charging stations and 3 car sharing spaces
- Basement 03 – 86 residential car spaces (identified in **pink**) and 29 visitor car spaces (identified in **blue**)

Figure 3 Basement Level 02 (left) and Level 03 (right)



Source: Marchese Partners

Operational and Security Management

To ensure the safety of the visitors and the residents that utilise the public plaza and all basement carparking, the following security measures will be implemented and maintained.

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 within the public plaza to limit excessive noise before 6.00 a.m. and after 10.00 p.m. Monday to Sunday. The supermarket and specialty retail will be well maintained as a means of discouraging vandalism and crime. Each retail tenant will need to submit a separate DA for the use of each space with consideration to maintaining residential and public amenity.

This Management Plan will be endorsed and updated by the future Strata Body who will include any relevant terms of use of the space by residents.

Anti-Social Behaviour

Any visitor to the public plaza who is showing anti-social behaviour and refuses to leave the site on request, shall be informed that Police will be called as a result, which may incur a fine.

The use or consumption of alcohol and drugs on site outside of licenced areas associated with retail tenancies will not be permitted on site. Signage regarding the limited use or consumption of drugs and alcohol will be provided on site within the retail plaza.

If a visitor refuses to leave the premises on request due to anti-social behaviour including drug and alcohol use, Police are to be called as soon as practicable and informed of the situation.

Any resident, tenant, or visitor utilising the basement carparking spaces contrary to their intended use will be monitored by the building manager. Visitor spaces must be available for genuine visitors to utilise, not to be taken by residents.

Outdoor seating associated with retail tenancies

All tenancies are expected to remove any chairs and furniture from the public plaza outside the hours of 10.00pm to 6.00am.

Servicing and loading

All deliveries, garbage collections and maintenance services should be undertaken in alignment with the Loading Dock Management Plan prepared by Varga Traffic. No loading or deliveries for retail tenancies or residents should be undertaken within the public plaza.

Parcel Deliveries

All packages for residents will require someone to be home to allow access into the building. The courier can ring the respective apartment for the resident to provide access into the lobby. Packages may be left in the lobby next to letterboxes as a 'safe drop' option (at the residents' responsibility) for short amounts of time to avoid couriers accessing multiple levels of the building. Signage will be provided to make people aware that CCTV is being utilised in all common areas. If no one is home, the package should not be left on site to avoid theft. Residents will be encouraged to utilise self-service parcel collection options such as a PO box at the local post office or Click and Collect lockers at a local shopping centre.

Car Share Spaces

It is intended that the car sharing spaces will be managed by the Strata body in collaboration with GoGet or a similar car share service. The car share spaces are located in the retail portion of the basement to allow access for residents and the general public.

The proposal will remain consistent with the Waste Management Plan prepared for the proposal by Elephants Foot with retail waste to be collected by private contractor to an agreed schedule. The use of the public open space will remain consistent with the principles and guidelines outlined in the Waste Management Plan, and any additional conditions of development consent.

General waste bins should be located in the plaza for general waste and managed by building management. Waste is to be collected by a nominated contractor on nominated days using rear-loading trucks ranging from 8m up to 11m in length.

EXISTING BOUNDARY

5m WIDE DEDICATED FOOTPATH ZONE

EXISTING BOUNDARY

6.5m WIDE DRIVEWAY
5m TALL RETAIN WALL TO LOCAL
ENVIRONMENT PLANT

5.5m WIDE DEDICATED LANE

PROPOSED SITE BOUNDARY

BASEMENT CAR PARK ACCESS

RETAIL FOOD TRADING 11
HEAD CLEARANCE 4.0m

RESIDENTIAL

PLAZA

PROPOSED STREET TRAIL LOCATION
REFER TO LANDSCAPE ARCHITECT'S
PLAN FOR SPREAD & SPECIES

KING GEORGES RD

LEGEND:

- 2000mm wide pathway to cart bins to main supermarket waste collection
- 2000mm wide pathway to cart bins to main residential waste collection
- 1200mm wide pathway to cart bins to main retail waste collection

Occupational Health and Safety

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 to reinforce natural surveillance. The CCTV system will be managed off site through a private security firm. Signage will be provided to make people aware that CCTV is being utilised.

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.

CCTV systems will be installed throughout the building, in strategic places that may include:

- Entry and exit points of each building including letterboxes;
- Fire stair doors;
- The escalator to the basement level supermarket;
- Within the public plaza; and
- Retail tenancies including the basement level of the supermarket (as necessary).

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.

Basement Parking

The following security measures are proposed to improve the safety of residents, shoppers, store employees, management staff and physical assets within the premises:

- Residential basement parking is secured with key card/intercom access available 24/7 for residents and their visitors.
- All loading and waste management is separated from residential and retail parking to ensure safety of all pedestrians and vehicles.
- Retail parking will be timed as a means of preventing vehicles from staying in the car park for long durations.
- All areas of the car park and building entrances will be well lit, providing a clear line of sight for shoppers.
- Way finding signage for pedestrians and vehicles will also be installed within the basement to ensure the safety of pedestrians within the basement.

Further details regarding security measures will need to be considered in the operational management plan of the supermarket prior to opening.