

# Operational Plan of Management

13 Endeavour Road, Caringbah

Submitted to: Sutherland Shire Council

Submitted on behalf of: Aliro Trusco 1 atf Endeavour Shores Estate



### 'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.

By using the green and blue colours to represent NSW, this painting unites the contrasting landscapes. The use of green symbolises tranquillity and health. The colour cyan, a greenish-blue, sparks feelings of calmness and reminds us of the importance of nature, while various shades of blue hues denote emotions of new beginnings and growth. The use of emerald green in this image speaks of place as a fluid moving topography of rhythmical connection, echoed by densely layered patterning and symbolic shapes which project the hypnotic vibrations of the earth, waterways and skies.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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# Contents

<b>1.0</b>	<b>Introduction .....</b>	<b>5</b>
<b>2.0</b>	<b>Objectives .....</b>	<b>5</b>
<b>3.0</b>	<b>Site Context.....</b>	<b>5</b>
<b>4.0</b>	<b>Operator and Organisational Overview.....</b>	<b>6</b>
<b>5.0</b>	<b>Uses.....</b>	<b>7</b>
<b>6.0</b>	<b>Staff and Visitors .....</b>	<b>7</b>
<b>7.0</b>	<b>Hours of Operation .....</b>	<b>7</b>
<b>8.0</b>	<b>Transport, Parking and Access .....</b>	<b>7</b>
8.1	Vehicular Access.....	7
8.2	Loading and Unloading .....	7
8.3	Parking .....	8
8.4	Pedestrian and Bicycle Access.....	8
8.5	End of Trip Facilities.....	8
8.6	Emergency Services Access.....	8
<b>9.0</b>	<b>Wayfinding and Signage .....</b>	<b>8</b>
<b>10.0</b>	<b>Noise Management.....</b>	<b>8</b>
<b>11.0</b>	<b>Safety and Security.....</b>	<b>9</b>
11.1	Security.....	9
11.2	CCTV .....	9
11.3	Safety .....	9
<b>12.0</b>	<b>Waste Management.....</b>	<b>9</b>
<b>13.0</b>	<b>Café Plan of Management.....</b>	<b>10</b>
13.1	Hours of Operation.....	10
13.2	Operational Characteristics.....	10
13.3	Layout.....	10
13.4	Use of Outdoor Areas.....	10
13.5	Number of Staff .....	10
13.6	Patron Capacity .....	10
13.7	Access and Parking.....	10
13.8	Waste.....	10
13.9	Deliveries.....	10

13.10 Noise Management .....11

13.11 CCTV .....11

13.12 Toilet.....11

13.13 Complaints Handling Procedures .....11

**14.0 Fire Protection and Evacuation.....11**

**15.0 Flood Management .....11**

**16.0 Complaints Handling Procedures.....12**

**17.0 Review.....12**

**18.0 Consistency with Planning Principle.....12**

Figures

Figure 1 Aerial Photograph..... 6

Appendices

Appendix	Title	Author
A.	Access Masterplan	Watson Young
B.	Flood Evacuation Management Plan	Sparks + Partners

# 1.0 Introduction

This Operational Plan of Management details the day-to-day operation of the site at 13 Endeavour Road, known as TripleTwoNine, excluding Building E1.

The site is proposed to operate 24 hours per day, 7 days per week as a mixed-use estate.

It is proposed to contain warehouse and distribution, light industrial, commercial office, café and child-care uses. While the entire estate will operate 24 hours per day, 7 days per week, it is unlikely that every individual tenant will operate 24 hours per day, 7 days per week.

As above, this Operational Plan of Management does not apply to the existing warehouse building, Building E1, on the north-western portion of the site, which is subject to the approved Operational Management Plan under Development Consent DA21/0777.

A separate Child Care Operational Plan of Management is provided that details the proposed management measures of the proposed centre-based child care facility.

## 2.0 Objectives

The objectives of this Operational Plan of Management are to:

- Define the operational parameters of the site.
- Provide management measures to minimise any potential adverse impact on the surrounding locality.
- Provide management measures to ensure the safe and orderly operation of the development.
- Ensure all tenants and their staff are aware of the operational parameters and procedures of the site.

