

Our Reference: **PT21016**

Orlani Pty Ltd
42 Alexander Ave
North Willoughby NSW 2068

11 July 2022

Via email: jack.skinner@orlani.com.au

Proposed Fitness Studio / Ancillary Cafe
102 Old Pittwater Road, Brookvale
Traffic Certification Report

As requested, we have undertaken a review of the potential traffic / parking impacts of the proposed fitness studio / café within the site known as Lot 1 DP 502152 102 Old Pittwater Road, Brookvale. Plans prepared by Nordon Jago architects which forms the basis of this assessment are provided in **Appendix A** of this report. The plan of management for the proposed fitness studio / ancillary café is provided in **Appendix B** of this report.

Certifier Details

I currently hold the position of Managing Director of Positive Traffic Pty Ltd and have been a practicing traffic engineer / transport planner for approximately 29 years. I possess a Bachelor of Civil Engineering and are a Level 3 Transport NSW Qualified Road Safety Auditor.

Existing Site

The existing development includes a large industrial use building with direct entry / exit driveway access to Old Pittwater Road. Parking is available at both the front, side, and rear of the existing building. The existing site is shown below in **Figure 1**.

Figure 1 - Existing Site



The site as a whole has a provision for **52** car spaces with one (1) accessible car space located at the front of the building near Old Pittwater Road.

Background Approval Review

Positive Traffic Pty Ltd undertook a previous compliance / traffic impact assessment for the proposed change of use of existing buildings within the site which has now been approved. The previous proposal included the following:

Unit T1

Provision of a high-end car showroom which can include both the purchase and hire of high end vehicles.

Unit T1 included a total ground floor GFA of 1,592m² and first floor office area (slight increase on existing) of 359.2m².

The proposal included seven (7) visitor parking spaces internal to the building of Unit T1 with the remainder of the existing 45 spaces remained unchanged from previous approvals.

Unit T2

This unit remained as warehouse / office areas with open air parking adjacent in a combination of staff and visitor parking spaces. Four (4) of the staff parking spaces allocated to this unit were located in a tandem parking arrangement in the north-west corner of the rear parking area.

Unit T2 included a total ground floor GFA of 1,874.6m² and first floor office area 158.0m².

For the previous approval the following allocated parking provision, which was a DCP complaint parking provision, was determined:

Table 1 - Warringah DCP Parking Requirements

Level	Floorspace Type	Area (m ²)	Parking Rate	Parking Req.
Warehouse T1				
Ground	Car Showroom	1,593*	0.75 spaces per 100m ² GFA	12 spaces
Level 1	Office	359.2	1.3 spaces per 100m ² GFA**	5 spaces
Warehouse T2				
Ground	Warehouse	1,874.6	1.3 spaces per 100m ² GFA**	25 spaces
Level 1	Office	158.0	1.3 spaces per 100m ² GFA**	2 spaces
Total				44 spaces

*Assumed 'site area' of car showroom

** Office space overall less than 20% of total floorspace

Thus, the previous approval resulted in an excess of **8 spaces** on site which have been identified for use by the fitness studio / ancillary café as discussed below.

Proposal

The following is noted from the Plan of Management for each component of the proposal:

Fitness Studio:

A proposed fitness studio will offer services such as individual and group fitness classes within the building, any other services typically associated with a traditional gym. Members are able to come and go when scheduled fitness classes are held.

Ancillary Café:

The proposed café use is intended to be run by the same operator, within a small section of the premises where takeaway food such as sandwiches and other small food items will be sold along with coffee out of the retractable windows. The food purchased can be consumed on the proposed deck or taken away. No table service is proposed.

The yoga / fitness studio would include an area of 95m². It is noted that the studio would include classes with a maximum number limit and which requires patrons to pre arrange access through the online booking of a class. Once a class is full, patrons would be directed to attend a different class thus limiting the number of persons in a class at all times.

Parking Provision Assessment

Whilst the development includes access through a class environment only and a cap on the numbers which can be present and thus does not mirror a typical gym where numbers are not capped and persons can arrive as their discretion, the gymnasium parking rate of Council's DCP has been adopted of 4.5 spaces per 100m² GFA.

Therefore, the proposed fitness studio which includes a total of 95m² (including small café space) would require **5 spaces**.

It is also noted from the Plan of Management and the design plans that no table service would be offered from the small ancillary café but nine (9) seats would be available for use in the outside areas.

Thus, whilst conservatively it could be considered double counting of the required parking provision, applying Council's DCP parking rate to the available outside sets of 1 space per 3 seats for a café, would require **3 spaces**.

Overall, a conservative application of Council's DCP would require **8 spaces** for the proposal. As the site includes an excess of **8 spaces** from past approvals, the available parking provision of the site would comply with the DCP requirements and would be considered satisfactory.

Traffic Generation

At this highest demand for parking, a total of five (5) vehicles would enter and leave the site at the beginning and end of each class resulting in a potential hourly traffic generation of 10 vehicles. The potential traffic generation of the proposal would be minimal and would not be a detrimental impact on the surrounding road network.

Please do not hesitate to contact myself on 0414 462247 should you require any additional information.

