

OPERATIONAL MANAGEMENT PLAN

138-140 OLD PITTWATER ROAD BROOKVALE

Use of premises as recreational facility (indoor) Gym

September, 2025

UNIT 1.02

Location

The property, within the Brookvale Industrial area, comprises of a warehouse complex with ancillary offices.



Common driveway, looking west from Old Pittwater Road. Subject site at rear of driveway.

Vehicular access is via a shared driveway off Old Pittwater Road.

The gym has **12 allocated car spaces**, a combination of staff parking, and pickup drop off parking.

Car turning is within the driveway, in either the shared driveway of the ground or first floor parking.

Nine pickup/drop off spaces are located immediately adjacent to the gym entry.

The location is primarily commercial/industrial with a variety of industrial type uses interspersed with retail facilities including Warringah Mall.

Daily Operation

The business, a gymnastics studio, runs small gymnastic sessions, primarily for school aged students, and includes elite training up to national level.

Hours of operation

- • Monday –9.00am-8.00pm
- • Tuesday – 9.00am-8.00pm
- • Wednesday – 9.00am-8.00pm
- • Thursday – 9.00am-8.00pm
- • Friday – 6.00am-8.00pm
- • Saturday – 8.00am – 5.00pm
- • Sunday – 9.00am-5.00pm (by appointment only)

Staffing numbers

There is on average two staff at any time, and can be up to five staff. Staff are providing the lesson, supervising or providing administration.

Pedestrian Entry

Pedestrian access is via a front entry door located along the shared driveway. From Pittwater Road, pedestrians access the gym via the shared pedestrian-driveway ramp.

Parking

There are 12 car spaces allocated for exclusive use.

Proposed parking comprises of;

- **Three staff** parking
- **Nine pickup /drop off parking spots**, located along the shared driveway, with one on the upper level. There is also a turning area within the warehouse for vehicles to exit in a forward motion onto Old Pittwater Road.
- **Six bicycle parking bays**, two staff and four patron parking

The pickup/drop off spaces will be clearly marked, and have pedestrian exclusion zones surrounding them.

Parking pickup/drop off spaces will have a two minute time limit to enable quick turnover.

Pick up procedure

Children, at the end of class, will be escorted to the pedestrian exit door along the driveway, where they will be met by their parent/guardian.

Noise

The daily activities for the business do not generate any unreasonable noise concerns that would be inconsistent within an industrial complex.

Patron Capacity

The indoor recreation facility has indoor classes only with a 8-10 students per class.

Waste Management

Garbage is picked up weekly by a private contractor on site, outside peak times.

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