## 3.0 Site Context

This Operational Plan of Management relates to 13 Endeavour Road, Caringbah, legally described as Lot 2 in DP 714965. The site has an area of 123,898m<sup>2</sup>. It is irregular in shape and bounded by Endeavour Road to the northwest, Captain Cook Drive to the southwest, Solander Field to the southeast and Woollooware Bay foreshore to the northeast. A shared public pathway exists between the site and the Woollooware Bay mangroves.

The site is located within the Sutherland Shire Local Government Area, approximately 24km south of the Sydney CBD. It is located within the south-eastern extent of the Taren Point/Caringbah industrial precinct, Sutherland Shire's main industrial precinct, which consists mainly of warehouse & distribution and light industrial uses.

This Operational Plan of Management relates to the entire site, except for the main warehouse building known as Building E1 (refer to **Figure 1**).

Existing development on the site comprises 8 buildings and infrastructure associated with the former use by Toyota. Key existing features include:

- 27,738m<sup>2</sup> warehouse (Building 1) comprising a number of separate tenancies, and associated hardstand loading areas
- 2,015m<sup>2</sup> warehouse building (Building 2)
- Corporate offices
- Direct to boat canopy
- Hardstand areas
- Car parking areas
- Internal roads
- Landscaping



A transmission easement traverses the northern portion of the site, with the support structure located in the north-eastern corner. This easement consumes some 6,800m<sup>2</sup> of the site, which generally restricts some development from occurring in this location.



**Figure 1 Aerial Photograph**

Source: Nearmap edited by Ethos Urban

The following improvements surround the site:

- **North:** The Woollooware Bay foreshore and native mangrove forest is located to the north. A shared 5m wide boardwalk runs along the foreshore adjacent to the site and creates a physical barrier between the site and the mangroves. It runs for approximately 800m north of the site. To the east of the site, the boardwalk becomes a concrete pathway that continues further east in front of the Sharks Leagues Club Mixed Use Development.
- **East:** Solander Playing Fields are located to the immediate east of the site. The playing fields are publicly accessible and are used for sporting activities by the local community. Further east is a mixed use residential/ retail master-planned estate comprising eight residential buildings (up to 14 storeys in height), Shark Park Stadium and a construction site that will soon accommodate Bay Central Shopping Centre, the new Sharks Leagues Club, additional residential accommodation as well as a hotel.
- **South:** The site is bound by Captain Cook Drive to the south. Further south on the opposite side of Captain Cook Drive is a low-density residential neighbourhood comprising 1-2 storey dwellings. To the south east of the site is another large open space holding comprising the Captain Cook Playing Fields and the Woollooware Golf Course and Club.
- **West:** The secondary vehicular entry to the site along Endeavour Road bounds the site to the west. Adjacent to this is the Caringbah/ Taren Point industrial area which is generally characterised by low-rise / large floorplate warehouses and industrial buildings.

## 4.0 Operator and Organisational Overview

The land is owned by Perpetual Corporate Trust Limited (ACN 000 341 533) as custodian for Aliro Trusco 1 Pty Ltd (ACN 630 343 654) ATF Endeavour Shores Trust, and managed by Aliro Group.

Future tenants of the site will operate the site under a lease agreement with the Land Owner. Future Tenants will operate in accordance with the relevant provisions contained within this Operational Management Plan.

## 5.0 Uses

The proposed uses are:

- Warehouse and distribution
- Light industrial
- Centre-based child care facility
- Commercial office
- Café

## 6.0 Staff and Visitors

The anticipated staff on the site at any one time is anticipated to be as follows:

- Facilities manager and security on a part-time basis.
- Contracted security on a needs basis.
- Total staff numbers from the proposed development are 269 staff, of which 236 would be full time. Existing buildings on the site have a total of 472 staff. The total number of staff on the site will be 741. As the site will operate 24 hours, 7 days a week, with some tenancies utilising shift work, not all staff will be on the site at the same time. These staff numbers are estimates and are subject to specific tenancies that are not yet confirmed.

## 7.0 Hours of Operation

The proposed hours of operation for the site are 24 hours per day 7 days a week

## 8.0 Transport, Parking and Access

### 8.1 Vehicular Access

All vehicular access arrangements will be in accordance with the Access Masterplan at **Appendix A**.