Yours sincerely



DEAN BRODIE

Managing Director

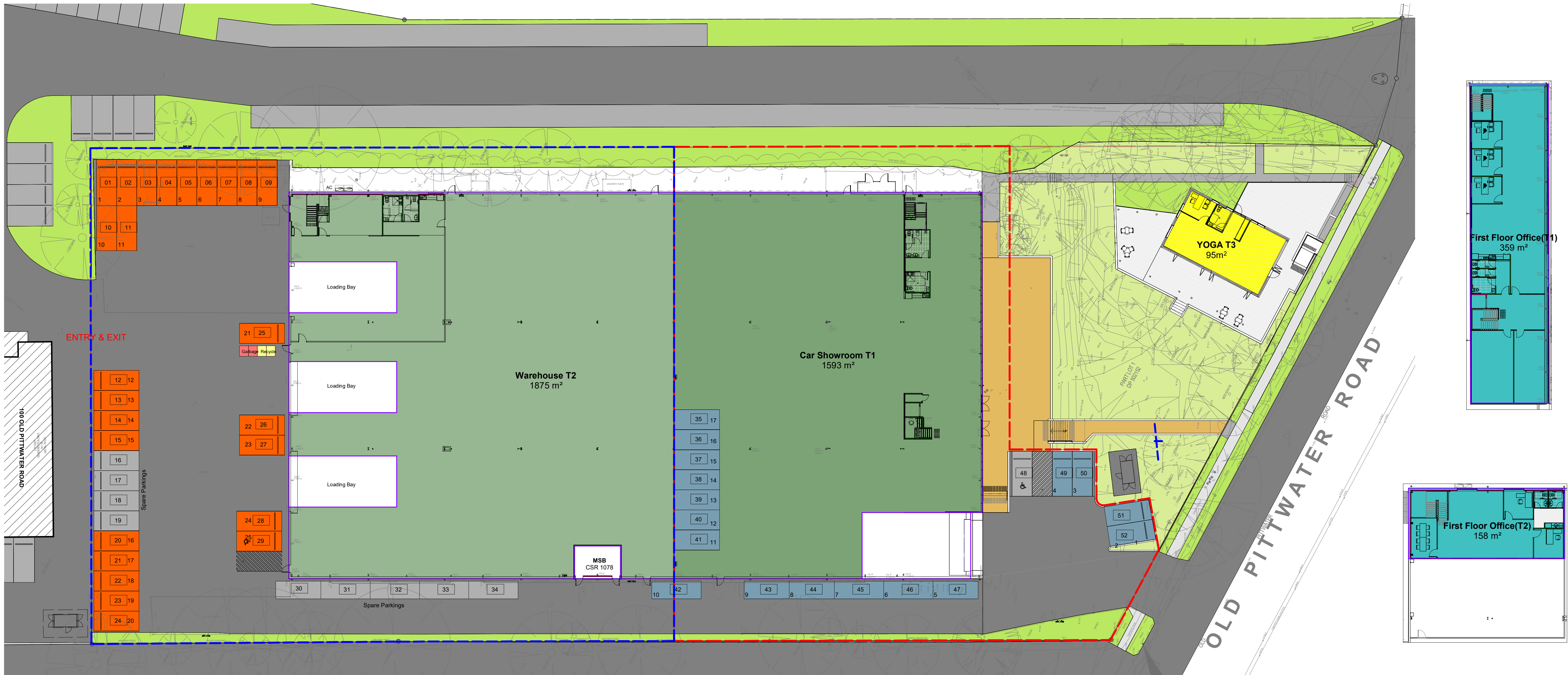
B.Eng (Civil) MIEAust NER

RMS Accredited Level 3 (Lead) Road Safety Auditor

RPEQ 27423

Expert Traffic Engineering & Road Safety Witness at NSW Land & Environment & NSW Supreme Court

APPENDIX A – DESIGN PLANS



WAREHOUSE PLAN

Gross Floor Area (DA)		
Level	Name	Area
Ground Level	Car Showroom T1	1592.5 m ²
Ground Level	Warehouse T2	1874.6 m ²
		3467.1 m ²
Level 1	First Floor Office(T1)	359.3 m ²
Level 1	First Floor Office(T2)	158.0 m ²
		517.3 m ²
Ground Level	Ground Floor (T3)	95 m ²
		4079.4 m ²

FIRST FLOOR OFFICE PLAN

Carparking calculation (Warringah DCP 2011)

Ancillary Office Area:
Ancillary Office T1 : 359.3 m²
Ancillary Office T2 : 158.0 m²
Total Office Area : 517.3 m² (12.9%)

Ground Floor Area:
Car Showroom T1 : 1592.5m²
Warehouse T2 : 1874.6m²
Total Warehouse Area : 3467.1m²

Ground Floor Area:
YOGA T2 : 95 m²

Total Floor Area : 4079.4 m²

Car Showroom Car Parking Spaces
T1 1593m²/100 = 15.93 m²
0.75 per 100m² x 15.93 = **12 spaces**
Office 359.3m² / 100 = 3.6
1.3 per 100m² x 3.6 = **5 spaces**

Warehouse Car Parking Spaces
T2 1874.6m²/100m² = 18.75 m² (Warehouse)
1.3 per 100m² x 18.75 = 24.37 = **25 spaces**
Office 158 m² / 100 = 1.58
1.3 per 100m² x 1.58 = 2.05 = **2 space**
Includes up to 20 % ancillary office space area.

