Agenda

Planning Decisions Committee Meeting

6:30 pm, Tuesday 24 June 2025

Richmond Town Hall

www.yarracity.vic.gov.au

Planning Decisions Committee

The Planning Decisions Committee is a delegated committee of Council with full authority to make decisions in relation to planning applications and certain heritage referrals.

Addressing the Committee

Planning Decisions Committee meetings are decision making forums and only Councillors have a formal role. However, Council is committed to ensuring that any person whose rights will be directly affected by a decision of Council is entitled to communicate their views and have their interests considered before the decision is made.

There is an opportunity for both applicants and objectors to make a submission to Council in relation to each matter presented for consideration at the meeting.

Before each item is considered, the meeting chair will ask people who have registered to address the committee, to come forward to the lectern, state your name clearly for the record and:

- Speak for a maximum of five minutes;
- Direct your submission to the chair;
- Confine your submission to the planning permit under consideration;
- If possible, explain your preferred decision in relation to a permit application (refusing, granting or granting with conditions) and set out any requested permit conditions and avoid repeating previous submitters;
- Refrain from asking questions or seeking comments from the Councillors, applicants or other submitters;
- If speaking on behalf of a group, explain the nature of the group and how you are able to speak on their behalf.

Once you have made your submission, please remain silent unless called upon by the chair to make further comment or to clarify any aspects.

Councillors will then have an opportunity to ask questions of submitters. Submitters may determine whether or not they wish to take these questions.

Once all submissions have been received, the formal debate may commence. Once the debate has commenced, no further submissions, questions or comments from submitters can be received.

Arrangements to ensure our meetings are accessible to the public

Planning Decisions Committee meetings are held at the Richmond Town Hall. Access to the building is available either by the stairs, or via a ramp and lift. Seating is provided to watch the meeting, and the room is wheelchair accessible. Accessible toilet facilities are available. Speakers at the meeting are invited to stand at a lectern to address the Council, and all participants are amplified via an audio system. Meetings are conducted in English.

If you are unable to participate in this environment, we can make arrangements to accommodate you if sufficient notice is given. Some examples of adjustments are:

- a translator in your language;
- the presence of an Auslan interpreter;
- loan of a portable hearing loop; and
- reconfiguring the room to facilitate access.

Order of Business

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1. Acknowledgement of Country

"Yarra City Council acknowledges the Wurundjeri Woi Wurrung people as the Traditional Owners and true sovereigns of the land now known as Yarra.

We acknowledge their creator spirit Bunjil, their ancestors and their Elders.

We acknowledge the strength and resilience of the Wurundjeri Woi Wurrung, who have never ceded sovereignty and retain their strong connections to family, clan and country despite the impacts of European invasion.

We also acknowledge the significant contributions made by other Aboriginal and Torres Strait Islander people to life in Yarra.

We pay our respects to Elders from all nations here today—and to their Elders past, present and future."

2. Attendance, apologies and requests for leave of absence

Attendance

Councillors:

- Cr Evangeline Aston
- Cr Andrew Davies
- Cr Kenneth Gomez
- Cr Sharron Harrison
- Cr Sophie Wade

Absent

- Cr Edward Crossland — Parental Leave

Apologies

- Cr Stephen Jolly — Mayor
- Cr Sarah McKenzie — Deputy Mayor
- Cr Meca Ho

Council staff:

- Mary Osman — General Manager City Sustainability and Strategy
- Kathryn Pound — Manager Statutory Planning
- Louie Chen — Coordinator Statutory Planning

Governance

- Phil De Losa — Manager Governance and Integrity
- Patrick O'Gorman — Senior Governance Coordinator
- Mel Nikou — Governance Officer

3. Declarations of Conflict of Interest

Any Councillor who has a conflict of interest in a matter being considered at this meeting is required to disclose that interest either by explaining the nature of the conflict of interest to those present or advising that they have disclosed the nature of the interest in writing to the Chief Executive Officer before the meeting commenced.

4. Confirmation of Minutes

RECOMMENDATION

That the minutes of the Planning Decisions Committee held on Tuesday 27 May 2025 be confirmed.

5. Planning Committee Reports

5.1. – 98 Nicholson Street, Abbotsford

Author	Audrey Mueller-Schmuki – Senior Statutory Planner
Authoriser	General Manager City Sustainability and Strategy

Executive Summary

Property	98 Nicholson Street, Abbotsford
Ward	Langridge
Application number	PLN25/0031
Proposal	Use of the site as a restricted recreation facility (gymnasium) operating 24 hours, 7 days a week and the associated display of business identification signage (including internally illuminated signage).
Zoning & Overlay/s	- Industrial 3 Zone - Development Contributions Plan Overlay - Schedule 1
Strategic setting	'Industrial Land' in the Strategic Framework Plan
Submissions	9 objections and 4 submissions in support
Key reasons for support	- Hours of use are compatible with industrial land - There would be no unreasonable amenity impacts from the use to nearby dwellings - The extent of proposed signage is appropriate to the site and area and will not cause unreasonable amenity impacts to nearby dwellings
Recommendation	That Council issues a Notice of Decision to Grant a Planning Permit, with conditions. Key conditions include: - Maximum of 60 patrons on site at any one time - Internally illuminated wall sign to only be illuminated during 8am-8pm - LED door framing luminance dimmed between 8pm-8am - Provision of five (5) additional bicycle parking spaces - Updated Waste Management Plan requiring private waste collection and Plan of Management (business operations manual)
Contact Officer	Audrey Mueller-Schmuki, Senior Planner

Officer Recommendation

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN25/0031 at 98 Nicholson Street, Abbotsford for:

Control	Clause	Matter for which the permit has been granted
Industrial 3 Zone	33.03-1	To use land for 'restricted recreation facility' (gymnasium)
Signage	52.05-12	Construct and display business identification signage (including internally illuminated)

subject to the following conditions:

1. Before the use or development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and must be generally in accordance with the decision plans prepared by Archispectrum dated 17 February 2025, but modified to show:
    (a) The number (5) of the proposed bicycle parking spaces (staff and visitors);
    (b) An additional five (5) bicycle parking spaces;
    (c) All bicycle parking spaces in accordance with AS2890.3 (2015);
    (d) A notation that the front access ramp does not form part of this planning permit application;
    (e) The west facing glazing to the bin room to remain closed at all times (except for bin transfer into the site);
    (f) The west elevation updated to show:
        (i) The front roller door (to the bin storage) open; and
        (ii) Location of the bin mesh screen, consistent with the proposed ground floor plan.
2. The use as well as the location and details of the signs including the supporting structures, as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. No more than 60 patrons are permitted on the land at any one time.
4. No more than 3 staff are permitted on the land at any one time.
5. The acoustic reports prepared by Acoustic Dynamics dated 13th March 2025 will be endorsed to form part of this permit. Prior to the commencement of the use, the provisions, recommendations and requirements of the endorsed Acoustic Reports must be implemented with. The provisions, recommendations and requirements of the endorsed Acoustic Reports must be complied with to the satisfaction of the Responsible Authority.

6. The provision of music on the land must be at a background level.

Waste Management

7. Before the use commences, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Waste Management Plan will be endorsed and form part of this permit. The amended Waste Management Plan must be generally in accordance with the submitted Waste Management Plan dated 9 April 2025, but modified to include:
   (a) All three responses (dated 9th April 2025) combined into a single document;
   (b) Waste generated from the business activities being collected via private collection; and
   (c) Details of how electronic waste will be managed.
8. The provisions, recommendations and requirements of the endorsed Waste Management Plan, must be implemented and complied with to the satisfaction of the Responsible Authority.
9. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.

Plan of Management

10. Before the use commences, an amended Plan of Management to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Plan of Management report will be endorsed and will form part of this permit. The amended Plan of Management report must be generally in accordance with the submitted Plan of Management report dated 20 January 2025, but modified to include:
    (a) Remove reference to New South Wales police;
    (b) Correct date of the revised acoustic reports (13th March 2025);
    (c) Deletion of point 7 (referencing car parking in the building) under the 'Gym rule' section; and
    (d) The west facing glazing to the bin room to remain closed at all times (except for bin transfer into the site).
11. The provisions, recommendations and requirements of the endorsed Plan of Management, must be implemented and complied with to the satisfaction of the Responsible Authority.
12. The use must at all times comply with the noise limits specified in the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021), as may be amended from time to time.
13. Delivery and collection of goods to and from the land may only occur between 7am and 10pm Monday to Saturday, or after 9am on a Sunday or public holiday except for those allowed under any relevant local law.
14. The amenity of the area must not be detrimentally affected by the use, including through:
    (a) The transport of materials, goods or commodities to or from land;
    (b) The appearance of any buildings, works or materials;

(c) The emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or

(d) The presence of vermin,

To the satisfaction of the Responsible Authority.

Signage

15. The signs must be constructed, displayed and maintained to the satisfaction of the Responsible Authority.
16. The internally illuminated business identification sign must be illuminated between 8am to 8pm only.
17. The sign must not include any flashing or intermittent light.
18. The illuminated LED entrance frame must be dimmed between 8pm to 8am (daily).
19. The signage component of this permit expires 15 years from the date of the permit.
20. On expiry of this permit, the approved sign and structures built specifically to support signage must be removed.

Expiry

21. This permit will expire if:

    (a) The signs are not erected within two (2) years of the date of this permit; or

    (b) The use is not commenced within two (2) years of the date of this permit; or

    (c) The use is discontinued for a period of two (2) years.

    The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards for commencement or within twelve months afterwards for completion.

Notes

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5555 to confirm.

Use of Security Cameras must comply with section 7(1) of the *Surveillance Devices Act 1999* (Vic) which outlines a permit holder's responsibility in relation to surveillance devices. Please ensure compliance with the relevant legislation at all times the security cameras are in use.

A local law permit (e.g. Asset Protection Permit, Road Occupation Permit) may be required before development is commenced. Please contact Council's Construction Management Branch on Ph. 9205 5555 to confirm.

History and Background

1. Planning Permit PL07/0268 was issued on 8th January 2008 for 'Use of the land for industry (manufacturing and storing of fashion accessories), development of the land including a first floor addition and façade alterations, a reduction in the car-parking requirement and a waiver of the loading bay requirement'.
2. PL07/0268.01 was issued on 8 January 2008 to delete condition 1(a) and 1(b) (which related to window configurations and maintenance of on-boundary walls). This permit was acted upon.

Site Context

3. The subject site is located between Nicholson Street (frontage) and Little Nicholson Street, approximately 35m south of the intersection with Gipps Street in Abbotsford. The site has a width of approx. 11m, a depth of approx. 34.7m with an overall site area of approx. 470sqm.
4. The site is occupied by a vacant double storey building with a total leasable floor area of 742sqm (spread over both ground and first floor). The building (previously used by a video and film production business) is setback from the front title boundary by approx. 6.5m and built boundary-to-boundary to the rear boundary. The front setback provides three (3) on-site car parking spaces (accessed with a crossover) as well as a single flight of stairs along the northern boundary (main entrance to the building). The remaining front building wall contains a small roller door (containing an elevated floor area) and windows at both ground and first floor. The rear building wall contains windows, a roller door and pedestrian entry door providing secondary access via Little Nicholson Street.
5. Existing signage to the site consists of a single business identification wall sign (approx. 3.5sqm in size) to the Nicholson Street building frontage, sited above the ground floor windows.

Figure 1– Subject site viewed from Nicholson Street. Source: Planning Officer, 24th May 2025

Figure 2– Subject site viewed from Little Nicholson Street. Source: Planning Officer, 24th May 2025

Surrounds

6. The site is within an industrial/commercial area on the eastern side of Nicholson Street, which comprises single and double storey warehouses, offices and commercial buildings stretching out to the eastern edge of the municipality along Victoria Crescent. The western side of Nicholson Street is residential zoned land and features single storey dwellings as well as a new 4 storey residential development (directly opposite the subject site). Further south is the Victoria Street Major Activity Centre (approx. 400m from the subject site).

7. Nicholson Street features a two-way, double-lane street with on-street parallel parking and bicycle lanes in both directions. Signage within the area (fronting Nicholson Street) features predominately large non-illuminated walls signs sited above building entries and window decals to glazing.

8. The site is located in the Principal Public Transport Network, connected to public transport, including walking distance to Collingwood Station (approx. 300m to the west), Victoria Street trams (approx. 450m to the south), Johnson Street buses (approx. 600m to the north) and Hoddle Street buses (approx. 400m to the west). The site is also within close proximity to the Principal Bicycle networks which is sited approx. 35m to the north of the site along Gipps Street.