The following separation of vehicle access is provided to ensure safe circulation of vehicles and reduce potential for conflict:

- Articulated vehicles will only use the three northern-most crossovers on Endeavour Road (unless this is not possible in emergency situations or if there is an incident on Endeavour Road).
- Heavy rigid, medium rigid and small rigid vehicles will access the site from Captain Cook Drive and will also enter the site from the northern crossover on Endeavour Road.
- Cars may enter the site from the north and south crossovers on Endeavour Road and from Captain Cook Drive.
- The southern internal estate road is restricted to cars only. The southern internal estate road will continue to be used for car access to the Woolworths direct-to-boot facility.

Internal road safety will be governed by reduced speed signage and line marking.

### 8.2 Loading and Unloading

Loading and unloading will largely occur via recessed docks, or internally within the tenancies at the tenant's preference. Where tenancies do not have internal loading docks, loading will be undertaken from that tenancy's allocated loading/parking space on the adjacent hardstand.

### 8.3 Parking

Car parking spaces will be allocated to tenancies once their land use is nominated prior to the issue of the relevant occupation certificate for each building.

### 8.4 Pedestrian and Bicycle Access

1.5m wide pedestrian routes will be provided in accordance with the Access Masterplan at **Appendix A**.

2.5m bicycle and pedestrian shared paths will in accordance with the Access Masterplan at **Appendix A**.

### 8.5 End of Trip Facilities

Each warehouse and distribution / light industrial unit will contain its own end of trip facilities and bicycle parking.

### 8.6 Emergency Services Access

Emergency vehicles can access the site from all vehicle crossovers.

## 9.0 Wayfinding and Signage

Wayfinding signage will be provided throughout the site through a combination of the following signage types appropriately placed at each entrance gate and near each building:

- Pylon signs detailing the Gate number, site address and list of tenants
- Blade signs identifying tenants and providing directional guidance
- Blade signs providing a map of the site
- Existing Estate Branding sign at the Captain Cook Drive entrance detailing the name of the estate, address and operator.
- Estate Map sign at the Captain Cook Drive entrance providing a map of the site.
- Fence sign with a map of the site located within the site near the northern most crossover to Endeavour Road.

## 10.0 Noise Management

The proposed development will implement the following operational noise mitigation measures:

- Cumulative Sound Power Level of the Warehouse Building Exhaust Fans will not exceed 80 dBA, per building.
- Sound Power Levels of Air Conditioning Condensers will not exceed 75 dBA, per unit.
- Medium and heavy vehicle volumes will be reduced to 25% of the total volume, for all Buildings during the night-time period (10pm-7am (Mon-Sat), 10pm – 8am (Sunday)).

The following noise minimisation measures are recommended for all delivery drivers:

- Use of broad band “squawker” reversing alarms when manoeuvring inside and adjacent to the site boundary.
- Compression braking on approach to the site entry and horn use should be avoided.
- Drivers will be directed to switch off engines during loading/ unloading between 10pm – 6am.
- All equipment will meet noise emission requirements as specified in conditions of consent.



## 11.0 Safety and Security

### 11.1 Security

- The site is bordered by a secure fence line around the perimeter at the Captain Cook Drive entrance.
- 2 x 20-minute security patrols will occur at night times on a needs basis.
- External building lighting will be left on overnight.
- The management and security when on duty will at all times ensure that all people entering and leaving the premises and area do so in a manner that respects the nature of the surrounding locality.

### 11.2 CCTV

- Key areas and thoroughfares of the site will be recorded by 24/7 CCTV.
- The surveillance tapes will be kept for a period of at least 28 days for viewing by Police or a Council officer if required.

### 11.3 Safety

- Fire extinguishers will be located at various points within the premise which are highly prominent and easily accessible.
- Fire services including hydrants will be provided in accordance with the requirements of the BCA and Fire and Rescue NSW.
- All emergency exit signs will be highly visible and easily identifiable to all staff and visitors.
- A First Aid Box will be located on the premises at all times and will be readily available to all staff and visitors.
- Management and security will ensure that all fire escapes and stairways are kept clear of person(s) and/or objects at all times.
- A highly visible list of emergency numbers will be displayed at every phone, at all times.

