
PLAN OF MANAGEMENT

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

at No. 28 Cross Street, Brookvale

Issue A – November 2021

Prepared by Archispectrum

Suite C5, 8 Allen St, Waterloo NSW 2017
Ph: 02 8399 2807 | mob: 0419 670 108 | email: office@archispectrum.com.au

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 No. 28 Cross Street, Brookvale.

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 No. 28 Cross Street, Brookvale and is legally identified as Lot 19 within DP 204107. The area of the subject tenancy is approximately 500m².

The subject site is located on the northern side of Cross Street, which connects directly to Pittwater Road further east. Figure 01 illustrates the context of the site within the locality.

The subject site is a rectangular shaped allotment with frontage to Cross Street, where the subject tenancy is located on the ground floor. The site has an effective width of 18 metres along Cross Street, is oriented approximately north to south, and is predominantly level.

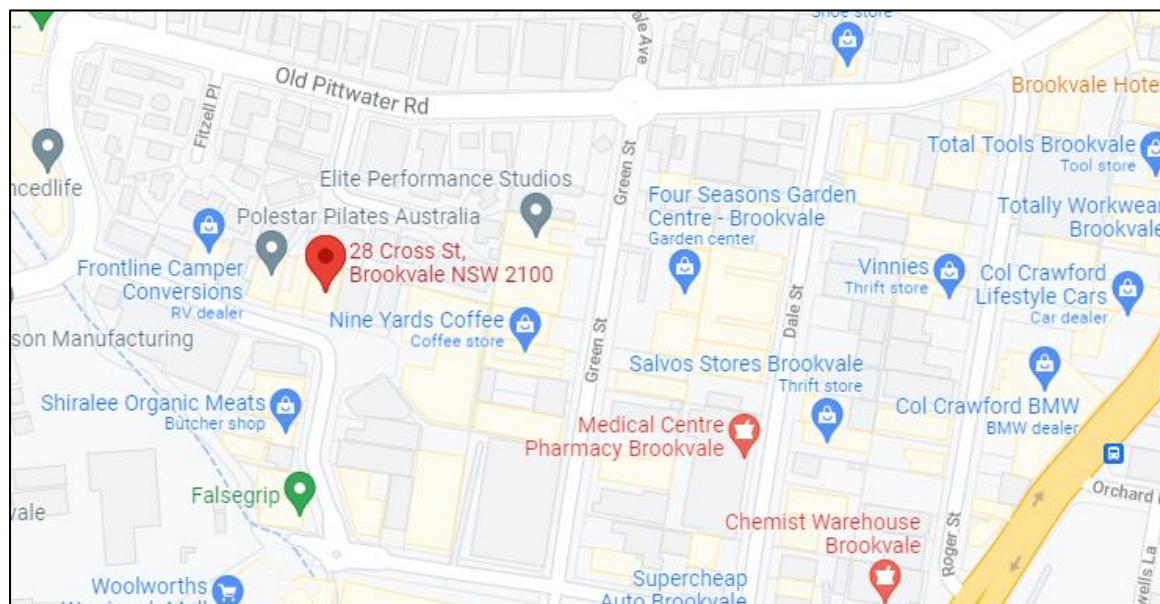


Figure 01: Map of site location (Google Maps, accessed 2021)

2.2 SURROUNDING AREA

Locality

The subject site is located within an IN1 General Industrial zone under the Warringah Local Environmental Plan 2011.

The locality of Cross Street is characterised by commercial and industrial premises.

3.0 THE DEVELOPMENT PROPOSAL

3.1 OVERVIEW

This Development Application proposes a change of use to a gymnasium known as J-Train Athletic Performance for the purposes of personal training; where each 1 personal trainer will be assigned a maximum of 2 patrons. Associated fit-out works and signage have also been proposed in this application.

The proposed gymnasium will operate Monday to Friday 5:30am to 8:30pm and Saturday 7:00am to 12:00pm, with no operations on Sunday.

3.2 DESCRIPTION OF WORKS

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

Ground Floor:

- Gym equipment fit-out

External:

- 1 x non-illuminated flat mounted wall sign (2400mm x 1120mm)

4.0 OPERATIONAL DETAILS

4.1 HOURS OF OPERATION

The proposed gymnasium will have the following operating hours:

Days	Hours
Monday	5:30am – 8:30pm
Tuesday	5:30am – 8:30pm
Wednesday	5:30am – 8:30pm
Thursday	5:30am – 8:30pm
Friday	5:30am – 8:30pm
Saturday	7:00am – 12:00pm
Sunday	Closed

4.2 STAFFING DETAILS

The premises will see a minimum of 2 staff members and a maximum of 10 staff members on site at any one time, who will all be qualified personal trainers. Each 1 personal trainer will be assigned a maximum of 2 patrons at any one time.

4.3 PATRON CAPACITY

As there will only ever be a maximum of 10 staff members on site at any one time, who will each be assigned a maximum of 2 patrons on site at any one time, the maximum patron capacity will be 20 people on site 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 6 car parking spaces on site, several on-street car parking spaces available, and several car parking spaces within Warringah Mall for patrons and staff who wish to drive to the premises.

However, should patrons wish to travel with public transport, there are several bus stops within a 400 metre radius of the subject site, namely along Pittwater Road and surrounding Warringah Mall.

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 utilise hand-held weights and potential noise-generating equipment, there may be the potential for acoustic impacts upon neighbouring premises and nearby residences. Therefore, an Acoustic Report has been prepared by Koikas Acoustics and submitted alongside this application.

4.7 MEASURES TO MINIMISE WASTE

The proposed gymnasium is not expected to produce more than 200 litres of general waste and 80 litres of recyclable waste per week. There will be 4 x 40 litre general waste bins and 1 x 40 litre recyclable waste bins within the tenancy, which will all be emptied into the larger outdoor bins daily at close of business. The waste will be collected by United Resource Management waste collection services every Thursday.

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 will generally be 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 complaint register to record any complaint made by Police, Council, or surrounding business owners, and will endeavour to fully address any reasonable concerns expressed by such persons. The register will be reviewed by management weekly, and any concerns are to be followed up within 48 hours of the complaint occurring. Details of the owner will be made available for complaints to be directed to.

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 proposed 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.