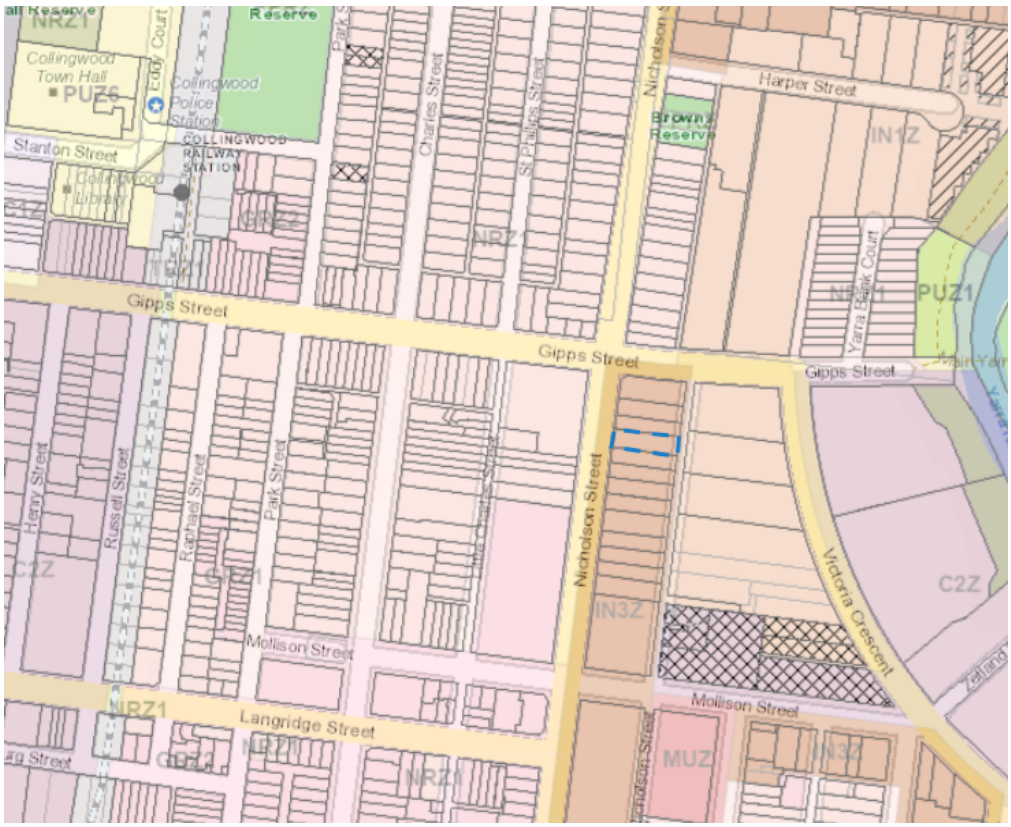


Figure 3 – Zoning map of site and surrounds. Source: Vicplan (accessed 26/5/25).

9. Immediately adjoining properties comprise:

   (a) To the south is a double storey commercial building at 96 Nicholson Street, constructed to the shared boundary and providing car parking in the front setback. The building is used as a bicycle shop and consists of three (3) large façade wall signs above the ground floor entry and windows;

   (b) To the north of the site is No. 100 Nicholson Street, a similar double-storey commercial building built to the shared boundary and providing a car park and ramp in the front setback. The site is used as a catering business and does not currently display signage; and

   (c) To the east of the site is Little Nicholson Street (accessed from Gipps Street and Mollison Street). To the direct east is the rear roller doors (vehicle entrances) of the double/triple storey commercial/warehouse building fronting Victoria Crescent (No. 28, currently containing the Munroe Footwear head office).

Proposal

10. The proposal is for use of the site as a restricted recreation facility (gymnasium) for Anytime Fitness and associated business identification signage (including internally illuminated) with details as follows:

   (a) Use will operate 24 hours, 7 days a week;

   (b) Maximum of 60 patrons at any one time. During peak times it is expected that the average hourly usage will be 25-30 patrons per hour (based on usage statistics for similar Anytime Fitness operations);

(c) Maximum of 3 staff on site (gym manager and assistants/personal trainers) during staffed hours, which are as follows;

  (i) 10am-7pm Monday-Thursday;

  (ii) 10am-5pm Friday; and

  (iii) 10am-2pm Saturday.

(d) Internal fit out of the existing building for use as a gym (ground and first floor), with a total floor area of 742sqm (internal works do not require a planning permit);

(e) Internal acoustic measures (discussed further in the 'noise' assessment below);

(f) The site will be accessed via the existing pedestrian entry on Nicholson Street;

(g) No external buildings and works which require a permit are proposed, with the installation of a disability access ramp in the front setback to the main entry which is exempt from planning permit requirements (a condition will require this to be notated on the plans for clarity);

(h) Removal of three (3) existing car parking spaces to the front setback (for the new ramp access) (no car parking provided on site);

(i) Provision of 5 bicycle parking spaces (1x for employees and 4x for visitors) internal to the building;

(j) Waste will be stored to a bin room behind a mesh screen (the existing front roller door to remain open) within standard Council waste bins. Waste has been proposed to be collected by Council collection;

(k) Music is proposed to be played at background levels; and

(l) Display of business identification as follows (total area of signage displayed 21.38sqm):

  (i) 1 x Internally Illuminated Acrylic Logo Wall Sign displaying the 'Anytime Fitness' logo. Dimensions of the sign are 6800mm x 350mm (2.38sqm). The sign to be installed on the western building façade sited 4.4m above pavement level. The sign is to be illuminated between 8:00am to 8:00pm daily;

  (ii) 3x 70% opaque graphic vinyl (business identifying) artwork applied to west facing glazed windows (ground and first floor). Total display area of 17.8sqm; and

  (iii) 1x purple LED Illuminated Doorframe fitted around the Nicholson Street building entrance. Area of illuminated frame area approx. 1.2sqm. The lighting component will have an automatic timing device that dims the illumination intensity between 8:00pm to 8:00am daily. Given the LED framing around the door is illuminated and purple in colour (a business identifying feature), it will be classified as signage for assessment.

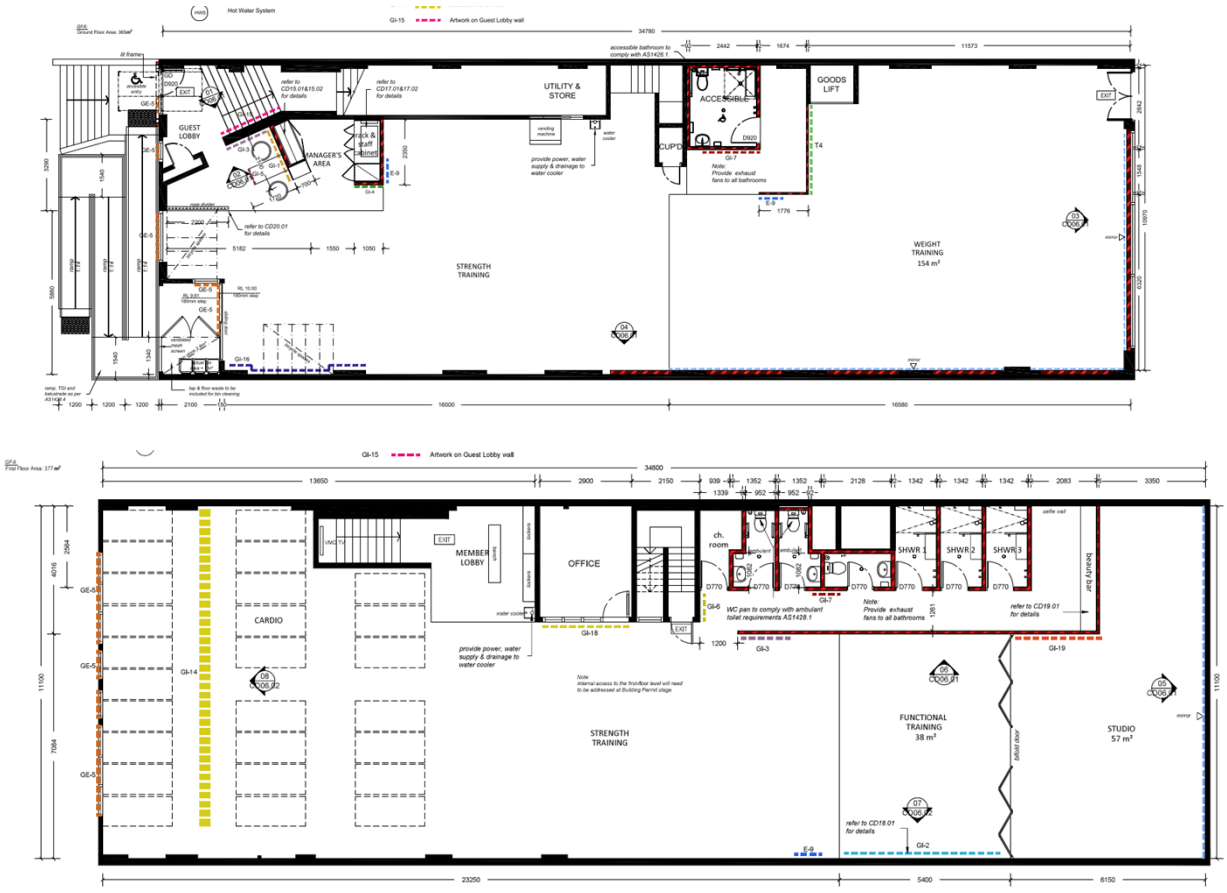


Figure 4 – Proposed ground floor (top) and first floor (lower). Source: decision plans.

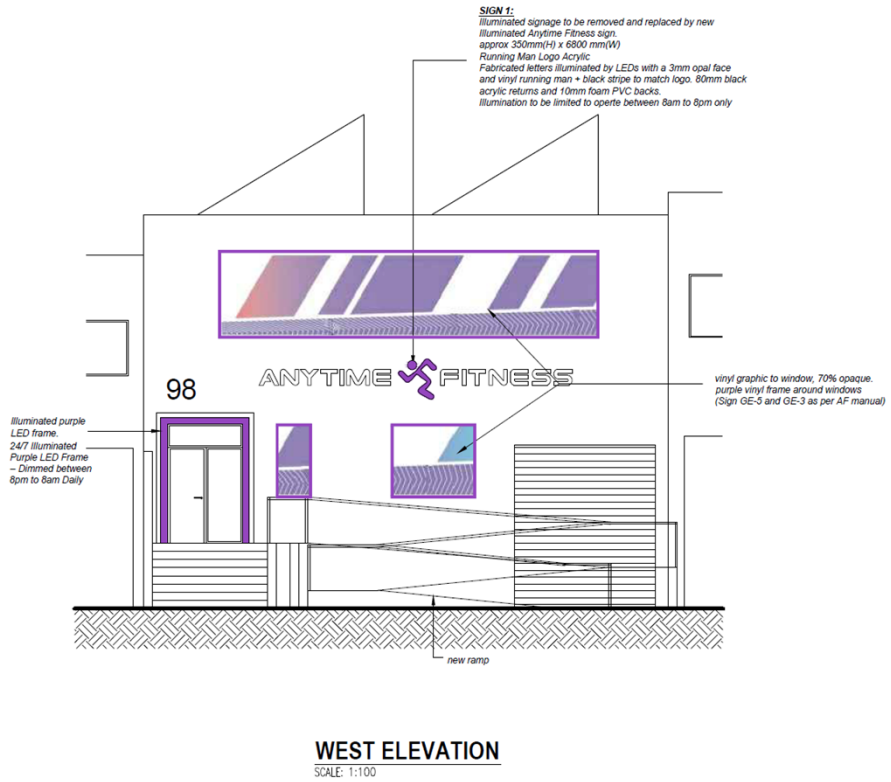


Figure 5 – Proposed signage to the Nicholson Street building frontage. Source: decision plans.

Application history

11. In response to the acoustic referral comments, the applicant submitted a revised Noise Operational Noise Emissions Assessment and Impact Noise and Vibration Assessment dated 13th March 2025 (a later revision to the advertised reports). These updated reports include further details on the proposed operations and response to the initial peer review referral comments. This updated report was subsequently peer-reviewed by the acoustic contractor a second time. The following assessment is therefore based on the updated acoustic reports and both first and second peer review referral comments.
12. Similarly, in response to the City Works - Waste Management referral comments, the applicant submitted a revised waste management plan (dated 9th April 2025, a later revision to the advertised revision). This updated plan includes further details on the waste management and response to the initial referral comments. This updated plan was subsequently internally re-referred to City Works – Waste Management and therefore the following assessment is based on this updated waste management plan (and the corresponding second set of internal referral comments).
13. In response to planning officer queries at report stage, the applicant provided further details of the levels to the ground floor and the waste bin area, the location for any potential additional bicycle parking spaces as well as an explanation for the chosen ramp access design to the front of the site (emails dated 27th of May 2025). This information was requested to assist with the Planning Officer's understanding of the site and will be referenced within the following assessment where applicable.