## 12.0 Waste Management

- Waste will be managed in accordance with the Waste Management Plan submitted with the DA, and in accordance with Council's requirements.
- Aliro Group and the appointed property manager are responsible for overseeing the management of waste across the site.
- All areas located throughout the development will be equipped with dual receptacle bins, to manage the disposal one days' worth of general waste and recyclables.
- Tenants are responsible for:
  - Entering into a waste management and collection agreement with a waste contractors.
  - Maintaining cleanliness and safety of waste storage areas.
  - Transferring waste from waste receptacles to the waste storage area specific to each building, when required.
  - Ensuring that waste is disposed of within the correct bin and to ensure the internal bins are emptied once they are near capacity.
  - Ensuring all bins and bin areas are available for collection and that recycling bins are free of contaminants on designated collection days.
- All bin movements will be performed outside standard building 'operational hours' to avoid internal congestion as much as is practicably possible.
- Waste is to be collected twice per week from the waste collection areas by a Heavy Rigid Vehicle-sized waste vehicle.

- Once all bins have been emptied, the bins are to be returned to the waste storage area.
- Waste collections will take place during the early morning in accordance with Council's time restrictions for waste collection.
- Collection vehicles for general waste, recycling and organics will access the site from Captain Cook Drive.
- All collections will be performed outside standard building operational hours to minimise congestion.

## 13.0 Café Plan of Management

This section of the Operational Plan of Management relates to the proposed café in Building 5 Block 3. An Operational Plan of Management for the café is required as it is proposed to operate with extended hours of operation beyond the base hours.

### 13.1 Hours of Operation

The café is proposed to operate:

- 5am – 10pm, Monday – Sunday

### 13.2 Operational Characteristics

The café will serve food and drinks for consumption on the premises and for takeaway.

### 13.3 Layout

The café will contain an internal kitchen, indoor dining area, and outdoor dining area within the common outdoor area directly north of Building 5 Block 3.

### 13.4 Use of Outdoor Areas

The outdoor dining area will contain loose furniture consisting of chairs and tables. During period periods when the furniture is not in use (such as overnight or periods of inclement weather), the furniture will be stored within the café.

### 13.5 Number of Staff

There will be a maximum of 5 staff at the café at any one time.

### 13.6 Patron Capacity

A maximum patron capacity of 50 patrons will apply. It is noted that the majority of patrons will be employees within other tenancies on the site.

### 13.7 Access and Parking

The café is located adjacent to a 1.5m wide pedestrian path which provides connections to the rest of the site.

2 car parking spaces adjacent to the café will be provided for its patrons.

### 13.8 Waste

Waste will be managed in accordance with the Waste Management Plan and provisions contained within **Section 12** of this Operational Plan of Management.

### 13.9 Deliveries

Deliveries are likely to occur daily adjacent to the café. Deliveries will be undertaken outside of peak periods to minimise vehicle conflicts.

### 13.10 Noise Management

Management and staff will ensure that the café will comply with all the Council requirements (including conditions of consent) in relation to noise emanating from the premises.

### 13.11 CCTV

The café will be monitored by 24/7 CCTV. The surveillance tapes will be kept for a period of at least 28 days for viewing by Police or a Council officer if required.

### 13.12 Toilet

The accessible toilet near the café will be open for customer use during the hours of operation of the café.

### 13.13 Complaints Handling Procedures

will be established and made available to nearby residents, businesses and police where necessary. Any complaints received will be documented in a complaints and incidents register and followed up by management. The complaints and incidents register will document the following information regarding the complaint:

- Complaint date and time; name, contact and address details of persons(s) making the complaint.
- Nature of complaint.
- Name of staff on duty.
- Action taken by licensee to resolve the complaint.
- Follow up and outcome (if any).

## 14.0 Fire Protection and Evacuation

Emergency and evacuation procedures will be developed prior to issue of the relevant occupation certificate in accordance with the relevant Australian Standard. Procedures include:

- Ensuring that there is a specific evacuation procedure in place to protect anyone on the premises in the event of an emergency.
- Ensuring that an identified and suitable qualified 'responsible person', defined as the person who has control of the site, is present on the site during all hours of operation.
- Ensuring through training and drill practice that all staff on site know what to do in the event of an emergency.
- Activation of alarms to alert all people on the premises to the existence of an emergency.
- Access for emergency services.
- Designated locations for both main and alternative assembly areas.
- Regular maintenance of portable fire extinguishers together with training in how best to control or extinguish a fire and the training of how to use an extinguisher.