YOGA / CAFE Car Parking Spaces
T3 95m² x 4.5 per 100m² = 4.3 = **5 spaces**(YOGA)
9 seats x 1 per 3 seats = **3 space**(CAFE)

Total 52 Car Spaces required

Provided Total **52 Car Spaces**(Comply)
(2 Space for disabled car Parking)

T1 Lease area.
Total. 2,700 m² (RED dot line area)

A. T1 : 1,706.8m²
B. Pedestrian Footpath : 193.7m2
C. Driveway : 581.8m2

1. 2,482.3m² (Area excluding landscape areas : A+B+C)
2. 2,288.6m² (Area including driveway area: A+C)

T2 Lease area.
Total. 4,128 m² (Blue dot line area)

A. T2 : 2,131m²
B. Pedestrian Footpath : 135.5m²
C. Driveway : 1,639m²

1. 3,905.5m² (Area excluding landscape areas : A+B+C)
2. 3,770m² (Area including driveway area: A+C)

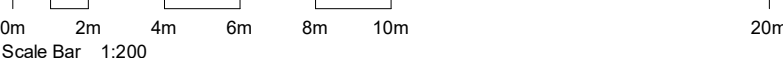
T3 Lease area.
Total. 95 m² (Yellow area)

DEVELOPMENT APPLICATION

Rev	Description	Date

NOT For Construction

PRELIMINARY ISSUE *Draft[B]08.06.2022*



102 OLD PITTWATER ROAD, BROOKVALE, NSW, 2102 OLD PITTWATER ROAD, BROOKVALE, NSW, 2100



LEVEL 4, 111-117 DEVONSHIRE STREET
SURREY HILLS, NSW 2010
T.02 9318 8400 F.02 9318 8480

STEPHEN J. NORDON
GRAHAM P. JAGO
SACHIN Y. WAKHARE

Registration No. NSW - 4704
Registration No. NSW - 4926
Registration No. NSW - 11464

General Notes:

All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications.

All Levels Indicated Taken To Australian Height Datum (AHD)

Refer To WDD 001 For Abbreviations Schedule

All Dimensions to Be Verified On Site (VOS) Prior To Construction / Manufacture. Refer All Discrepancies To Nordon Jago Architects Pty. Ltd. - Drawings Are Not To Be Scaled From.

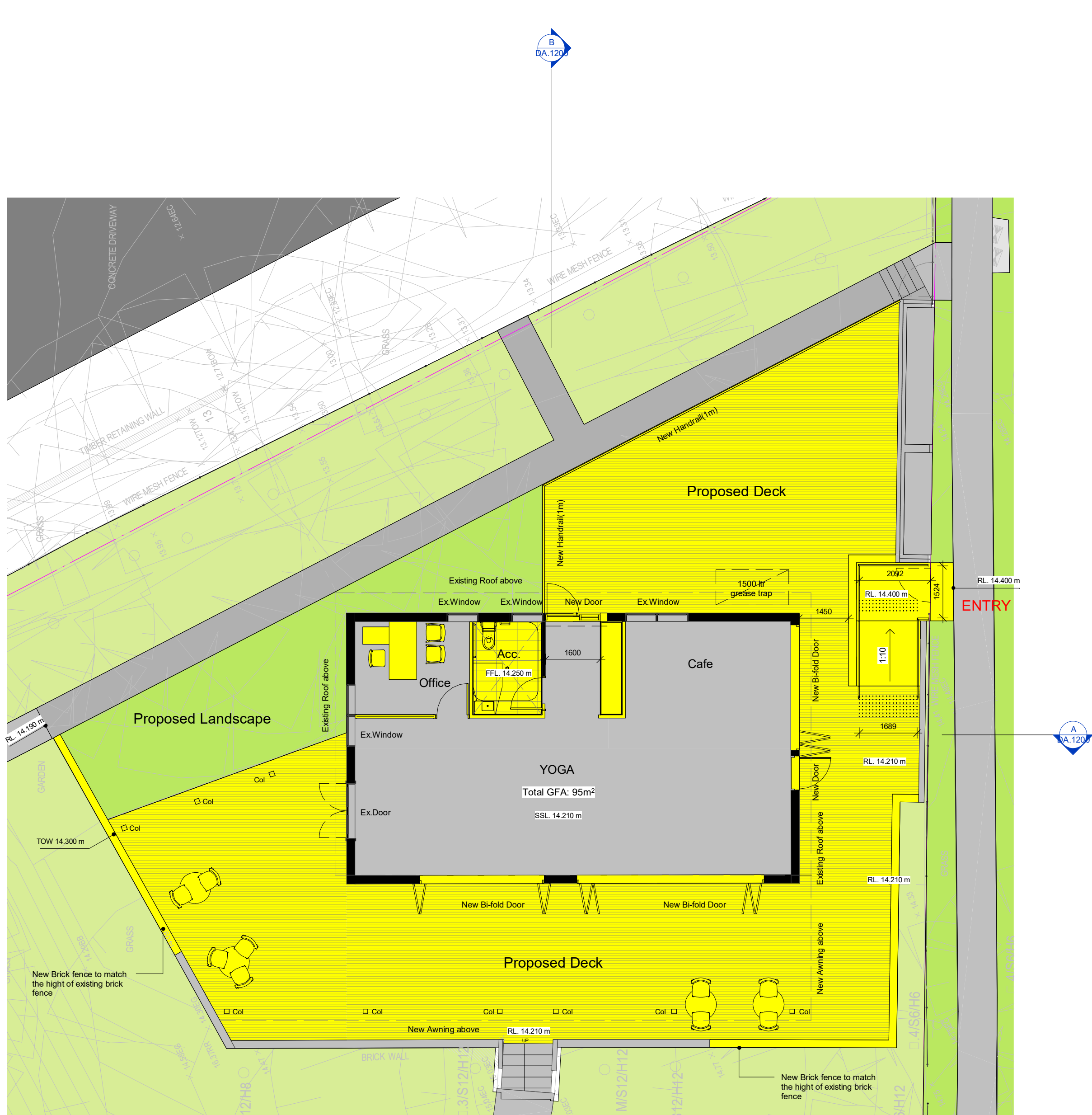
Refer To Detail Drawings For Typical Details.