Statutory controls

14. The table contained in the Officer Recommendation sets out why a planning permit is required for this matter.
15. The following Clauses of the Yarra Planning Scheme are also relevant to the proposal:
    (a) **Clause 33.03 – Industrial 3 Zone (IN3Z)** - a leisure and recreation use (other than Informal outdoor recreation, Major sports and recreation facility, and Motor racing track) is a section 2 (permit required) use;
    (b) **Clause 45.06 - Development Contributions Plan Overlay (Schedule 1) [DCPO1] –** the DCPO1 sets out mandatory development contributions for particular types of development. Because there is no increase in floor space and the use would continue to be commercial, the requirements of the DCPO1 do not apply to this application;
    (c) **Clause 52.05 – Signage** – the site is located within a 'Category 2 – Office and Industrial' area. It is a 'low limitation' area and its purpose is for adequate identification signs and signs that are appropriate to office and industrial areas. A permit is required for all proposed signage (explained in the 'Signage' section below);
    (d) **Clause 52.06 – Car Parking** - before a new use commences the number of car parking spaces required under Clause 52.06-5 must be provided on the land. Pursuant to Clause 52.05-6, a Restricted Recreation Facility (Gymnasium) does not specify a car parking rate, and therefore the car parking spaces must be provided to the satisfaction of the responsible authority;

(e) **Clause 52.34 – Bicycle Parking** – requires before a new use commences or the floor area of an existing use is increased the required bicycle facilities and associated signage to be provided on the land. A Minor Sport and Recreation use requires 1 staff parking space to each 4 staff on site and 1 visitor parking space to each 200sqm of leasable floor area. The proposal provides 1 staff bicycle space and 4 visitor spaces and therefore complies;

(f) **Clause 65 – Decision Guidelines –** these guidelines set out the relevant maters to be considered, as appropriate, before deciding on an application or approval of a plan;

(g) **Clause 62.02-2 – Building and Works –** the construction of a 'disabled access ramp' and internal works are exempt from requiring a permit unless specifically required by the planning scheme (which they are not);

(h) **Clause 73.02 Sign terms - '**Business identification sign' is defined as: 'A sign that provides business identification information about a business or industry on the land where it is displayed. The information may include the name of the business or building, the street number of the business premises, the nature of the business, a business logo or other business identification information.'

'Internally illuminated sign' is defined as**: '**A sign illuminated by internal lighting or which contains lights or illuminated tubes arranged as an advertisement'; and

(i) **Clause 73.03 Land use terms** – 'Leisure and recreation' is defined as: 'Land used for leisure, recreation and sport'.

Within this, 'Minor Sports and Recreation facility' is defined as: 'Land used for leisure, recreation, or sport, without substantial provision for spectators, and which is usually open to non-paying spectators.'

Within this, 'Restricted recreation facility' is defined as: 'Land used by members of a club or group for leisure, recreation, or sport, such as a bowling or tennis club, gymnasium and fitness centre. It may include food and drink for consumption on the premises, and gaming. It may also include use by members' guests, or by the public on payment of a fee.'

Aboriginal Heritage

16. The site is partially located in an area of Aboriginal Cultural Heritage Sensitivity. However, as the only proposed 'works' sought is the display of signage, this falls under the exemption 'Alteration of buildings (r.14)' and therefore does not require a Cultural Heritage Management Plan.

Internal and External Consultation

Advertising

17. The application was advertised under the provisions of Section 52 of the *Planning and Environment Act (1987)* by 198 letters sent to surrounding owners and occupiers and by two (2) signs displayed on site (one displayed on the Nicholson Street frontage and one displayed on the Little Nicholson Street interface).

18. It is important to note that the advertising notices displayed on the site and included within the advertised letters incorrectly stated that a permit was required under Clause 52.06-3 (Car parking) to 'Reduce the number of car parking spaces required under Clause

52.06-6'. As per point 15(d) above, the car parking spaces for a 'restricted recreation facility' is provided to the satisfaction of the Responsible Authority only, and therefore the proposed provision of no car parking provided on the site is not a permit trigger.

19. While the inclusion of this additional trigger on the notice sign was an error, the inclusion of this additional trigger did not compromise the requirements to notify the remaining permit triggers under Section 52 of the P&A Act.

20. The advertising notice also did not correctly state that a permit was required to construct and display the (non-illuminated) 'Business identification signage' under Clause 52.05-12. Instead, it only stated a permit was required to 'Construct and display an internally illuminated business identification sign'.

21. However, given the advertised plans still clearly showed all the proposed business identification signage and that the internally illuminated sign (considered the most potential for material detriment) was displayed correctly, Section 52 of the P&A Act is considered to be satisfied.

22. Council received 9 objections, on the following key grounds:

    (a) Car parking reduction on site and impacts for on-street carparking demands;

    (b) Not a small business;

    (c) Cluster of similar land use;

    (d) Lack of staffing for operating hours (24/7);

    (e) Noise impacts (traffic, music and bass vibrations and air conditioning units);

    (f) Concerns for surveillance (cameras) inside the venue;

    (g) Concerns for disability access and first aid on site;

    (h) Size and siting of the internally illuminated sign and resulting light pollution to nearby residential dwellings;

    (i) Reference of 'NSW police' within the 'plan of management'; and

    (j) Loss of property value.

23. Four (4) letters of support were received, on the following key grounds:

    (a) Proximity to public transport;

    (b) Safety (walkable access to the site);

    (c) Providing a service that is flexible and accessible at all hours;

    (d) Internal operation will have minimal impact on surrounding properties (noise and disruption);

    (e) Signage will enhance visibility of the site and not cause excessive light spill;

    (f) Staggered usage patterns of patrons spread through operating hours;

    (g) Sustainable transport options (walking, cycling and public transport) and alignment with planning and environmental goals; and

    (h) Promote physical and mental health and wellbeing in the community.

24. A planning consultation meeting was not held.

Internal and external referrals

25. The proposal was not required to be referred to external authorities.

26. The proposal was referred to internal Council business units/external consultants and their comments are as follows, with the full advice attached to this report:

Internal Business Unit/ External consultant	Comments
Acoustic consultant	Supports, subject to conditioning the acoustic reports (which contain details of internal fit out acoustic mitigation measures). This is included in the recommendation.
City Works – Waste Management	Supports, subject to conditions for an updated waste management plan to reflect private waste collection for the proposed business and details of how electronic waste will be disposed. These are included in the recommendation.
Development Engineering	Supports (provision of no car parking on site), given the proximity to public transport and pedestrian and cycle networks, nearby on-street car parking time-based restrictions, opportunity for multi-purpose trips within the area and alignment with Councils 'Strategic Transport Statement'. Discussed further in assessment section 'car parking' below.

Policy Implications

Planning Policy Framework (PPF)

27. The following policies are of most relevance to this application:

- Clause 2 - Municipal Planning Strategic, including:
  - Clause 02.01 – Context:
    - Clause 02.01-1 – Location
    - Clause 02.01-6 – Built Environment and Heritage
    - Clause 02.01-8 – Economic Development
    - Clause 02.01-9 – Transport
  - Clause 02.02 – Vision
  - Clause 02.03-1 – Settlement:
    - Clause 02.03-3 – Environmental Risks and Amenity
    - Clause 02.03-4 – Built Environment and Heritage
    - Clause 02.03-6 – Economic Development
    - Clause 02.03-7 – Transport
  - Clause 02.04 – Strategic Framework Plan
- Clause 13 – Environmental risks and amenity:

  - Clause 13.05-1S – Noise Management
  - Clause 13.07-1S – Land Use Compatibility
  - Clause 13.07-1L – Interfaces and Amenity
- Clause 15 – Built environment and heritage:
  - Clause 15.01-1S – Urban Design
  - Clause 15.01-2S – Building Design
  - Clause 15.01-1L-01 - Signs
- Clause 17 - Economic Development:
  - Clause 17.01-1S – Diversified Economy
  - Clause 17.01-1L – Employment
  - Clause 17.02-1S – Business
  - Clause 17.03-1S – Industrial Land Supply
- Clause 18 – Transport:
  - Clause 18.01-3S – Sustainable and safe transport
  - Clause 18.01-3L – Sustainable transport
  - Clause 18.02-2S – Cycling
  - Clause 18.02-2L – Cycling
  - Clause 18.02-3S – Public Transport
  - Clause 18.02-3R – Principal Public Transport Network
  - Clause 18.02-4L-01 – Car Parking
- Clause 19 – Development infrastructure:
  - Clause 19.03-5L – Waste

Officer Assessment

28. The primary considerations for this application are as follows:

    (a) Strategic support;

    (b) Land use;

    (c) Waste management;

    (d) Car parking;

    (e) Bicycle parking;

    (f) Signage; and

    (g) Other objector concerns.

Strategic Support

29. The site is located in a designated 'Industrial Land' area under the Strategic Framework Plan, within a 'buffer' area on Industrial 3 zoned land between sensitive residential land to the west and more intensive Industrial 1 Zoned land to the east (Clause 17.03-1S). This site has opportunity to provide for a commercial facility that can provide community benefit within a highly accessible location, as well as within close proximity to nearby activity centers (Clause 17.02-1S). Industrial land is also encouraged to be used to provide services for workers to nearby employment areas under Clause 17.01-1L.

30. While 'Restricted recreation' uses are not specifically detailed in the Industrial 1 Zone, the zone encourages uses that are compatible with the nearby community and which do not affect the safety and amenity of adjacent sensitive land uses, such as a gymnasium. In addition, the site is in proximity to the Victoria Street Major Activity Centre (approx. 400m to the south) and well connected to several public transport options (to all directions) within a 600m radius (sited within the PPTN). It is noted that there are other similar uses already within the area, including 20 Mollison Street (Fitness Centre) and 9 Harper Street (Martial arts school/gymnasium).

31. Overall, the proposed gymnasium use will enjoy strategic support and will provide a service that is considerate of and will benefit both abutting residential uses and employment/industrial land. However, the proposal must still respond to the other requirements of the planning scheme, discussed below.

Land use

32. As discussed above, the site is located within an industrial area (with commercial /industrial uses to both abutting sites) where the nature of a gymnasium use operating 24/7 is generally considered appropriate and promotes a safe land use which extends to early morning/evenings which promotes round-the-hour activity in the area. Regardless, policy at Clause 13.07-1L.01 of the Scheme identifies that there is a need to support business and industrial uses and to ensure they are well managed regarding amenity impacts and their proximity to residential uses. This includes noise, fumes and emissions, storage and waste, light spill and overlooking and unsightly views, that may cause detriment to the amenity of nearby residential sites. The closest sensitive interface is to the western side of Nicholson Street, to the residential apartment building sited approx. 20m to the west.

33. As there are no building and works proposed (signage will be discussed separately below), there will be no unsightly views. The existing ground and first floor windows fronting Nicholson Street are moderate in size and will be further obscured by window decal signage. These existing windows will continue to be sited at least 26m from the closest east facing habitable window/balcony and therefore no inappropriate overlooking or light spill would occur. Furthermore, no external lighting to the premise is proposed and Nicholson Street (as a main thoroughfare) already benefits from street lighting.

34. In regard to fumes and emissions, the existing air conditioning units existing to the site will continue to be used to provide climate control for patrons, while the activities undertaken within a gym class will not create any odours or air emissions.

35. To ensure that deliveries do not adversely impact the amenity of the surrounding area a condition will require that delivery and collection of goods to and from the land may only occur between 9am and 5pm Monday to Friday (during proposed operating hours).

36. The proposed gym will have a maximum patron capacity of 60 patrons and is expected peak use at 25-30 patrons at the times of 5-7 am and 6-9 pm. The gym will utilise a number of gym equipment, including free weights, group fitness, weight machines and cardio equipment. Existing mechanical air conditioning units to the rooftop will be utilised and background music will be played internal to the building.

37. In regard to noise, the potential noise impacts associated with the use include:

    (a) Music;

    (b) Patron noise on site;

(c) Equipment use noise and vibrations (including weights/ equipment dropping);

(d) Egress of patrons; and

(e) Rooftop mechanical equipment.

38. Two acoustic reports (Operational Noise Emission Assessment and Impact Noise and Vibration Assessment) prepared by Acoustic Logic (final revision dated 13th March 2025) were submitted with the application which assessed all 5 of the above proposed noise sources to the closest sensitive interfaces, being the dwellings at No. 205 Gipps Street and 113 Nicholson Street.

