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# **PLAN OF MANAGEMENT**

To accompany a Development Application  
For the change of use to a gymnasium with associated  
fit-out and signage

**at Office No. 4, 4-10 Inman Road, Cromer**

Issue A – July 2023

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## 1.0 INTRODUCTION

This statement has been prepared to accompany a Development Application for the change of use to a gymnasium with associated fit-out and signage at Office No. 4, 4-10 Inman Road, Cromer.

The purpose of this report is to describe the operational details of the business and outline the measures that will be taken to mitigate impacts on adjoining properties. Details in the plan include the number of staff that will be employed on the premises at any one time, and noise and patron management.

## 2.0 SITE & CONTEXT ANALYSIS

### 2.1 SUBJECT SITE DESCRIPTION

The subject site is located at Office No. 4, 4-10 Inman Road, Cromer and is legally identified as Lots 1 and 3 within DP 1282038. The area of the subject tenancy is approximately 423m<sup>2</sup>.

The subject site is located on the eastern side of Inman Road on the corner of South Creek Road and Orlando Road. Figure 01 illustrates the context of the site within the locality.

The subject site is irregular in shape and contains an industrial facility.

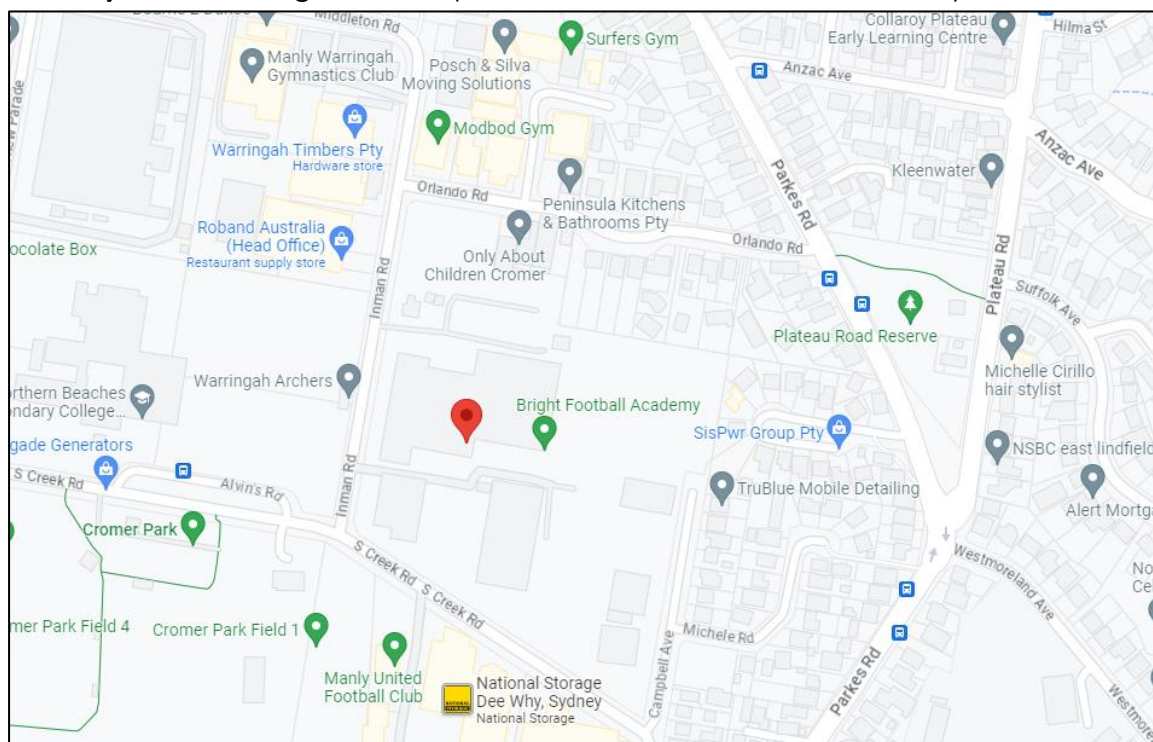


Figure 01: Map of site location (Google Maps, accessed 2023)

## 2.2 SURROUNDING AREA

### Locality

The subject site is located within an E4 General Industrial zone under the Warringah Local Environmental Plan 2011.

The locality of Inman Road is characterised by commercial and industrial premises.

## 3.0 THE DEVELOPMENT PROPOSAL

### 3.1 OVERVIEW

This Development Application proposes the change of use of the tenancy to a gymnasium known as Rumble, which will operate on a bookings-only system for group fitness classes. Associated fit-out works and signage have also been proposed in this application.