Generally All Materials & Construction to Comply To AS 3700
Framing's & DPM's Installation to Comply to AS2870, AS 2904
Wall Tie Installation to Comply to AS 2699.1 & BCA Requirements
Sarking Installation to Comply to AS 4200.2
Waterproofing To Wet Areas To Comply To BCA Requirements & AS3740

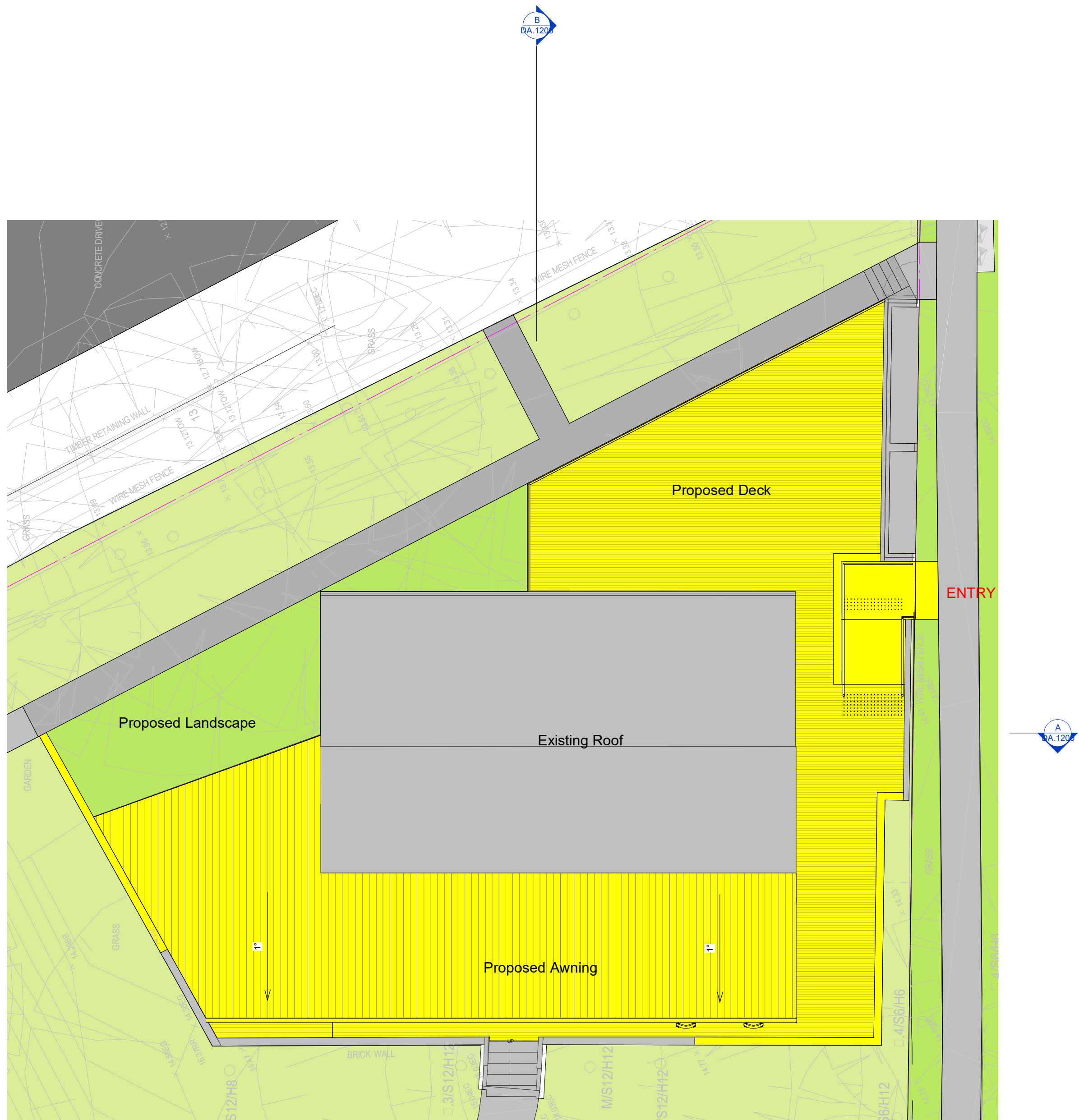
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HILL AND BLUME CONSULTING SURVEYORS
Drawing Ref. 57111001A. Date 08/05/2015