39. The peer reviews from the external consultant SLR confirm that airborne noise impacts from the proposed gym use (equipment and music), rooftop mechanical equipment and patron egress to the closest sensitive receivers (as well as abutting commercial tenancies) are low-risk and will be compliant with the noise limits for both daytime and nighttime periods.

40. These calculations are based on the proposed installed acoustic mitigation measures to the internal fit out of the building as outlined in the submitted acoustic reports:

(a) Existing roller door to the rear of the gym infilled using 14kg insulation and a lining of either 13 mm plasterboard or 6 mm fibre cement sheeting. Gaps above the rear windows and fire door to be sealed. The roller door will not be used for access to the site;

(b) Embelton or Mason Mercer springs be installed beneath the weight stacks, and machines be fitted with rubber feet/pads. Where feasible free weights and cardio equipment should be placed as close as possible to the most rigid parts of the structure (e.g. near structural columns) and that frames and equipment fasteners should be decoupled from the building using resilient pads or sleeves;

(c) Springs and/or soft rubber supports and mounts should be fitted to the pin and plate loaded weights equipment with Embelton Isolated Cardio Platforms or equivalents be installed under each treadmill;

(d) Restrictions on maximum weights to are recommended in the Operational Noise report as follows:

(i) 26 kg for free weights in the ground floor functional training area;

(ii) 20 kg for free weights in the level 1 functional training area;

(iii) 40 kg for free weights in other areas on level 1 (stated in item 7 on page 18 of the Operational Noise report); and

(iv) Any weights greater than 20 kg can only be used in the designated ‘free weights’ area;

(e) Floor construction treatments at ground and first floors to the free weights area, strength area (strength/plate loaded machines), functional training area and cardio area (full details of each type of flooring is detailed within the reports); and

(f) Music at background levels only.

41. In conclusion, although the use will operate 24/7, as per the acoustic peer review referral comments, all proposed noise sources emitting from the site (along with the installed mitigation measures internal to the site) will be sufficient to ensure that the use will be compliant with the noise limits at all hours of the day to the closest dwellings to the west and can therefore be supported.

42. The application also includes a Plan of Management for the site which outlines controls such as: member access during unstaffed hours, safety and incident reporting, CCTV surveillance, gym rules regarding machine and weight use and guidelines on patron egress etiquette. Of note, the access to the facility during unstaffed hours is granted only with personal access fobs (allocated to registered members). The entrance is monitored by combined CCTV and laser sensors to monitor if patrons have been followed into the premise by an intruder, which would then immediately alert a security company to attend the site. Additionally, it is policy that each member is required to wear a lanyard with emergency assistance request buttons during all unstaffed hours when the patron is alone on site (these are also available to patrons anytime).The plan of management would be endorsed and form part of the permit if it is issued. It is noted however that the Plan of Management incorrectly references ‘New South Wale Police’, ‘carparking in the building’ and the previous revision date of the referenced acoustic reports. These will be conditioned to be corrected via an updated Plan of Management.

43. A standard ongoing condition of the endorsed acoustic report been recommended on the permit. Furthermore, as is required for all commercial use, all noise generated from the premises must comply with the noise limits specified in the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021).

Waste management

44. As confirmed within the submitted Waste Management Plan (WMP), due to the nature of the use, the facility will not generate large volumes of waste (most rubbish generated will be in relation to cleaning and sanitising the equipment, and from use of the toilets). The WMP states that Council waste bins will be utilised and stored within the raised front bin room (see image below) behind a proposed mesh screen along the western edge. The bins will then be moved into the building (entering via the existing glazed door shown below) and then out again via the main entrance and down the ramp to Nicholson Street for collection.

45. The applicant has confirmed that the existing roller door will remain ‘open’ at all times to allow for ventilation to the bin area, however given the plans do not demonstrate this, a condition will be required this to be notated on the west elevation. The acoustic reports make no reference in their assessment of noise emission leaking out the front roller door and also does not recommend any requirement for this front roller door to remain closed for acoustic measures. They do state however all doors and windows to remain closed at all times (except for patron egress). Therefore a condition will require the patron management plan and ground floor plan to state that the west facing glazing to the bin storage area is to remain closed at all times (except for bin retrieval into the site).

Figure 6 – Proposed raised bin storage area, with the existing roller door (to remain open for ventilation). Source: applicant email dated 14/3/2025.

46. It is anticipated that no appreciable noise impacts or disturbance will be generated from the facility's waste collection and the bins being stored will be concealed behind the mesh screen from pedestrians or nearby residential uses, consistent with Clause 19.03-5L (Waste).

47. However, as per the City Works referral comments, waste generated from the business must be via private collection which will form a standard condition on the permit as well as to be reflected in an updated WMP. The updated WMP will also require all separate documents to be combined into a single document and to detail how E-waste will be disposed of from the site (per the referral comments).

Car parking

48. Pursuant to Clause 52.06-6 of the Scheme, on-site car parking provision for a gymnasium use is to the satisfaction of the Responsible Authority. No onsite car parking is provided, including the removal of the three existing car parking spaces for the disability access ramp (a planning permit is not required for the works to install the disability access ramp). As per Council's Development Engineering referral comments, the provision of no carparking spaces is acceptable for the following reasons:

    (a) Given on-street parking demand in this part of Abbotsford is moderate to high during business hours and the area surrounding the subject site is covered with time-based parking restrictions, there is a disincentive for staff and patrons to drive to the site. Furthermore, the Applicant has modelled the demand for the proposed use will be predominately from a catchment area of approx. a 1-2km radius from the site. Therefore, a high number of patrons will therefore be familiar with the existing on-street car parking limitations and arrange other modes of access to the site (detailed within the following points);

    (b) The site is well connected to public transport services (sited in the PPTN) which can be used to access to and from the site by foot:

        (i) Collingwood railway station – 350 metre walk;

(ii) Hoddle Street buses – 440 metre walk;

(iii) Victoria Street trams – 470 metre walk;

(iv) Johnston Street trams – 620 metre walk; and

(v) Victoria Park railway station – 790 metre walk;

(c) The proposal will provide a local and accessible service to the immediate surrounding established residential and employment areas as well as the emerging pattern of higher density residential development. Patrons attending the site could combine their visit by engaging in other activities of business whilst in the area, such as within the Victoria Street Major Activity Centre just 420m to the south;

(d) The site is very well positioned in terms of pedestrian access and the on-road bicycle network, including the bicycle lanes along Nicholson Street and Gipps Street to the direct north (a key cycle route within Clause 02.04 -Strategic Framework Plan);

(e) Given the site is ideally located with regard to sustainable transport alternatives, the reduced provision of on-site car parking would potentially discourage private motor vehicle ownership and use (and in turn reduce the potential additional traffic generation to the surrounding street network). This is therefore also considered to be in line with the objectives contained in Council's *Strategic Transport Statement* and Clause 18.02-4L-01 (Car parking). Furthermore, the reduction of on-site parking also meets the objectives within local policy at Clause 18.03-3L (Sustainable transport) and Clause 18.02-2L (Cycling) which prioritises walking, cycling and public transport to access local needs and supports the reduction of car parking within development and less reliance on private cars;

(f) It is acknowledged that some patrons will still choose to attend the site via car, however a car parking occupancy survey of the surrounding streets (submitted Auswide traffic report) demonstrates that parking demand gradually decreases from 4:00 p.m. onwards, whilst ample parking opportunities are noted in the early morning and late evening hours. This reduced parking demand hours coincide with the anticipated peak operational hours at the Anytime Fitness (Gym); and

(g) There have been several restricted recreation facility uses in the municipality (including pilates studios, gymnasiums, dance schools etc.) that have been approved with either no on-site parking or with one or two on-site spaces.

49. For these key reasons, the provision of no on-site carparking is acceptable to the proposed use on site and can be supported.

Bicycle provision and facilities

50. The proposal provides 5 on-site bicycle parking spaces internal to the main entrance of the building (4 for visitors and 1 for staff). This satisfies the bicycle parking requirement for a floor area of 742sqm and 3 staff which requires 4 visitor and 1 staff bicycle parking specified under Clause 52.34.

51. However, given that no car parking is to be provided on the site, the applicant has offered to install additional bicycle parking spaces internal to the building (email dated 27th May 2025). These additional bicycle spaces will further assist with offsetting the demand for on-site car parking by presenting an attractive alternative transport option to the site. This in turn will increase and encourage bicycle transport users, consistent with Clause 18.01-3L (Sustainable Transport) and 18.02-2L (Cycling) which encourage the

prioritisation of the use of sustainable personal transport and the reduction of transport-related greenhouse gas emissions. A condition is recommended to require 5 additional bicycle spaces (to be used by staff or visitors) to be provided on the plans.

52. The plans however do not specify that the proposed bicycle parking spaces are in accordance with Australian Standard AS2890.3 and clause 52.34. Nor have any dimensions been provided. It is therefore unclear if the bicycle spaces will be functional and a condition has been recommended to show compliance with AS2890.3 on any permit issued.

Signage

53. The proposal includes the installation of business identification signage (70% opaque vinyl window decals) to the front building windows, one (1) internally illuminated sign to the front wall and LED light framing (in purple) around the main door entrance. A permit is required for the business identification signage given it exceeds a total of 8sq of signage to the site as well for the internally illuminated sign (and LED framing) as they exceed 1.5sqm total and are less than 30m from a residential zone to the west.

54. The relevant considerations are whether the proposal achieves compliance with the decision guidelines in Sign policy at Clause 52.05 and local sign policy in Clause 15.01-1L-01 (Signs).

55. The character of existing signage (to the eastern side of Nicholson Street in the industrial/commercial area) features predominately large non-illuminated wall signs sited above building entries and window decals to street facing glazing (including to No. 70, 72, 76, 96 and 104 Nicholson Street). Therefore, the siting and scale of the window signage and internally illuminated are consistent with the existing signage patterns to the street. There is a large 2.16sqm internally illuminated sign ('Craftworks') fronting Mollison Street (to the office building at No. 20 Mollison Street) just south of the subject site (illuminated between 7am-9pm daily).

56. While local policy discourages window decals covering more than 30% of commercial tenancies windows, given the proposed use is a gym, a level of privacy and safety for the internal patrons must be expected. The window decals maintain some transparency to the street (being 70% opaque) which allows some visibility and passive surveillance to and from the building, which ensures a balance of street activation, privacy/security and ensuring limited light spill for the land use. Furthermore, the building is still within a predominantly industrial area and is not considered a typical commercial glazed building (such as within an activity center).

57. While the site is within a commercial/industrial area, consideration must still be made to the sensitive residential interface to the west. While the window business identification signage is not expected to result in off-site amenity impacts, it is acknowledged that the proposed illuminated wall sign and LED door framing will be sited opposite the east facing windows and balconies of the dwellings at No. 205 Gipps Street (separated by Nicholson Street and approx. 26m).

58. The extent of illuminated signage/LED entrance framing is not considered unreasonable (to the residential interface to the west) and can be supported on the following grounds:

    (a) The internally illuminated wall has a size of 2.38sqm and has been minimally designed with just the required name and logo. The LED door framing is simple and has been integrated surrounding the building entrance;

(b) Although internally illuminated, the wall sign will still be turned off entirely between 8am-8pm, which reflects policy hours in Clause 15.01-1L-01 for externally illuminated signs in residential areas: *'Limit illumination to external illumination that is turned off between 8pm and 8am*. The door framing LED has also been fixed with an automatic dimmer which will dim the luminance levels between 8pm-8am. Both features will ensure that the dwellings facing the subject site will still be appropriately protected during the sensitive night hours from unreasonable light spill. A permit condition will specify the hours of illumination for the wall sign and the hours of dimming of the LED entrance;

(c) Furthermore, given the nature of the use and expected pattern of patrons peak usage during the morning and evening hours, some form of illumination (such as the dimmed LED entrance framing) is required during operating hours to allow for site identification, patron wayfinding and patron safety during the darker hours;

(d) The dwellings fronting Nicholson Street already interface with a busy road, which benefits from pre-existing sources of lighting including traffic lights, street lights and vehicle movement; and

(e) Lastly, the illuminated signs will not contain any flashing or animated features. A condition will ensure the sign does not consist of any flashing or intermittent light.

59. In regard to traffic, the proposed illuminated signage/LED framing will not consist of flashing or animated features, are sited at least 30m from the closest set of traffic light and use a purple colour theme (which cannot be mistaken as a traffic control device), the proposed signage will not dazzle or distract drivers.

