

OPERATIONAL PLAN OF MANAGEMENT
FOR A PROPOSED WAREHOUSE FACILITY
57 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 **57 Myoora Road, Terrey Hills**, being Lot 2 within DP 530175 and is zoned IN2 Light Industrial within the provisions of Warringah Local Environmental Plan 2011.

The site is rectangular in shape with an area of 2782m² with the front and rear boundary dimension being 36.575m and the side boundaries of 76.20m and is located on the eastern side of the street.

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

The existing vehicular access to the property is by a concrete driveway on the eastern side that connects 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 Warehouse facility that will enable building, hardware and plumbing products to be stored and distributed from the site. No retail sales of materials will be carried out from the site.

In this instance, no retail sales will be carried out from the subject site. All materials will be prepaid either electronically, or by account or paid for off-site.

Materials and goods stored within the site will be distributed to the public through truck delivery and by collection from the site, with all payments being made prior to collection and through online accounts or by off-site payment.

The majority of the products will be plasterboard, steel products, plumbing pipe work and fittings, timber flooring and similar particle board sheeting and associated accessories.

The materials will be located in the main floor area by the use of racks and support frames as indicated on the submitted plans.

The staff associated with the operation of the ware house 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 warehouse facility for the storage and distribution of building products to the local building industry and community.

The purpose of this plan is to ensure that the proposed warehouse 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 20137A, Issue E dated July 2020. The recommendations provided within the traffic assessment are detailed in this Plan of Management, with 15 car spaces, including one space for persons with a disability will 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 7.00am, 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 is 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"
- Retail customers who call to No 57 Myoora Road will be directed to first attend the sales office at No 59 Myoora Road to pay for their purchase (the signage will say *"Park here and report to Sales Office next door for retail purchases"* with a directional arrow to the No 59 Myoora Road Sales office)
- All vehicles are to enter and exit the site in a forward direction
- Car parking within the site to be provided for Hardware & General Trade Customers and Hardware & General staff parking only. At all times the carparking to be kept clear of stock and are to be kept solely for customers and staff parking.
- 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 nothing 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 (signs to be provided within the car park)
- All external racking around the site is required to have a solid backing adjacent screen of 9mm Fibre Cement Sheeting construction;
- 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
- 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 at No 59 Myoora Road.
- No on-site customer parking before 7.00 am.
- No more than 10 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;
- Waste management contractor to supply two suitable bins; e.g. General waste bin – 4.5m³ & Cardboard recycle bin – 4.5m³.

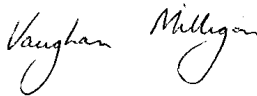
3. Other Matters

The operation of the proposed warehouse 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 the first name "Vaughan" and the last name "Milligan" clearly distinguishable.

VAUGHAN MILLIGAN