TSS TOTAL SURVEYING SOLUTIONS
Drawing Ref. 192912_1. Date 17/01/2020

TITLE	GFA Plans	JOB No.	ORL00519
		DATE	July 2020
		SCALE	A1 @ As indicated
		DWG No.	DA.1060



1 Proposed Ground Plan
1 : 100



2 Proposed Roof Plan
1 : 100

Demolition Notes

- Denotes No works
- Denotes Proposed Structure
- Denotes existing structure to remain
- Denotes existing structure to be demolished

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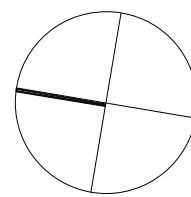
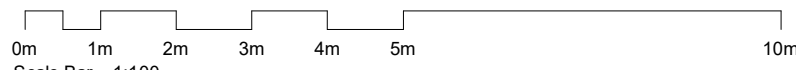
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TSS TOTAL SURVEYING SOLUTIONS
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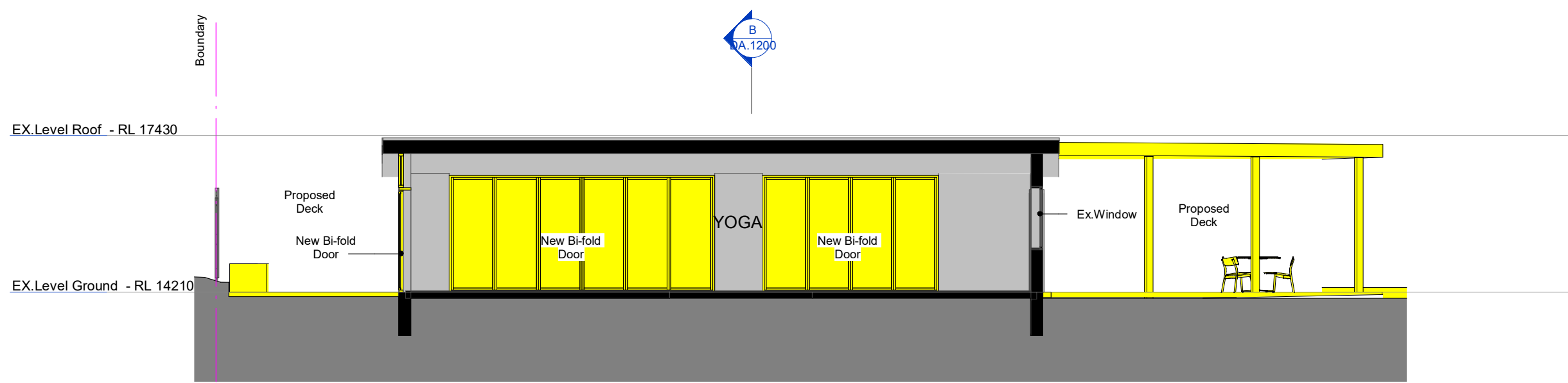
Rev	Description	Date



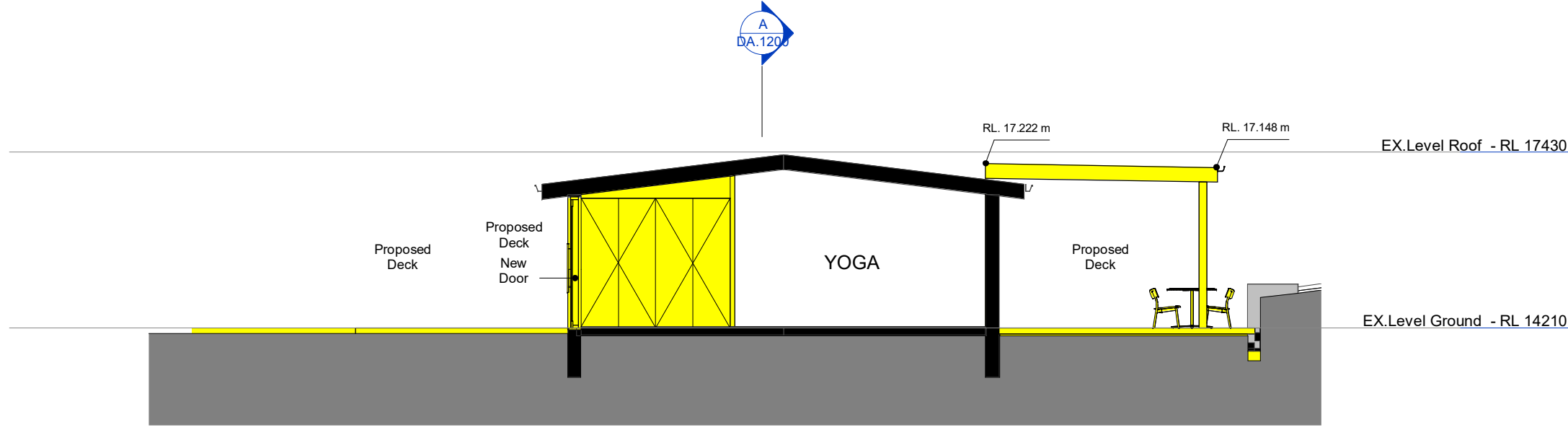
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Proposed Plans