60. Lastly, all signage will be flush-mounted to the building façade, windows and doorway entrance. The wall sign will maintain clearance well in excess of 2.7m above the highest point of the ramp/entry level and will not obstruct the safe movement of pedestrians along or ramp/stair users below.

Objector Concerns

61. Key objector concerns have been addressed in the assessment above. Other matters raised are addressed as follows:

(a) **Property value:** The Victorian Civil and Administrative Tribunal has consistently found that property values are speculative and not a planning matter. Fluctuations in property prices are not a relevant consideration in assessing an application under the provisions of the Planning & Environment Act (1987), or the Yarra Planning Scheme;

(a) **Cluster of similar uses/size of the business:** The purpose of the zone encourages a range of land use activities. That there is a similar use to that proposed in proximity of the site or the size of the business proposed is not adequate justification to refuse the application. The decision guidelines of the Planning Scheme and *Planning and Environment Act* (1987) do not accommodate consideration of competing land uses;

(b) **Disability access:** While a planning permit is not required, a disability access ramp has been proposed to be constructed to the main entrance providing access from Nicholson Street;

(c) **User safety/first aid**: User safety and first aid of an operating business is not a relevant consideration in assessing an application under the *Planning & Environment Act* (1987), or the Yarra Planning Scheme. The submitted Plan of Management, however, outlines the measures the business proposes to implement for patron safety and first aid; and

(d) **Surveillance (cameras):** While camera surveillance is not a consideration in assessing an application under the *Planning & Environment Act* (1987), or the Yarra Planning Scheme, a standard note stating the use must adhere to the *Surveillance Devices Act 1999* (Vic) is recommended on the permit.

Conclusion

62. The proposed use and signage is considered to demonstrate a high level of compliance with policy objectives contained within the Planning Policy Framework and Municipal Strategic Statement. Notably, the proposal provides a local service that will support both the surrounding employment and residential precincts that will not result in unreasonable off-site amenity impacts.

63. The proposal, subject to the conditions recommended, is an acceptable planning outcome that demonstrates compliance with the relevant Council policies.

Legal and Legislative Obligations

Conflict of interest disclosure

64. Section 130 of the Local Government Act 2020 requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any conflicts of interest in a matter to which the advice relates.

65. The Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

Report Attachments

1. 5.1.1 PLN25/0031- 98 Nicholson Street, Abbotsford - PDC Site Context Map
2. 5.1.2 PLN25/0031 - 98 Nicholson Street, Abbotsford - PDC attachment -Decision Plans
3. 5.1.3 PLN25/0031 - 98 Nicholson Street, Abbotsford - PDC attachment - Referrals
4. 5.1.4 PLN25/0031 - 98 Nicholson Street, Abbotsford - PDC attachment - Waste Management Plan (9th April 2025)
5. 5.1.5 PLN25/0031 - 98 Nicholson Street, Abbotsford - PDC attachment -Plan of Management
6. 5.1.6 PLN25/0031 - 98 Nicholson Street, Abbotsford - PDC attachment - Impact Noise and Vibration Assessment (13th March 2025)
7. 5.1.7 PLN25/0031 - 98 Nicholson Street, Abbotsford - PDC attachment - Operational Noise and Emission Assessment (13th March 2025)
8. 5.1.8 PLN25/0031 - 98 Nicholson Street, Abbotsford - Applicant correspondence re: internal floor levels, additional bicycle parking and ramp access
9. 5.1.9 PLN25/0031 - 98 Nicholson Street, Abbotsford - Applicant correspondence (plans attached to email 27th May 2025 showing location for additional bicycle parking and internal FFL)

10. 5.1.10 PLN25/0031 - 98 Nicholson Street, Abbotsford - Applicant correspondence (letter attached to email 27th May 2025 regarding ramp design)
11. 5.1.11 PLN25/0031 - 98 Nicholson Street Abbotsford - PDC attachment - Traffic and parking impact assessment report

Site Context Map

Source: Nearmap aerial imagery, accessed 7 March 2025

LEGEND:

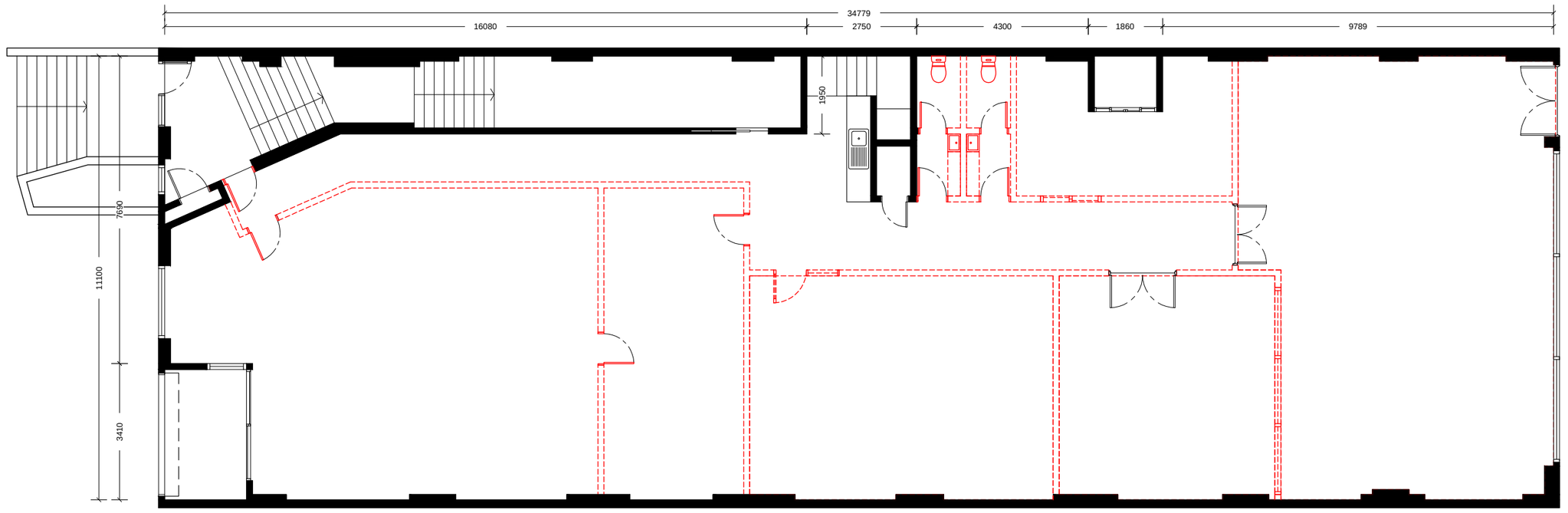
existing wall to remain

existing wall to be demolished

NOTES
All demolition works to be carried out in accordance with Safework Demolition Code of Practice. Structural engineer to inspect and provide adequacy certificate prior to any structural demolition work.

GFA:
Ground Floor Area: 365 m^2

EXISTING DIMENSIONS TO BE CONFIRMED PRIOR TO FITOUT



EXISTING GROUND FLOOR PLAN
SCALE: 1:100

ARCHI SPECTRUM
Nominated Architect: Martin Bednarczyk | NSW ARB #8912
Suite C5, 8 Allen St, Waterloo NSW 2017 | A.B.N. 68 662 638 413
m: 0419 670 108 | ph: (02) 8399 2807 | e: office@archispectrum.com.au

ISSUE	DATE	DESCRIPTION
A	17.02.2025	DA Issue to council

PROJECT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

CLIENT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

SHEET TITLE:
Existing Ground Floor Plan

SCALE: 1:100 @ A3
DRAWN: Peter S

SHEET SIZE: A3
DWG NO: DA01.01
REVISION: a

LEGEND:

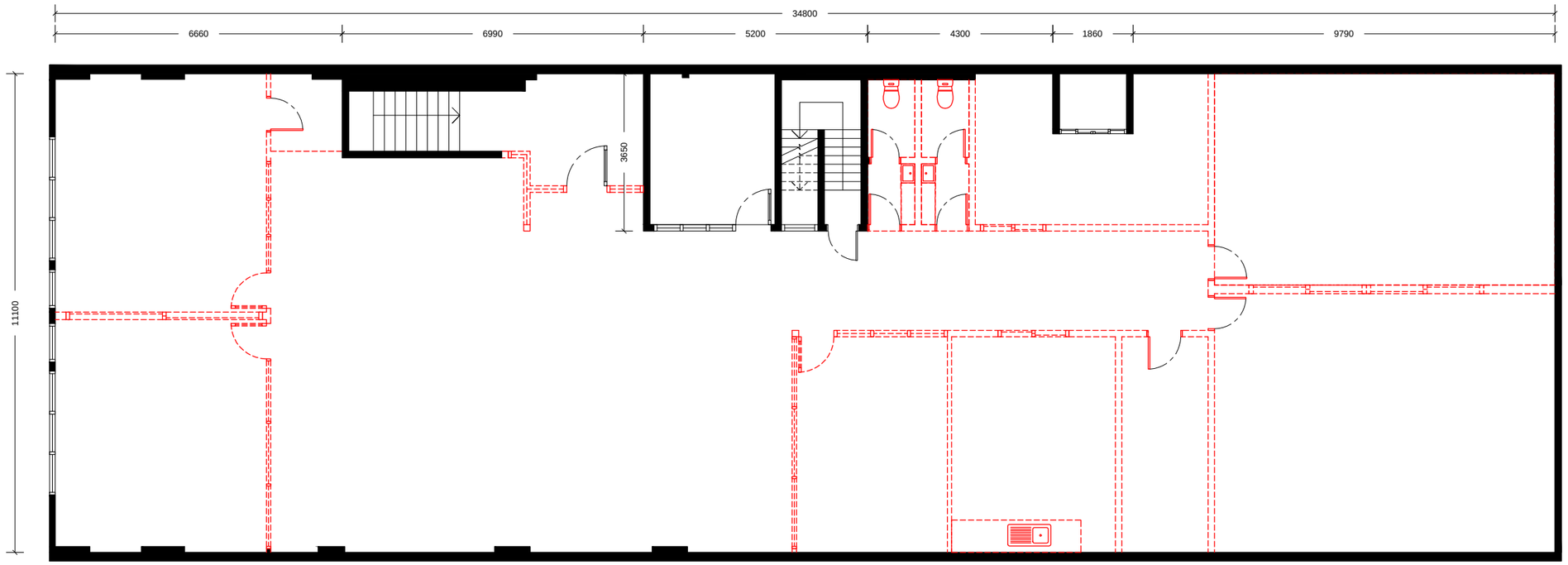
existing wall to remain

existing wall to be demolished

NOTES
All demolition works to be carried out in accordance with Safework Demolition Code of Practice. Structural engineer to inspect and provide adequacy certificate prior to any structural demolition work.

GFA:
First Floor Area: 377 m^2

EXISTING DIMENSIONS TO BE CONFIRMED PRIOR TO FITOUT



EXISTING FIRST FLOOR PLAN
SCALE: 1:100

ARCHISPECTRUM
Nominated Architect: Martin Bednarczyk | NSW ARB #8912
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CLIENT:
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98 Nicholson St, Abbotsford VIC 3067

SHEET TITLE:
Existing First Floor Plan

SCALE: 1:100 @ A3
DRAWN: Peter S
SHEET SIZE: A3
DWG NO: DA02.01
REVISION: a

LEGEND:

existing wall to remain

New wall type/finish

- Dry room wall
76mm steel stud
13mm plasterboard

- Wet Room wall
92mm steel stud
9mm villaboard +
12mm tile and glue

- Wet to dry Room wall
92mm steel stud
wet side - 9mm villaboard
+12mm tile and glue
dry side - 13mm plasterboard