## 15.0 Flood Management

- Flood affected areas will operate in accordance with the Flood Evacuation Management Plan prepared by Sparks + Partners (dated September 2023) at **Appendix B** to reduce damage to people and property.
- Site personnel will be appropriately trained should flooding occur.
- The Flood Evacuation Management Plan will be displayed at prominent locations surrounding the site.
- The Flood Evacuation Management Plan will be reviewed and updated where required every 5 years.

# 16.0 Complaints Handling Procedures

- The operators will provide an open line of communication with neighbours. All neighbours will have direct access to the operator and management. All complaints will be registered by the manager on duty in the incident logbook. The operator will respond to resident complaints directly.
- Should a complaint be received, the details of the complaint are to be taken by the responding staff member and will include:
  - Full name and contact details of complainant.
  - Date and details of the specific matter of disturbance.
  - Explanation to complainant that the matter will be addressed directly by the operator no later than the next business day.
- All complaints will be responded to by the management within 7 working days.
- The operator and management will be available to meet with complainants at any reasonable time with a view to resolving amicably any reasonable concerns that are raised.

# 17.0 Review

- This Plan of Management will be reviewed every 12 months and prior to the submission of any new development application to the appropriate approval body. It will also be reviewed as new tenants occupy parts of the estate.
- This Plan of Management will be supplied to any prospective tenant of the site and will be updated and signed by any new tenant and a copy provided to the Sutherland Shire Council.

# 18.0 Consistency with Planning Principle

This Plan of Management is consistent with the Planning Principle for the use of Plans of Management in the planning process per *Renaldo Plus 3 Pty Limited v Hurstville City Council [2005] NSWLEC 315*, as outlined in **Table 1**.

**Table 1**      *Checklist against Planning Principle in Renaldo Plus 3 Pty Limited v Hurstville City Council [2005] NSWLEC 315*

Planning Principle Question	Compliance
1. Do the requirements in the Management Plan relate to the proposed use and complement any conditions of approval?	Yes
2. Do the requirements in the Management Plan require people to act in a manner that would be unlikely or unreasonable in the circumstances of the case?	Yes
3. Can the source of any breaches of the Management Plan be readily identified to allow for any enforcement action?	Yes
4. Do the requirements in the Management Plan require absolute compliance to achieve an acceptable outcome?	Yes
5. Can the people the subject of the Management Plan be reasonably expected to know of its requirements?	Yes
6. Is the Management Plan to be enforced as a condition of consent?	Yes
7. Does the Management Plan contain complaint management procedures?	Yes
8. Is there a procedure for updating and changing the Management Plan, including the advertising of any changes?	Yes

## Appendix A – Access Masterplan





LEGEND

HEAVY DUTY VEHICLE CIRCULATION

LIGHT VEHICLE CIRCULATION

PRIMARY 2.5m BICYCLE & PEDESTRIAN SHARED PATH

SECONDARY CONNECTION TO FORESHORE / SOLANDER FIELDS

EXISTING FORESHORE NATURE WALK

PROPOSED FORESHORE WALKWAY

AUSGRID MAINTENANCE ACCESS EASEMENT

COMMON OUTDOOR AREAS

No.	DATE	REVISION	BY	CHK
P4	08.08.2023	90% DA	AS	JF
P5	06.09.2023	ISSUE FOR APPROVAL	AS	JF
P6	21.09.2023	ISSUE FOR APPROVAL	AS	JF
A	28.09.2023	FOR LODGEMENT	AS	JF
B	18.10.2024	FOR LODGEMENT	AS	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

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PROJECT:  
CARINGBAH MASTERPLAN  
13 ENDEAVOUR ROAD, CARINGBAH NSW 2229

TITLE:  
ACCESS MASTERPLAN



CLIENT:



DATE: SEPTEMBER, 2023  
DRAWN BY: JG, AS  
SCALE: 1:1000 @ A1  
SCALE: 1:2000 @ A3

JOB NO:	21366
DRAWING NO:	006
REVISION:	B





# Appendix B – Flood Evacuation Management Plan