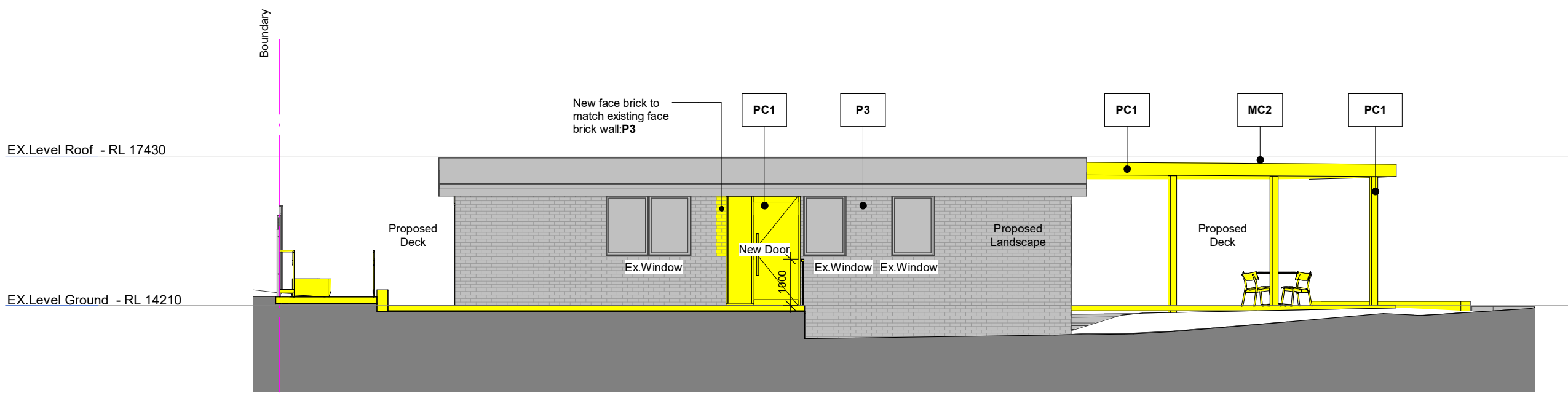
JOB No.	ORL00519
DATE	July 2020
SCALE	A1 @ 1 : 100
DWG No.	DA.1100