FHR — fire hose reel

EDB — electrical distribution board

EXIT — illuminated exit sign to comply with AS2293.1

GL — glazed wall
GD — glazed door
D920 — denotes width of doorleaf

TV — Standard TV set

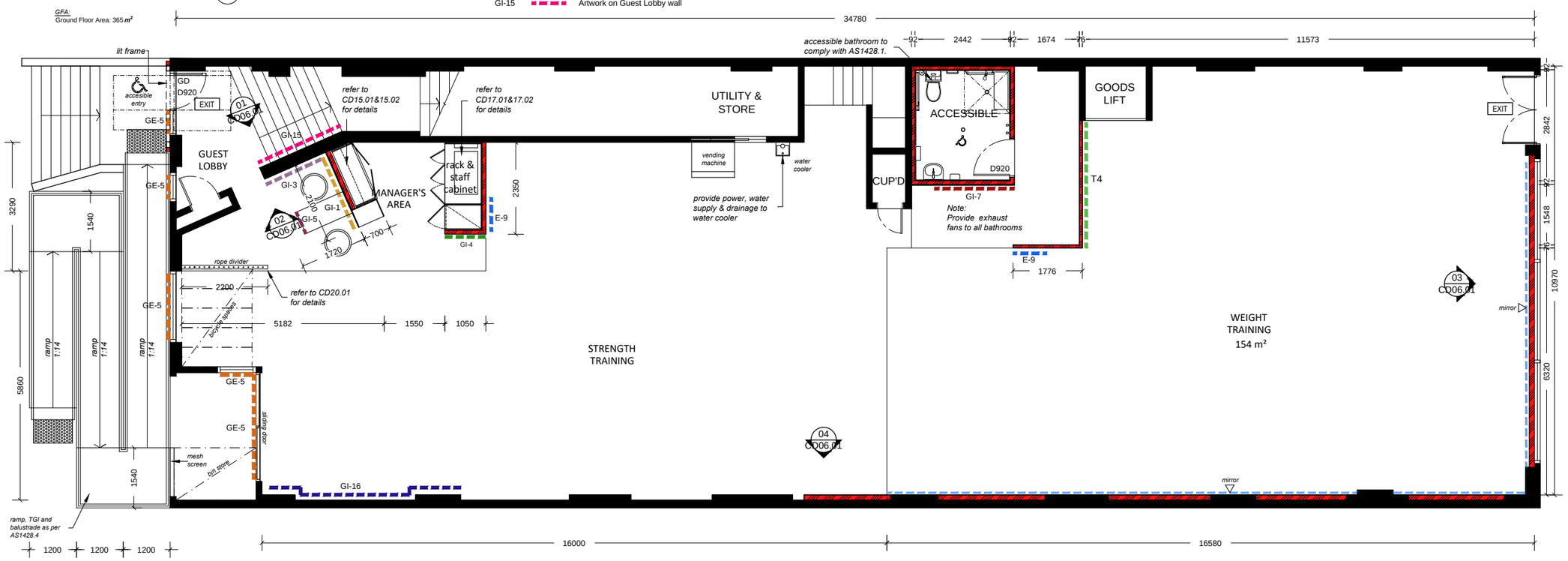
VMO TV — Anytime VMO Screen

HWS — Hot Water System

T4 — Natural Oak wall
E-9 — Cleaning Station
GI-1 — Logo on New logo wall
GI-2 — AF on Black oak vinyl wall
GI-3 — Signage panel
GI-4 — Safety panel
GI-6 — Regulatory signage
GI-7 — Colored lines on wall
GI-14 — Coloured line on floor
GI-15 — Artwork on Guest Lobby wall
GI-16 — Artwork on Workout area wall
GI-18 — Artwork on Existing Manager Office
GI-19 — Artwork on Studio wall
GI-26 — Pattern on Recovery Room
GE-5 — Exterior Artwork

NOTE
- Provide mechanical ventilation in accordance with AS1668.2 and AS3666.1
- DIMENSIONS TO STUD FRAME ONLY

GFA:
Ground Floor Area: 365 m²



PROPOSED GROUND FLOOR PLAN

SCALE: 1:100

ARCHISPECTRUM
Nominated Architect: Martin Bednarczyk | NSW ARB #8912
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ISSUE	DATE	DESCRIPTION
A	17.02.2025	DA Issue to council

PROJECT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

CLIENT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

SHEET TITLE:
Proposed Ground Floor Plan

SCALE: 1:100 @ A3
DRAWN: Peter S
SHEET SIZE: A3
DWG NO: DA03.01
REVISION: a

LEGEND:

existing wall to remain

New wall type/finish

- Dry room wall
76mm steel stud
13mm plasterboard

- Wet Room wall
92mm steel stud
9mm villaboard +
12mm tile and glue

- Wet to dry Room wall
92mm steel stud
wet side - 9mm villaboard
+12mm tile and glue
dry side - 13mm plasterboard

FHR — fire hose reel

EDB — electrical distribution board

EXIT — illuminated exit sign to comply with AS2293.1

GL — glazed wall
GD — glazed door
D920 — denotes width of doorleaf

TV — Standard TV set

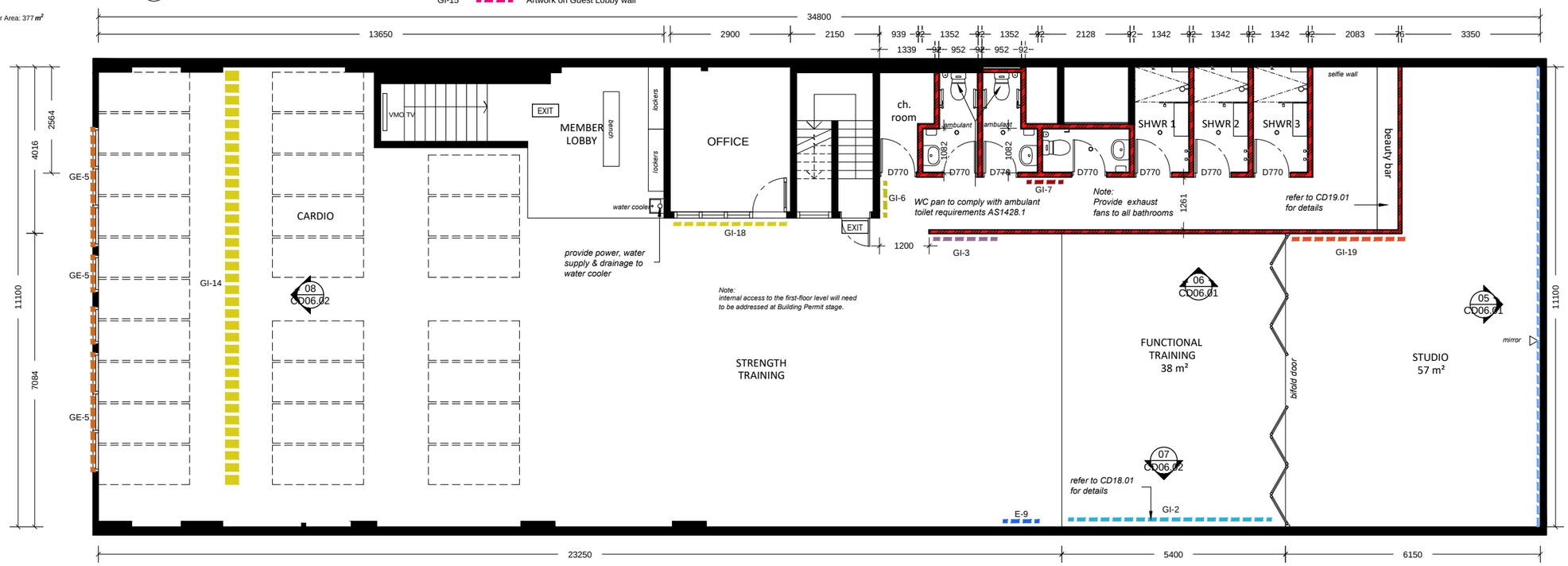
Anytime VMO Screen

HWS — Hot Water System

T4	Natural Oak wall
E-9	Cleaning Station
GI-1	Logo on New logo wall
GI-2	AF on Black oak vinyl wall
GI-3	Signage panel
GI-4	Safety panel
GI-6	Regulatory signage
GI-7	Colored lines on wall
GI-14	Coloured line on floor
GI-15	Artwork on Guest Lobby wall
GI-16	Artwork on Workout area wall
GI-18	Artwork on Existing Manager Office
GI-19	Artwork on Studio wall
GI-26	Pattern on Recovery Room
GE-5	Exterior Artwork

NOTE
- Provide mechanical ventilation in accordance with AS1668.2 and AS3666.1
- DIMENSIONS TO STUD FRAME ONLY

GFA:
First Floor Area: 377 m^2



PROPOSED FIRST FLOOR PLAN

SCALE: 1:100

ARCHI SPECTRUM
Nominated Architect: Martin Bednarczyk | NSW ARB #8912
Suite C5, 8 Allen St, Waterloo NSW 2017 | A.B.N. 68 662 638 413
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NORTH

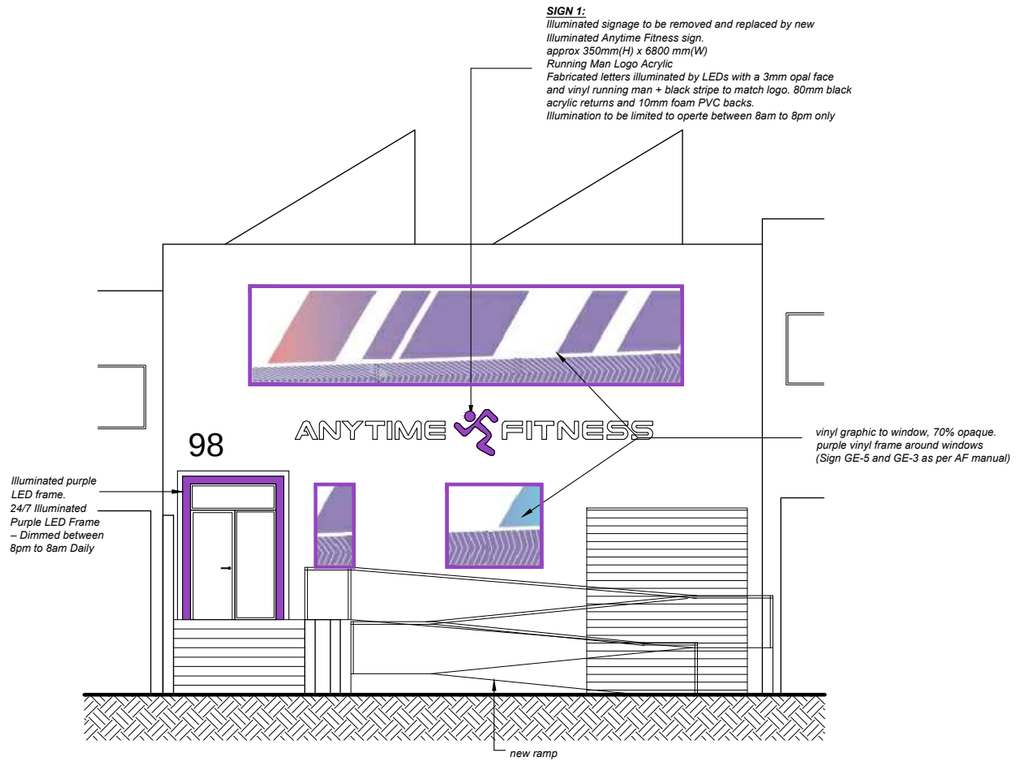
ISSUE	DATE	DESCRIPTION
A	17.02.2025	DA Issue to council

PROJECT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

CLIENT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

SHEET TITLE:
Proposed First Floor Plan

SCALE: 1:100 @ A3
DRAWN: Peter S
SHEET SIZE: A3
DWG NO: DA04.01
REVISION: a



WEST ELEVATION
SCALE: 1:100

ISSUE	DATE	DESCRIPTION
A	17.02.2025	DA Issue to council

PROJECT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

CLIENT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

SHEET TITLE:
External (West) Elevation & Signage Details

SCALE: 1:100 @ A3
DRAWN: Peter S
SHEET SIZE: A3
DWG NO: DA05.01
REVISION: a

SITE PLAN
SCALE: 1:250

ARCHISPECTRUM
Nominated Architect: Martin Bednarczyk | NSW ARB #8912
Suite C5, 8 Allen St, Waterloo NSW 2017 | A.B.N. 68 662 638 413
m: 0419 670 108 | ph: (02) 8399 2807 | e: office@archispectrum.com.au

NORTH

ISSUE	DATE	DESCRIPTION
A	17.02.2025	DA Issue to council

PROJECT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

CLIENT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

SHEET TITLE:
Site Plan

SCALE: 1:250 @ A3
DRAWN: Peter S

SHEET SIZE: A3
DWG NO: DA06.01
REVISION: a

Development Engineering Formal Referral Response

Application Information	
Referral Officer	Artemis Bacani
Officer	Stella Morgan
Council Reference	IREF25/00182
Address	98 Nicholson Street, Abbotsford
Application No.	PLN25/0031
Proposal	Use of the land as a restricted recreation facility (gymnasium), operating 24 hours a day 7 days a week, associated internally illuminated business identification signage and a reduction in car parking
Comments Sought	No parking provided on site for new use as “restricted recreation facility”, whether this is suitable
Disclaimer:	Council’s Development Engineering unit, provides the following advice based on information provided in the referral request memo referenced above.

Engineering referral details

Council’s Engineering Referral team has reviewed the drawings and documents provided by the Statutory Planning department, as outlined in ***Table 1*** below.

