

**OPERATIONAL PLAN OF MANAGEMENT**

**FOR A PROPOSED HARDWARE, BUILDING  
& PLUMBING SUPPLIES FACILITY**

**59 MYOORA ROAD, TERREY HILLS**

**FOR**

**HARDWARE & GENERAL SUPPLIES LIMITED**



Prepared by: Vaughan Milligan Development Consulting Pty Ltd

**As revised 28 October 2020**

# 1. Property

## 1.1 Site Description

The subject premises is within a group of light industrial units and is known as **59 Myoora Road, Terrey Hills**, being Lot 4 within DP 547022 and is zoned IN2 Light Industrial within the provisions of Warringah Local Environmental Plan 2011.

The site is occupied by a single storey industrial building located towards the rear of the property that is fenced along all the boundaries with Industrial style security fencing.

The existing vehicular access to the property is by concrete driveways on the northern and southern ends of the site that connect to an open car parking area and building entrance adjoining the front of the existing industrial building.

The front section of the property adjoining the street is landscaped that includes a front fence with the driveway and a kerb and gutter crossing.

The property is located on the north western side of the street and is relatively level.

Myoora Road is a principal service road for the Terrey Hills locality that interconnects to Booralie Road to the East and Mona Vale Road and Forest Road major intersection to the west.

There is an existing constructed driveway from the street that provides access to the existing parking spaces that are proposed to be retained.

The site has an east west orientation with the prevailing wind direction during spring and summer from the North East and South West in autumn and winter.

There are no easements or other structures that restrict the proposed development.

## 1.2 Proposal

The proposal is for the use of an existing industrial building for the purpose of providing a Hardware, Building & Plumbing Supplies facility for the sale of hardware and building equipment, particularly plumbing supplies and building products and general hardware to the local community and building industry. The retail sale of building equipment will be carried out from the facility, with product sales to be either electronically, by account or through on-site purchase.

Materials and goods stored within the site will be distributed to the public through truck delivery and by collection from the site.

As the site will be for the sale of hardware, building and plumbing products, the vehicles that will access the site include small tradesmen style utilities and up to rigid flat tray delivery trucks with a length of approximately 10.7 metres and single cars. A turning analysis is provided in the traffic and parking assessment prepared to support the development and indicates how longer vehicles which deliver and collect the building and plumbing products will be able to leave the site in a forward direction.

The materials will be stored in racks and support frames as indicated on the submitted plans.

The staff associated with the operation of the hardware, building & plumbing supplies facility will include four (4) persons being a site Manager and three (3) general workers who will assist in the location and supply of the building products to the building and construction industry.

## **2. Operational Plan of Management**

### **2.1 Purpose of the Plan**

This Operational Plan of Management has been prepared for the submitted development application for the use of the site as a hardware, building & plumbing supplies facility for the sale and distribution of building products to the local building industry and community.

The purpose of this plan is to ensure that the proposed hardware, building & plumbing supplies facility operates in a manner that maintains a high level of amenity for the surrounding industrial area, the neighbouring residential precinct and the surrounding public areas.

The proposed use will observe the recommendations within the Acoustic Assessment prepared by Pulse Acoustic Consultancy, dated 14 July 2020. The recommendations provided within the acoustic assessment are detailed in this Plan of Management.

A traffic and parking assessment has been prepared by Transport and Traffic Planning Associates, Reference 20137B, Issue E dated July 2020. The recommendations provided within the traffic assessment are detailed in this Plan of Management, with 6 car spaces (4 for cars and 2 truck spaces - including 1 space for persons with a disability) to be provided and maintained within the site.

### **2.2 The Plan of Management**

#### **Site Hours – Operating Hours**

**(Monday - Friday)** Site open to H&G staff 6.00 am – 7.00 am. Site closed to customers until 7.00 am, H&G trucks only (all truck loading to be undertaken indoors) and preparing for days trading.

**(Monday-Friday)** 7.00 am – 5.00 pm Gate open for customers, loading trucks and deliveries.

**(Monday-Friday)** 5.00 pm – 6.00 pm periodically loading of trucks (with gates shut to customers and suppliers' deliveries).