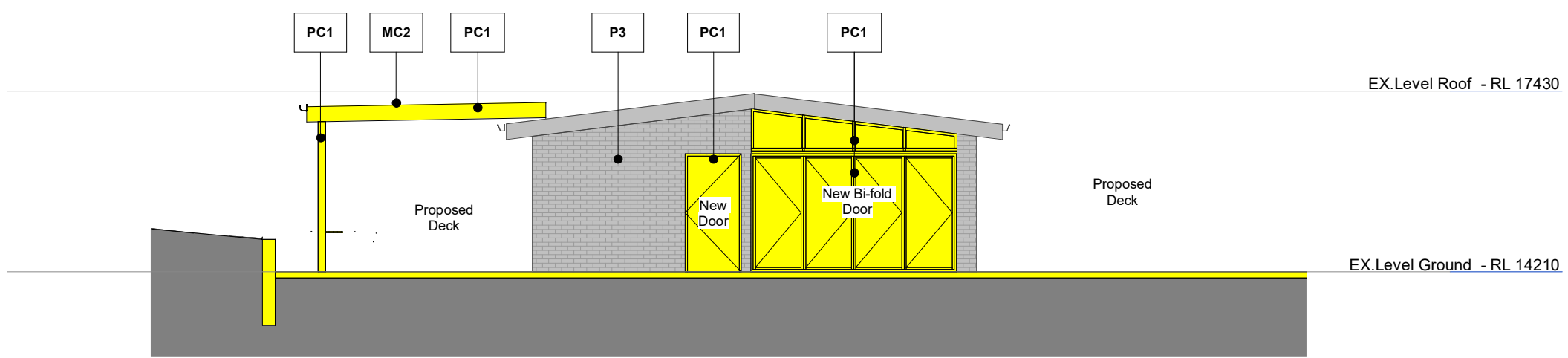
A Proposed Section
1 : 100



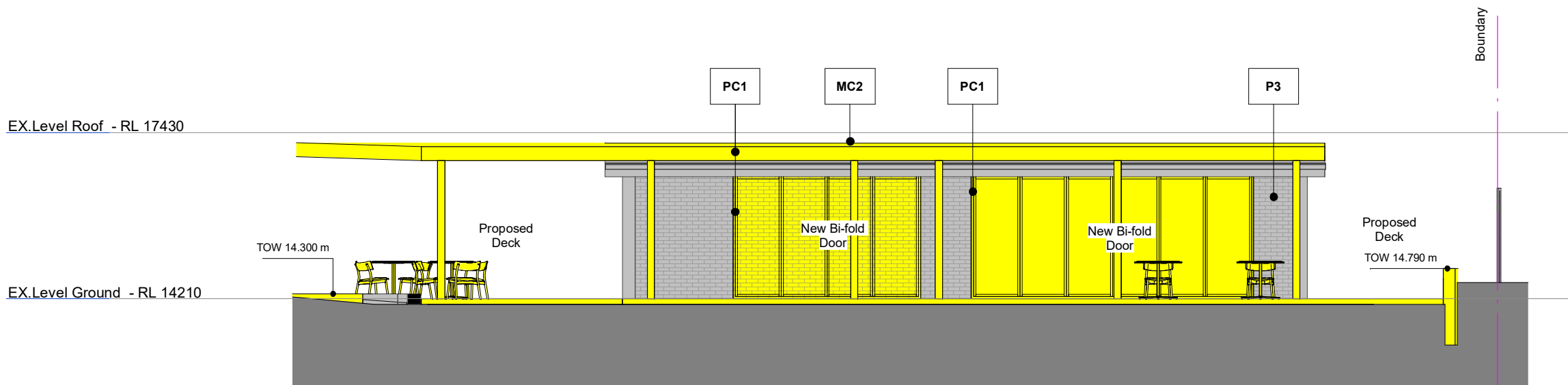
B Proposed Section
1 : 100



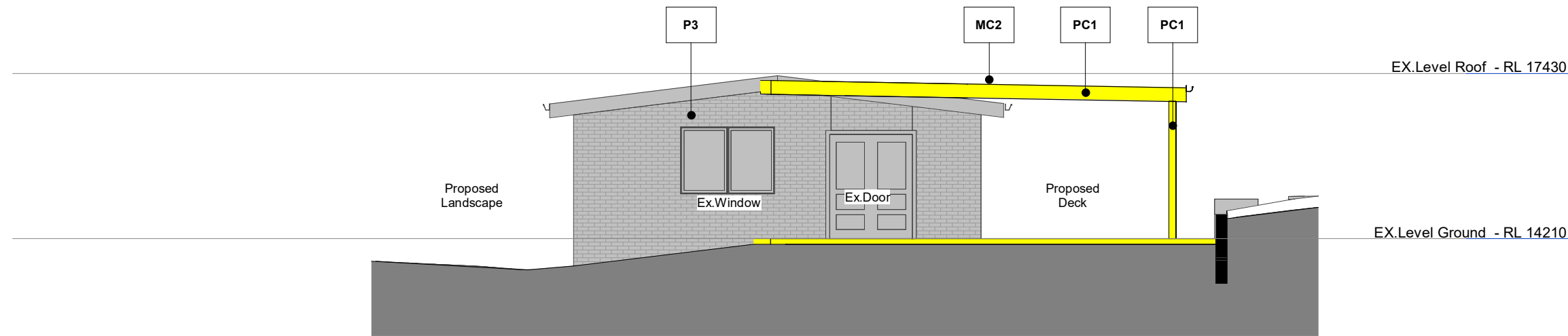
1 Proposed Eastern Elevation
1 : 100



2 Proposed Southern Elevation
1 : 100



3 Proposed Western Elevation
1 : 100



4 Proposed Northern Elevation
1 : 100

Material Palette Yoga / Café

Powder coat

Glazing Frames / Door
Frames / Downpipes



PC1
Dulux Colorbond®
Col.Basalt®

Paint

Columns / Awning
Frames / Steel Door
frames and leafs



P1
TAUBMANS Paint
Col. Basalt CB 68 OEA

Spray on Existing
Face Steel / Doors



P2
Dulux Metalseid
Col. Satin Basalt

External Face Brick



P3
Dulux
Col. Terrace White or equal
equivalent

Metal Cladding

Awning



MC2
Polycarbonate OEA

General Notes:

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DEVELOPMENT APPLICATION

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PRELIMINARY ISSUE Draft[F]08.06.2022

0m 1m 2m 3m 4m 5m 10m
Scale Bar 1:100

102 OLD PITTWATER ROAD, BROOKVALE, NSW, 2102 OLD PITTWATER ROAD, BROOKVALE, NSW, 2100

TITLE

Proposed Sections and Elevations

JOB No.	ORL00519
DATE	July 2020
SCALE	A1 @ 1 : 100
DWG No.	DA.1200

APPENDIX B – PLAN OF MANAGEMENT

PLAN OF MANAGEMENT

102 Old Pittwater road – Fitness Studio with Ancillary Cafe

June 2022

Version 1

1. Introduction

This Plan of Management (POM) has been prepared by Orlani Property Group with inputs from various consultants to accompany a development application for a proposed fitness studio within the existing canteen building at 102 Old Pittwater road, Brookvale.