Specific details of the assessment are provided in ***Section 1*** and have informed the requirements and conditions.

Note: the engineering related matters highlighted in the Planning referral have been assessed and included in the response.

Table 1 - Drawings and documents reviewed by Engineering

Consultant	Drawing No. or Document	Rev	Dated
Archi Spectrum	DA03.01 *Proposed Ground Floor Plan*	A	17 January 2025
Prestige Town Planning	*Town Planning Report*		20 January 2025

SECTION 1: Engineering detailed assessment

CAR PARKING PROVISION

Proposed Development

Under the provisions of Clause 52.06-5 of the Yarra Planning Scheme, the development's parking requirements are as follows:

Proposed Use	Quantity/ Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
Restricted Recreation Facility (Gymnasium)	742 m^2 60 Patrons 3 Staff	Rates not specified in Clause 52.06-5	To the Satisfaction of the Relevant Authority	0 Spaces

***** Since the site is located within the Principal Public Transport Network Area, the parking rates in Column B of Clause 52.06-5 now apply.

To reduce the number of car parking spaces required under Clause 52.06-5 (including to reduce to zero spaces), the application for the car parking reduction must be accompanied by a Car Parking Demand Assessment.

Car Parking Demand Assessment

In reducing the number of parking spaces required for the proposed development, the Car Parking Demand Assessment would assess the following:

Parking Demand Consideration	Details
Parking Demand for Restricted Recreation Facility Use	All car parking generated by the development would be accommodated on-street in the surrounding road network. Restricted recreation facility uses in the municipality (including pilates studios, gymnasiums, dance schools etc) have been approved with either no on-site parking or with one or two on-site spaces. The table below provides some recently approved recreation facilities in Yarra: **Development Site** / **Approved Parking** **Cremorne** Yoga Studio 94 Cubitt Street PLN15/0019 issued 4 May 2016 — 2 on-site spaces (32 patrons) **Abbotsford** Gymnasium (24 hour) 563 Victoria Street PLN16/0948 issued 3 February 2017 — No on-site car parking (40 patrons) Yoga Studio 96 Nicholson Street PLN14/1065 issued 27 July 2015 — No on-site car parking (12 patrons) **Fitzroy** Gymnasium (24 hour) 224 Brunswick Street PLN14/0892 issued 14 January 2015 — No on-site car parking (40 patrons) The site is located within walking distance of various public transport services and the Victoria Street activity centre.

Availability of Public Transport in the Locality of the Land	The following public transport services can be accessed to and from the site by foot: ▪ Collingwood railway station – 350 metre walk ▪ Hoddle Street buses – 440 metre walk ▪ Victoria Street trams – 470 metre walk ▪ Johnston Street trams – 620 metre walk ▪ Victoria Park railway station – 790 metre walk
Multi-purpose Trips within the Area	Patrons to the site could combine their visit by engaging in other activities of business whilst in the area.
Convenience of Pedestrian and Cyclist Access	The site is very well positioned in terms of pedestrian access to public transport nodes and other nearby businesses. The site has good access to the on-road bicycle network.

Appropriateness of Providing Fewer Spaces than the Likely Parking Demand

Clause 52.06 lists a number of considerations for deciding whether the required number of spaces should be reduced. For the subject site, the following considerations are as follows:

Consideration	Details
Availability of Car Parking	On-street parking in this part of Abbotsford is moderate to high during business hours. The area surrounding the subject site is covered with time-based parking restrictions. The parking demand in the surrounding streets would be a disincentive for some staff and patrons to drive to the site.
Relevant Local Policy or Incorporated Document	The proposed development is considered to be in line with the objectives contained in Council's *Strategic Transport Statement*. The site is ideally located with regard to sustainable transport alternatives and the reduced provision of on-site car parking would potentially discourage private motor vehicle ownership and use.

Adequacy of Car Parking

From a traffic engineering perspective, the full waiver of car parking for the site is considered appropriate in the context of the development and the surrounding area.

Staff and patrons would make other travel arrangements to commute to and from the site, including catching public transport or riding a bicycle.

The Engineering Referral team has no objection to the reduction in the car parking requirement for this site.

SECTION 2: Acknowledgement

Engineer: Artemis Bacani

Signature: 

Date: 12 March 2025

City Works
Formal Referral Response

Application Information:

Referral Officer:	Atha Athanasi
Officer:	Audrey Mueller-Schmuki
Council Reference:	PLN25/0031
Address:	98 Nicholson St, Abbotsford VIC 3067
Proposal:	Use of the land as a restricted recreation facility (gymnasium), operating 24 hours a day 7 days a week, associated internally illuminated business identification signage and a reduction in car parking
Comments Sought:	Click here to view referral memo: Record D25/140197: IREF25/00183 - Internal Referral Request
Disclaimer:	Council's City Works Unit provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	D25/86264 (ATHANASA 06/03/2025) Note: This file has been added to the application as an attachment named 'Referral No. eRIRWaste 21099729.PDF' (ESERVICES 21/03/2025)

Comments:

The waste management plan for 98 Nicholson St, Abbotsford, author unknown and dated 9/4/25 is not satisfactory from a City Works Branch's perspective.

Issues to be rectified include, but may not be limited to the following:

1. Please incorporate all the waste management information provided in the 3-document response into one standalone WMP.
2. Please note Councils domestic waste service has been extended to commercial properties for waste from lunchrooms and bathrooms and must not be used to dispose of waste generated from business activities. Council provides 1x80L garbage collected weekly, 1x120L recycle collected fortnightly 1 x 80L glass bin collected fortnightly, and 1 x 120L FOGO bin collected weekly for this purpose.
3. Please note electronic waste includes anything with a lead or battery which all sites may from time to time need to dispose of. How this will be managed must be included in the WMP.

Waste Management Officer: Atha Athanasi

Signature: 

Date:1/05/2025

First peer review (on initial acoustic reports dated 16th January 2025)

SLR Consulting Australia
Level 11, 176 Wellington Parade, East Melbourne VIC 3002, Australia

6 March 2025
SLR Ref: 640.030695.00104-L01-v1 98 Nicholson St.docx

Attention: Stella Morgan
City of Yarra
PO Box 168
Richmond, VIC 3121

RE: Development Application – Acoustic Review
98 Nicholson Street, Abbotsford

1.0 Introduction

SLR Consulting Pty Ltd (SLR) has been retained by the City of Yarra to provide a review of the acoustic assessment report for the planning application at 98 Nicholson Street, Abbotsford.

Two acoustic reports have been prepared for this application, titled *Operational Noise Emission Assessment* (referred to as the 'Operational Noise report' from here on) and *Impact Noise & Vibration Assessment* ('Impact N&V report'). Both of the reports have the following details:

- Date: 16 January 2025 (Revision 0)
- Prepared for: Anytime Abbotsford Pty Ltd
- Prepared by: Acoustic Dynamics

The reports have been prepared as part of the planning application to operate a gym in the existing building on the subject site.

2.0 Acoustic Peer Review

2.1 Proposal and site context

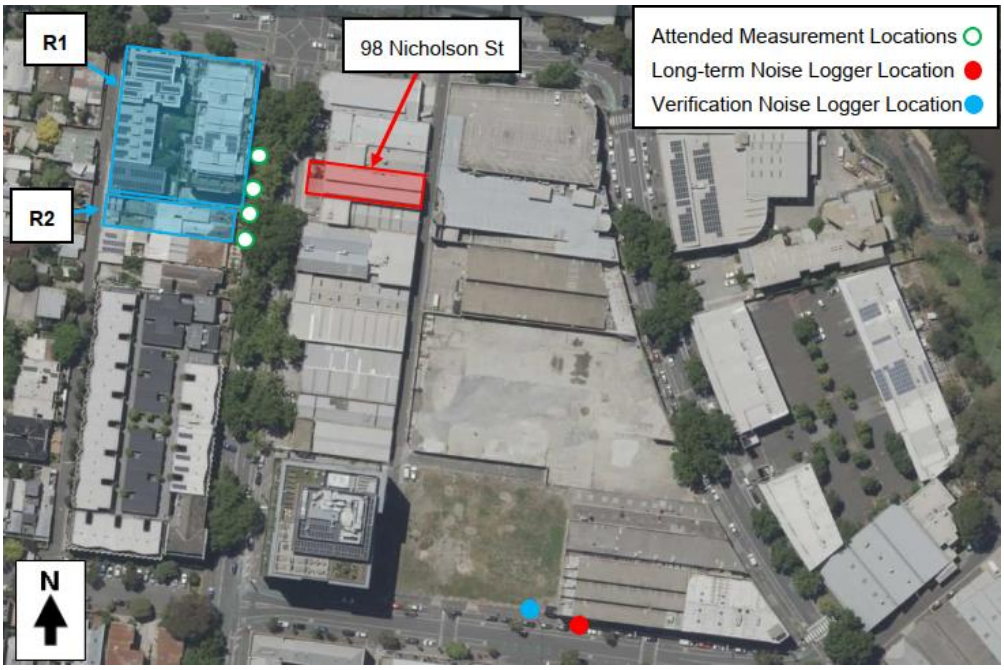
Summary of the Application

The second paragraph in Section 1.2 of the Operational Noise report states that the gym will "include items of exercise equipment such as cardio equipment, weight machines, free weights areas, group fitness area, and mechanical plant". Background music is proposed inside the gym.

The operating hours for the gym are 24 hours a day. The gym has a capacity of 80 patrons, and the expected peak use is 25-30 patrons at the times of 5-7 am and 6-9 pm.

Page 12 of the Operational Noise report states that the proposed gym abuts both the catering business to the north and the bicycle store/workshop to the south, however no structural connection was observed between the proposed gym and these buildings.

The nearest noise sensitive receivers are identified in the figure shown below (extracted from the acoustic report). 'R1' represents an apartment building at 205 Gipps Street and 'R2' represents s terrace house at 113 Nicholson Street.



SLR Comments

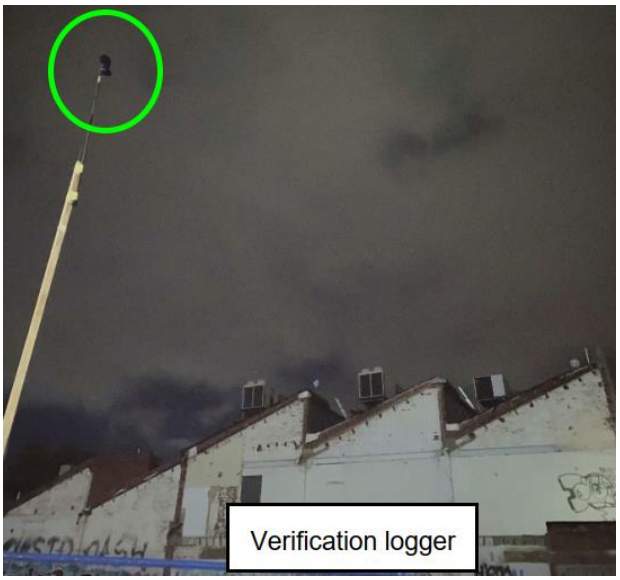
The site location, nearby sensitive receivers and applicant's proposed operations have been identified.

2.2 Background noise levels

Summary of the Acoustic Report

Unattended background noise monitoring was conducted for one week beginning on 19th September 2024. The monitoring location (shown as a red dot above) was on level 1 of 38 Mollison Street, Abbotsford, which is approx. 155 metres southeast of the subject site. The microphone was located on the southern façade, affixed to a pole protruding from a level 1 window.

To compare the noise levels measured at Mollison Street with those at the subject site, verification noise measurements were conducted for 1 hour from 1:10 am on Thursday 12th December 2024. A noise monitor was installed in the vacant lot at 32 Mollison Street (shown as a blue dot in the figure above) at a height of 4.5 metres, as shown in the photo below. The results from this noise monitor were compared with attended measurements near the subject site (the green/white dots in the figure above). Based on a comparison of 15-minute L_{90} values, the monitoring results at Mollison Street were found to be 0-2 dBA lower than the measurements near the subject site, therefore the Mollison Street monitoring was deemed representative of the receivers near the subject site.



The background noise levels used for the assessment are:

- 49 dBA L_{90} during the day period
- 41 dBA L_{90} during the evening period
- 37 dBA L_{90} during the night period

SLR Comments

It is unclear whether the measurements at 205 Gipps Street to 113 Nicholson Street were conducted in free-field conditions. However, the noise limits for the critical night period are based on zoning levels, therefore this is unlikely to affect the outcome.

