

OPERATIONAL MANAGEMENT PLAN - ASPECT INDUSTRIAL ESTATE CAFÉ & SITE MAINTENANCE OFFICE

1. INTRODUCTION

This Operational Management Plan (**OMP**) has been prepared to outline the operational activity requirements for the Aspect Industrial Estate Café and the Site Maintenance Office located on Lot 105 in DP 1305965. This development is proposed under the DA24/0264 application.

The parking, security, waste management strategy for both the café and the site maintenance office will be consolidated, due to their co-location within the café building.

2. PROPOSED USE

As per the DA24/0264 application and the broader concept approval (SSD-10448), a “café” use is proposed at the industrial estate café, as an ancillary/supporting use for warehouse and logistics estate (Aspect Industrial Estate). The proposed café use will prepare and service, on a retail basis, food and drink to people for consumption on the premises or as take away meals. The Café is located at the north-western end of Lot 7 containing indoor and outdoor seating catering for up to 20 patrons in total

Within the café building, a “Site Maintenance Office” is proposed to be used solely for the purposes of managing the ongoing maintenance of the Aspect Industrial Estate. As such, it will simply operate as an ancillary use to the approved industrial and warehouse and distribution centre land uses.

3. DANGEROUS GOODS AND CHEMICALS

The commodities to be stored within the facility will be under the SEPP 33 threshold and noting the storage of all goods will be reviewed by our Dangerous Goods consultant to ensure compliance with this code.

The commodity types within the facility will be in line with commodity classification 1 to 4 which will be protected by fire sprinklers throughout.

4. VEHICULAR MOVEMENTS AND ACTIVITIES

4.1. GENERAL

Traffic will be managed as per the Transport Assessment (TA) (Ason 2024) included within our Development Application. In accordance with the approved AIE Stage 1 consent, access from Mamre Road to the cafe will be provided through Access Road 1, connecting to Access Road 4 and a driveway that provides light and medium rigid vehicle (MRV) access to the cafe. Vehicle movements are compliant with our Stage 1 consent and noting the permanent intersection at the junction of Mamre Road and Road 1 has been approved by TNSW and is operational.

4.2. VEHICLE TYPES

An 8.8 Medium rigid vehicle has been adopted as the design vehicle for access and will be the largest vehicle to enter the site for deliveries, waste management and also NSW Fire Brigade vehicle attenuation. MRV access will be restricted to outside of cafe and site maintenance office operating hours. Separate light vehicle access to the carparking is provided.

4.3. MEDIUM RIGID VEHICLES

Two carparking spaces will be restricted to "No Parking" during outside of cafe and site maintenance office operating hours. This is to facilitate MRV turning movements for deliveries and waste collection services to the cafe and site maintenance office. MRVs only be permitted to access the cafe parking to outside of cafe operating hours and will operate in a forward direction.

4.4. VISITOR ARRANGEMENTS

Visitors can access the site by car or foot from other facilities within the estate. Accessible access is provided to patrons from both Roads 1 and 4.

4.5. PARKING ARRANGEMENTS

20 Parking spaces (19 regular and 1 accessible parking space) will be provided.

5. SECURITY ARRANGEMENT

The proposal will maintain the appropriate degree of safety with consideration Crime Prevention Through Environmental Design (CPTED) principles. The following security arrangements will be implemented:

- Clear sightlines within at-grade car parking areas to prevent malicious damage to property;
- Vehicular entry and exit points are also clearly visible and identifiable from the access roads;
- The site will be supported with the appropriate CCTV installations; and
- Security lighting to all external areas of the facility which will be in operation after hours.

6. STAFFING

6.1. STAFF NUMBERS

The proposed number of café staff is 6 persons and 42 patrons.

The proposed number of site maintenance office staff is 2 persons.

6.2. SHIFT ARRANGEMENTS

The café is proposed to operate 5am to 5pm Monday to Sunday and shift arrangements will be managed by the management and operational staff.

The site maintenance office is proposed to operate 6am to 6pm Monday to Friday.

7. WASTE MANAGEMENT

All materials and goods associated with the use are to be stored within the building at all times.

All waste, recycling and bins are to be contained within the building or an approved screened and secure structure, in accordance with the Waste Management Plan (MRA 2023). Internal bins should be retained in the café and site maintenance office and any other areas where waste will be generated in large quantities without direct access to the building waste storage area. Staff will be responsible for transferring waste to the recycling collection bins and general waste bins.

The café will maintain a grease trap for the capture of cooking oils and grease associated with the operation of the café. This waste will be serviced direct from the grease trap by a specialist tanker pump truck and removed from the site to a suitably qualified facility to handle and treat grease trap waste.

Waste collection from the café will be outside of café operating hours to allow for MRV movements within the carpark.

The site maintenance office and cafe waste management will be coordinated such that a single contractor is engaged for waste management where possible.