

Management Plan

Norcal Station Developments Pty Ltd
56-74 Station Street Nunawading

Schedule 7 to the Development Plan Overlay applies to the land at 56-74 Station Street, Nunawading and requires that any Development Plan must provide, inter alia, a Management Plan which outlines responsibility for maintenance of:

- Public open space areas;
- Roads and accessways;
- Buildings of heritage significance; and
- Any pieces of public art.

This Management Plan has been prepared on behalf of the project developer and outlines the relevant responsibilities for construction and maintenance below.

Public open spaces areas

The landscaping and public open space areas within the development are outlined at Section 6.1 of the Stage 1 Development Plan prepared by *Conrad Architects Pty Ltd*.

The proposed Community Park in the north-west corner of the site will be constructed by the developer to Council's standard, with ongoing maintenance handed over to Council after the completion of an agreed defects liability period. It is considered that the community park could be considered as part of any future public open space contribution.

Indicative plans for the proposed Community Park are provided as part of the Landscape Design Report prepared by *Tract Consultants Pty Ltd*.

The Landscaped Pedestrian Connection, Landscaped Mews and Pocket Parks will be designed generally in accordance with the Landscape Design Report prepared by *Tract Consultants Pty Ltd*. These areas will be constructed by the developer and maintained by a central Owners Corporation.

All other areas nominated as private will be the responsibility of individual owners following completion of the development.

Roads and Accessways

The proposed road hierarchy and access ways are outlined at Sections 5.9-5.11 of the Stage 1 Development Plan prepared by *Conrad Architects Pty Ltd*.

All roads and pedestrian paths will be designed to the satisfaction of the Responsible Authority. The construction of the roads and access ways will be undertaken by the developer, under the supervision of the Responsible Authority.

Ongoing maintenance of all internal roads and pedestrian paths will be the responsibility of the Responsible Authority, except for the Access Lane that services the Type C dwellings adjacent to Norcal Road, which will be managed by an Owners Corporation.

Buildings of heritage significance

The existing Daniel Robertson Brickworks chimney will be remediated by the developer as part of a separate planning permit application. Ongoing monitoring and maintenance of the chimney will be the responsibility of an Owners Corporation.

Any pieces of public art

No public art is proposed as part of Stage 1.