**Saturday** - 8.00 am – 4.00 pm open to customers and H&G vehicles (suppliers generally do not deliver on Saturdays).

**Sunday** - Closed all day every Sunday

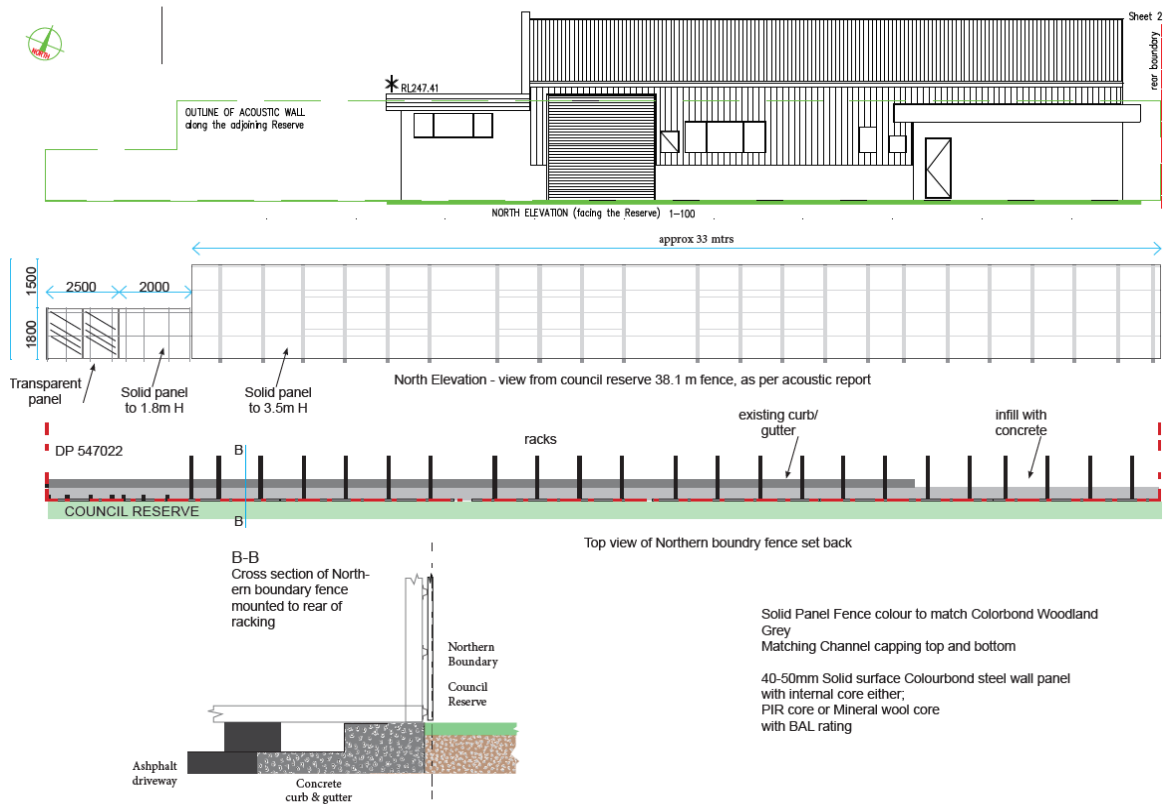
**Public Holidays**- Closed all Public Holidays

## Operational Management

The following recommendations from the Acoustic Assessment prepared by Pulse Acoustic Consultancy Pty Ltd are to be implemented at all times during the operation of the warehouse facility:

- Operation of the facility to be supervised by the on-site manager and staff members
- The building identification signage at No 57 Myoora Road will be marked as "Trade" and the building identification signage to the building at No 59 Myoora Road will be marked as "Trade & Retail"
- Some goods that are paid for in No 59 Myoora Road may be collected from No 57 Myoora Road with customers directed by staff to No 57 Myoora Road for collection
- All vehicles are to enter and exit the site in a forward direction
- The area of the fences near the driveway are to be kept clear creating a triangular sight vision area to either side of the gateway with no structures or materials to impede this space or vision – e.g. no plants, shrubs, signs, or stock to impede driver vision at entry to or exit from the site
- All stationary vehicles must switch off their engine (signage will be placed in the car park)
- All external racking around the site is required to have a solid backing in accordance with the detail prepared by Hardware & General and endorsed by Pulse Acoustic Consultancy Pty Ltd
- No truck or forklift movement should occur outside before 7.00 am. Stationary trucks may be packed indoors between 6.00 am and 7.00am. Truck movements should be coordinated prior to the closing of the previous business day in preparation of the loading the following morning; and
- All Hardware & General trucks and forklifts which require some form of reversing alarms must use a Quackers alarm, as opposed to a typical tonal reversing alarms
- No on-site customer parking before 7.00 am.
- No more than 7 passenger vehicles < 4.5T (GVM) entering or exiting the facility in any single 15 – minute interval;
- No more than one Rigid Flat Tray Truck during any single 15 – minute interval. Not to be operated externally before 7.00 am.
- Externally, no more than one electric forklift in use during any single 15-minute interval. Not to be operated externally before 7.00 am.
- All staff operating the forklifts are to be trained and made aware of the sensitive noise conditions;
- Forklifts to be used wholly within the site unless in the event of maintenance or equipment breakdown, forklift equipment will be temporarily shared with adjoining site
- All car parking to be left clear for Hardware & General customers. At all times, the car parking spaces are to be kept clear of stock and solely for customers and staff parking
- As required, overflow staff parking for up to one vehicle may be provided within the adjacent site at No 57 Myoora Road.
- The required acoustic wall is to be constructed in accordance with the design prepared by Hardware & General (see over) to provide for the first 2.5m length of the northern boundary near the road to be constructed with 10mm Perspex or translucent exterior acrylic with a minimum height of 1.8m, with the wall to continue for the next 2m as a solid Bondor Flameguard 50mm thick sandwich panel with Colourbond Colour sheets (Woodland Grey or Basalt Colour) either side of mineral based rock wool; non- combustible and compliant with AS 3959 for BAL 12 to

BAL 40. The remaining 33.5m length of the acoustic wall on the northern boundary will be constructed to a minimum height of 3.5m comprising Bondor Flameguard 50mm thick sandwich panel with Colourbond Colour sheets either side of a mineral based rock wool; non- combustible and complies with AS 3959 for BAL 12 to BAL 40 and attached to the proposed racking system



- Waste management contractor to supply two suitable waste bins; e.g. General waste bin – 4.5m<sup>3</sup> & Cardboard recycle bin – 4.5m<sup>3</sup>.

### **3. Other Matters**

The operation of the proposed hardware, building and plumbing supplies facility will be in accordance with the conditions of any development consent issued by Northern Beaches Council.

It is intended that this Plan of Management is offered in support of the proposed facility and will form part of the conditions of development consent that will be observed by the current and any future operator of the facility, in accordance with the development consent.

Any changes to this Plan of Management will be subject to any new or modified development consent issued by Northern Beaches Council.

Prepared by:

A handwritten signature in black ink, reading "Vaughan Milligan". The signature is written in a cursive style with a large initial 'V' and 'M'.

**VAUGHAN MILLIGAN**