1.1 Purpose of this Plan

The purpose of this POM is to describe the operation, parking, waste removal and management details of a proposed Fitness studio with an ancillary coffee/small cafe business and outline measures that will be taken to minimise impacts on surrounding properties.

Details in this plan include the type and number of staff that will be employed on the premises at any one time, access arrangements as well as noise and patron management.

1.2 Aims and Objectives of this Plan

The main aim and objective of the POM is to provide a safe and friendly environment for patrons and staff by providing an environmentally friendly premises and preventing illegal or undesirable activity within and around the fitness studio/café and existing users within the property.

1.3 Business Operation Overview

Fitness Studio:

A proposed fitness studio will offer services such as individual and group fitness classes within the building, any other services typically associated with a traditional gym. Members are able to come and go when scheduled fitness classes are held.

Ancillary Café:

The proposed café use is intended to be run by the same operator, within a small section of the premises where takeaway food such as sandwiches and other small food items will be sold along with coffee out of the retractable windows. The food purchased can be consumed on the proposed deck or taken away. No table service is proposed.

1.4 Hours of Operation

The proposed use of a fitness studio will operate Monday to Friday 5:30am to 9pm . Saturday and Sunday mornings 7am to 1pm.

The ancillary coffee/takeaway will operate Monday to Friday 5:30am to 3:30pm. Saturday Mornings 7am to 1pm.

1.5 Attendance and Staffing Arrangements

It is anticipated that a maximum of 35 people at any one time will utilise the studio during the peak times of 5am - 8am and 6pm - 9pm. The usage levels outside these peak times will be significantly less at approximately 8 users per day between 10pm - 5am. The premise will generally operate with 1 to 2 staff members/managers and 1 personal fitness trainer at any one time during regular business hours.

1.6 Advertising

The following modes of advertisement are proposed

- Instagram
- Facebook
- Community boards

2. Noise Management

2.1 Operational

The gym and Cafe will have a stereo and speaker system installed. It is intended to provide low level background music and is pre set at an acceptable volume no higher than that experienced in any household. Outside of regular trading hours the air-conditioning is activated by the patrons as required. On activation, if the temperature is warmer than that depicted by the thermostat (of which members do not have access to), the air-conditioning will start and run for 20 minutes.

2.2 Gym Equipment and Flooring

The fitness studio will be fitted out with rubber style flooring in the areas where the gym equipment and limited weights equipment are located. This flooring has a high load and impact resistance and is a preferred choice for gyms and any other noise sensitive businesses and areas. The flooring absorbs in excess of 95% of the sound made by the dropping of 'heavy weights equipment' and comfortably satisfies any related noise concerns.

2.3 Behaviour

The size of the premises is relatively small and is not anticipated to generate large volumes of patronage at any one time and the use is considered to be a low intensity use that will not attract or result in unruly or noisy patrons nor result in any antisocial behaviour. Nonetheless, all members will be advised upon joining the fitness studio to ensure that noise levels are kept to a minimum when entering and leaving the premises. Furthermore, the premises will have signs at each exit requesting patrons to leave quietly.

2.4 Signage

Prominent signage is provided around the free weights area stating:

- No weight is allowed to be dropped more than knee high from platform
- No weight more than 50Kg is allowed to be dropped within the free weight zone.
- Minimise the noise at any time..

3 Property and waste Management

3.1 Property Damage

In the event of property damage, the business will immediately get into contact with the property manager and arrange to have the damage assessed and contained within a 24 hour period to ensure the safety of the public and the patrons of the fitness studio and cafe. Upon assessment, immediate measures will take place by the property manager to engage the services of a suitable tradesperson to address the situation.

3.2 Graffiti Management

In the event of graffiti, the business will endeavour to address the situation within 24 hours by any means possible. If the business is unable to personally fix the problem, then the services of a graffiti removal company will be engaged to ensure the graffiti is removed within 3-5 days.

3.3 Rubbish Removal

Dumped rubbish outside the premises will be viewed as detriment to the business and as such will be disposed of by that person.

3.4 Waste Management

The amount of waste/garbage generated will be minimal and would likely require emptying by staff approximately two times a week. Bins will be provided within the premises and out on the decked area. All wastes will be stored in approved containers placed inside the premises before being removed for disposal by private collection contractors.

3.5 Cleaning

Cleaning of the premises will be carried out on a daily basis and include cleaning of internal café area as well as the fitness equipment.

Emergency Procedures

4.1 Plan of Management and Emergency Procedure Review Process

The POM will be reviewed on an annual basis with input from both management and staff regarding the validity of all the noted points. In addition, this forum will be utilised to discuss the addition of any relevant operational matters not previously documented on the POM.

4.2 Drugs and Alcohol

In the interest of health and safety the business will actively promote, encourage and support strategies to minimise harm from alcohol and other drugs. Those found using or trading in illicit drugs will have their membership terminated immediately.