The proposed gymnasium will operate Monday to Sunday 5:00am to 7:30pm with 45-minute group fitness classes. At any one time, there will be 1 staff member operating the reception desk and performing administrative tasks, and 1 staff member instructing the class with a maximum of 28 participants per class. The group fitness classes will run on the following schedule:

<b>Monday</b>	<b>Tuesday</b>	<b>Wednesday</b>	<b>Thursday</b>	<b>Friday</b>	<b>Saturday</b>	<b>Sunday</b>
5:15am – 6:00am	5:15am – 6:00am	5:15am – 6:00am	5:15am – 6:00am	5:15am – 6:00am	7:00am – 7:45am	7:00am – 7:45am
6:30am – 7:15am	6:30am – 7:15am	6:30am – 7:15am	6:30am – 7:15am	6:30am – 7:15am	9:30am – 10:15am	9:30am – 10:15am
9:30am – 10:15am	9:30am – 10:15am	9:30am – 10:15am	9:30am – 10:15am	9:30am – 10:15am	-	-
12:30pm – 1:15pm	12:30pm – 1:15pm	12:30pm – 1:15pm	12:30pm – 1:15pm	12:30pm – 1:15pm	-	-
5:30pm – 6:15pm	5:30pm – 6:15pm	5:30pm – 6:15pm	5:30pm – 6:15pm	5:30pm – 6:15pm	-	-
6:30pm – 7:15pm	6:30pm – 7:15pm	6:30pm – 7:15pm	6:30pm – 7:15pm	6:30pm – 7:15pm	-	-

### 3.2 DESCRIPTION OF WORKS

This application proposes works as depicted on the architectural plans prepared by Archispectrum:

#### Internal:

- Demolition of wall
- Construction of walls

- Reception with desk, seating, lockers, glove/ towel return
- Office
- Studio with instructor stage, benches, bags
- Window signage on entry door (Signs 2 and 3)

External:

- 1 x illuminated flush wall sign (Sign 1, 5890mm x 800mm)
- Window signage on north elevation external door (Signs 2 and 3)
- Window signage on north elevation glazing (Sign 4)
- Window signage on south elevation glazing (Sign 5)
- 1 x illuminated awning fascia sign (Sign 6, 5890mm x 800mm)
- Window signage on west elevation glazing (Sign 7, 22.345m x 1.335m)

## **4.0 OPERATIONAL DETAILS**

### **4.1 HOURS OF OPERATION**

The gymnasium is proposed to have the following operating hours:

<b>Day</b>	<b>Operating hours</b>
Monday	5:00am – 7:30pm
Tuesday	5:00am – 7:30pm
Wednesday	5:00am – 7:30pm
Thursday	5:00am – 7:30pm
Friday	5:00am – 7:30pm
Saturday	5:00am – 7:30pm
Sunday	5:00am – 7:30pm

### **4.2 STAFFING DETAILS**

The gymnasium will employ a total of 5 part-time employees, however there will only be a maximum of 2 employees on site at any one time; 1 staff member will be operating the reception desk and performing administrative tasks, and 1 staff member will be instructing the group class.

### **4.3 PATRON CAPACITY**

The maximum patron capacity per class will be 28 patrons. There will only be one group fitness class in operation at any one time.

### **4.4 DELIVERY ARRANGEMENTS**

There is not expected to be any deliveries occurring at the subject tenancy.

#### **4.5 PARKING AND PUBLIC TRANSPORT AVAILABILITY**

There are 62 car parking spaces on site and several on-street car parking spaces available along Inman Road. However, should patrons wish to travel with public transport, the NBSC Cromer Campus bus stop is located approximately 300 metres from the subject site.

Staff members will be made aware of the public transport available in the vicinity and will be able to provide relevant and helpful information to patrons when necessary.

#### **4.6 MEASURES TO MINIMISE NOISE**

As the gymnasium will provide boxing-style exercise with potential noise-generating equipment, there may be the potential for acoustic impacts upon neighbouring premises and nearby residences. Therefore, the gymnasium will adopt the acoustic recommendations within the acoustic report prepared by Pulse White Noise Acoustics.

#### **4.7 MEASURES TO MINIMISE WASTE**

The proposed gymnasium is not expected to produce more than 60 litres of general waste and 60 litres of recyclable waste per week. There will be smaller general waste and recyclable waste bins located throughout the tenancy, which will be emptied into the larger bins located on the ground floor level in accordance with DA2019/1346 on a needs basis. The waste will be collected by a private waste collection service.

#### **4.8 CLEANING OF THE PREMISES**

The gymnasium will be cleaned on a daily basis, primarily before and after the hours of operation, as well as during operation hours when required. Servicing of the premises is generally conducted outside of the hours of operation depending on the service requirements of the on-site equipment.

#### **4.9 COMPLAINT RESOLUTION**

Management will maintain a formal complaint register to record any complaint made by Police, Council, surrounding business owners and other members or residents, and will include the time, date, nature of the complaint/s, and any complainant details if provided. Management will ensure that any complaint is responded to and resolved in a timely and effective manner, and will be recorded in the register once completed.

#### **4.10 REVIEW PROCESS**

This Plan of Management will be subject to regular review and updating as required.

## **5.0 CONCLUSION**

Through the implementation of the measures outlined above, the proposed gymnasium will have no foreseeable adverse impacts on neighbours or nearby residents, nor the surrounding area.

From this report it is concluded that the gymnasium positively contributes to the community and general industrial area. The operation of the premises will be effectively carried out and managed with regard to minimising the impact of the gymnasium.

It is considered highly unlikely that the proposed gymnasium will create any adverse impacts for any tenancy in the surrounding area. In this regard the Council is requested to review the application favourably and grant the development consent.