



OPERATIONAL MANAGEMENT PLAN

CHROME TEMPLE CAR STORAGE AND TAKE AWAY CAFÉ

DECEMBER 2023

1. INTRODUCTION

The subject land contains a facility for owners of multiple vehicles to store their vehicles and a take-away café.

2. PROPOSED USES and OPERATION

2.1 Vehicle storage

Each unit provides for the private vehicle storage for the tenants or owners. There is no commercial aspect to the operation however vehicles may be bought and sold privately consistent with what could be expected of a private vehicle. The owner's lounge will provide a space for private use for the owners only. The frequency of the use of this space will not exceed 1 gathering per week.

The hours of operation of the storage area is 24 hours, 7 days a week. This is commensurate with many storage type facilities and given the small numbers of people that can be expected, the general coming and going of individuals is unlikely to cause any impacts outside the property. The use of the owners lounge and adjoining deck is limited to 7am-10pm 7 days a week. This is more restrictive than what could be expected for private use.

Vehicles are not permitted to be transported to the site using a car carrier of any type. All vehicles must be driven to and from the site by their own means. Unit owners are only permitted to park in the designated car space within their own unit.

2.2 Take Away Café

The café will have a maximum of 2 staff at any time. The hours of operation of the cafe is 7am-5pm Monday to Saturday, with no trading on Sunday. Only limited seating is to be provided for patrons waiting for their order. No purchases are to be consumed on the premises.

2.3 Deliveries

Deliveries relating to the property shall be limited to 7am-7pm Monday to Friday.

3. NOISE MANAGEMENT

In addition to the hours of operation, the following measures are to be implemented to ensure that noise from the premises are minimised:

- No amplified music is permitted within the external areas of the building.
- Signage is to be erected in each unit, in the owners lounge and outside the café, providing words to the effect "This property is opposite a residential area so please move to and from the property quietly out of respect for our neighbours amenity".
- All new employees are to be provided with a copy of the Operational Management Plan and reminded to also respect the neighbours amenity in undertaking their work and accessing the property.
- Operation of the facility is to comply with the conditions of any relevant development consent for the property.