2.3 EPA Publication 1826 Part I noise limits

Summary of the Acoustic Report

EPA Protocol Part I noise limits for the nearest noise sensitive receiver have been calculated based on the measured background noise levels and the planning zones. The following noise limits are presented on page 9 of the Operational Noise report:

- 55 dBA L_{eq} during the day period ('high background')
- 47 dBA L_{eq} during the evening period ('neutral background')
- 42 dBA L_{eq} during the night period ('neutral background')

SLR Comments

The presented noise limits are similar to our indicative calculations.

2.4 Airborne noise from gym & parking activities

Summary of the Acoustic Report

Page 12 of the Operational Noise report states that the following source levels (as reverberant L_{eq} noise levels) have been assumed within the gym:

- 70 dBA for cardio machines and free weights
- 80 dBA for a group gym class

The existing roller door at the rear of the gym is recommended (on page 17 of the Operational Noise report) to be infilled using 14 kg/m^2 insulation and a lining of either 13 mm plasterboard or 6 mm fibre cement sheeting. The gap above the roller door highlight windows is also recommended to be infilled, and the rear fire door is recommended to be sealed with a flexible mastic sealant.

Gym noise at the nearby residences has been assessed using the EPA Publication 1826 Part I criteria. Page 13 of the Operational Noise report states that the predicted noise level from the gym is 29 dBA at the most affected dwelling (205 Gipps Street), thus complying with the night period noise limit of 42 dBA by a significant margin.

A sleep disturbance assessment is presented on page 15 of the Operational Noise report. The predicted noise level from gym operations and slamming of car doors in the street is 58 dBA L_{max} outside the nearest dwelling, which complies with the sleep disturbance criterion of 65 dBA L_{max}. The report also states that “there may be occasional transient events associated with car doors slamming or cars starting in the early morning period” that exceeds this criterion.

Gym noise at the adjacent commercial properties has been assessed based on an assumed sound insulation rating of Rw 55 for the separating walls. A 15-minute noise level of 30 dBA L_{eq} is predicted inside the adjacent properties, which complies with the AS 2107:2016 recommended design levels by at least 15 dBA.

SLR Comments

Based on the assessment provided and site conditions, airborne noise impacts from gym activities are considered a low-risk issue for this application. Noise from car parking and talking in the street could cause amenity impacts if it occurs close to the neighbouring dwellings, however Nicholson Street is a relatively major thoroughfare and traffic passbys are expected from the other commercial uses on the street.

2.5 Structure-borne noise and vibration

2.5.1 Test method and operational restrictions

Summary of the Acoustic Report

Page 15 of the Operational Noise report states that structure-borne noise testing was conducted, using simulated gym activities in the subject site and a receiver location in the adjacent bike store. The weight-drop testing consisted of dropping 26 kg and 40 kg dumbbells from a height of 0.2 metres; this is to represent a scenario where the patron lowers the weights to near the floor and then drops it from a small height.

The weight drops were conducted near the centre of the proposed gym’s floorplate, on both the ground floor and level 1 (as shown on pages 12-13 of the Impact N&V report).

The Operational Noise report recommends that Embelton or Mason Mercer springs be installed beneath the weight stacks, and machines be fitted with rubber feet/pads. Page 18 of the Impact N&V report states that where feasible free weights and cardio equipment

should be placed as close as possible to the most rigid parts of the structure (eg near structural columns). Page 22 of the report states that frames and equipment fasteners should be decoupled from the building using resilient pads or sleeves.

Page 20 of the Impact N&V report states that springs and/or soft rubber supports and mounts should be fitted to the pin and plate loaded weights equipment, where feasible. The report also recommends that Embelton Isolated Cardio Platforms or equivalents be installed under each treadmill.

The following restrictions on maximum weights are recommended in the Operational Noise report:

- 26 kg for free weights in the ground floor functional training area
- 20 kg for free weights in the level 1 functional training area
- 40 kg for free weights in other areas on level 1 (stated in item 7 on page 18 of the Operational Noise report)
- Any weights greater than 20 kg can only be used in the designated 'free weights' area

Item 1 on page 21 of the Impact N&V report states that free weights and pin/plate loaded machines are only to be used in areas where appropriate flooring has been installed. Several management procedures regarding patron behavior are also presented in this report.

SLR Comments

To avoid any of the mitigation or control measures being overlooked, it would be helpful if all of the recommendations could be included in Section 4 of the Operational Noise report. For example, the maximum weights restrictions and several recommendations in the Impact N&V report are not currently included in this section.

2.5.2 Floor treatments and test results: ground floor

Summary of the Acoustic Report

The recommended floor constructions (on page 16 of the Operational Noise report) are as follows:

Areas	Finished Floor Topping & Energy Absorbing Layer
Ground Floor	
Free Weights Area	**Preferred:** 15mm A1 Rubber Impact gym floor topping on minimum 30mm A1 Rubber Olympact
	Alternate: 48mm Regupol Sonusfit M517
Strength Area (Strength/Plate Loaded Machines)	**Preferred:** 15mm A1 Rubber Impact gym floor topping with springs/pads beneath the weight stacks[2]
	Alternate: Polished concrete floor with springs/pads beneath the weight stacks[2]
Functional Training Area[3]	**Preferred:** 15mm A1 Rubber Impact (preferred) or 8mm gym floor topping (alternate)
Cardio Area (Treadmills & Cardio)	Polished concrete floor Treadmills/high impact cardio to be fitted with isolation platforms if required

Page 15 of the Impact N&V report presents the results of the testing for various floor constructions. The measured $L_{max(1\text{-}250Hz)}$ noise levels inside the bike store during the source position on the ground floor of the gym are:

- 39 dBA for a 26 kg weight drop on the base concrete slab (ie no mitigation)
- 31-38 dBA for 26-40 kg weight drops on the 15mm A1 tile
- 27-28 dBA for 26-40 kg weight drops on the 15mm A1 tile plus 30 mm A1 Olympact
- 27-29 dBA for 26-40 kg weight drops on the 48 mm Regupol Sonusfit M517

SLR Comments

The presented results indicate that the proposed flooring treatments are appropriate to achieve the noise criteria.

The first row of the table on page 15 of the Impact N&V report states that the ambient noise level was "L_{A90} = 39 (O/A)", which we presume is referring to an overall A-weighted level (rather than the unweighted 1-250 Hz levels shown for the test results). To allow the ambient level to be compared with the test results, we suggest that the unweighted 1-250 Hz ambient level be presented instead.

2.5.3 Floor treatments and test results: level 1

The recommended floor constructions (on page 16 of the Operational Noise report) are as follows:

Level 1	
Free Weights Area	**Preferred:** 15mm A1 Rubber Impact gym floor topping on minimum 2 x 30mm A1 Rubber Olympact
	Alternate 1: 88mm Regupol Sonusfit M517
	Alternate 2: 15mm A1 Rubber Impact floor topping on 1 x 30mm A1 Rubber Olympact OR 48mm Regupol Sonusfit M517
Strength Area (Strength/Plate Loaded Machines)	**Preferred:** 15mm A1 Rubber Impact gym floor topping on minimum 30mm A1 Rubber Olympact with springs/pads beneath the weight stacks[2]
	Alternate: 48mm Regupol Sonusfit M517 with springs/pads beneath the weight stacks OR 15mm A1 Rubber Impact gym floor topping with springs/pads beneath the weight stacks[2]
Functional Training Area[3]	**Preferred:** 15mm A1 Rubber Impact gym floor topping
Cardio Area (Treadmills & Cardio)	NIL flooring Treadmills/high impact cardio to be fitted with isolation platforms if required

The measured $L_{max(1\text{-}250Hz)}$ noise levels inside the bike store during the source position on level 1 of the gym are:

- 33-37 dBA for 26-40 kg weight drops on the 15mm A1 tile
- 30-32 dBA for 26-40 kg weight drops on the 15mm A1 tile plus 30 mm A1 Olympact
- 30 dBA for 26-40 kg weight drops on the 15mm A1 tile plus 2x 30 mm A1 Olympact
- 31 dBA for 26-40 kg weight drops on the 48 mm Regupol Sonusfit M517
- 30 dBA for 26-40 kg weight drops on the 88 mm Regupol Sonusfit M517
- 29-30 dBA for an 80 kg patron jogging and jumping on the bare floor
- 27-28 dBA for an 80 kg patron jogging and jumping on a 15 mm A1 tile

To summarise the structure-borne noise recommendations for both the ground floor and level 1, page 17 of the Operational Noise report states that the proposed flooring systems are expected to result in compliance with the AAAC guideline for gym noise (35 dBA $L_{max,31.5\text{-}250Hz}$) in the adjacent buildings.

SLR Comments

The testing shows that gym typical activities can achieve the design criteria with appropriate flooring.

2.5.4 Vibration test results

Summary of the Acoustic Report

The results of the vibration testing are shown in the figure below.

Flooring	Weight Dropped From 200mm [kg]	Survey Measurements		Criteria	
		Max. Peak Vibration Velocity [PVS, mm/s] Midspan	Max. Weighted r.m.s. Vibration Accel'n (1-80Hz) [mm/s²] Midspan	NSW EPA Peak Vibration Velocity [mm/s]	NSW EPA r.m.s. Vibration Acceleration Preferred Values [mm/s²]
Test Location A (Ground Floor) to Commercial Tenancy Adjacent					
Bare concrete slab	26kg	0.03	0.73	0.4	14
15mm A1 Rubber Impact tile	26kg	0.03	0.71		
	40kg	0.06	1.07		
15mm A1 Rubber Impact tile, on 30mm A1 Rubber Olympact	26kg	0.02	0.66		
	40kg	0.04	0.88		
48mm Regupol Sonusfit M517	26kg	0.02	0.82		
	40kg	0.03	0.93		
58mm Regupol Sonusfit M513	26kg	0.02	0.79		
	40kg	0.03	0.95		
Test Location B (Level 1) to Commercial Tenancy Adjacent					
15mm A1 Rubber Impact tile	26kg	0.02	0.43	0.4	14
	40kg	0.05	0.50		
15mm A1 Rubber Impact tile, on 30mm A1 Rubber Olympact	26kg	0.01	0.39		
	40kg	0.03	0.44		
15mm A1 Rubber Impact tile, on 2 x 30mm A1 Rubber Olympact	26kg	0.01	0.38		
	40kg	0.01	0.41		
48mm Regupol Sonusfit M517	26kg	0.01	0.38		
	40kg	0.02	0.44		
88mm Regupol Sonusfit M517	26kg	0.01	0.38		
	40kg	0.01	0.42		
58mm Regupol Sonusfit M513	26kg	0.01	0.37		
	40kg	0.02	0.44		
83mm Regupol Sonusfit M513	26kg	0.01	0.29		
	40kg	0.01	0.35		
Jogging on bare floor	80kg	0.01	0.27		
Jumping on bare floor	80kg	0.01	0.29		
Jogging on 15mm A1 Rubber Impact tile	80kg	0.01	0.19		
Jumping on 15mm A1 Rubber Impact tile	80kg	0.01	0.21		

SLR Comments

Based on the presented measurement results, the presented floor treatments appear to be appropriate.

2.6 Music noise

Summary of the Acoustic Report

Page 10 of the Operational Noise report presents the lowest measured 15-minute noise level of 32 dBA L_{90}, as shown below. *[We presume that this is based on the noise monitoring conducted at 38 Mollison Street]*

Time	Lowest Measured L_{90} Octave Band Results (Hz) [dB]						
	63	125	250	500	1K	2K	4K
Tuesday 24 September 2024 3:45am to 4:00am	42	40	36	30	26	19	14

Night-time EPA Publication 1826 Part II noise limits have been calculated by adding 8 dB to each of the octave-band noise levels shown above.

Background music is proposed within the gym, and the assumed source level is presented on page 12 of the Operational Noise report:

Music $L_{OCT10\ Noise\ Level}$ [dB]						
63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz
71	71	68	72	72	69	71

Items 2 and 3 on page 18 of the Operational Noise report recommends that music is to be played at background levels only, “restricting the use of subwoofers” and that it is preferable to install a number of smaller speakers instead of fewer larger speakers. Pages 19 to 20 of the report states that the music level is to be set by management “such that conversation can be held without exertion” and previous several recommendations to avoid the volume control being altered.

The predicted music noise level at the most-affected dwelling (205 Gipps Street) is stated on page 14 of the Operational Noise report to be at least 9 dB below the octave-band limits for the night period.

SLR Comments

We expect that indoor background music should comply with the EPA limits at the nearby dwellings.

2.7 Mechanical plant noise

Summary of the Acoustic Report

Page 12 of the Operational Noise report states that noise from the 8 existing rooftop split systems has been assessed. Since access to the rooftop was not able to be obtained at the time of the report, the assessment is based on assumed source noise levels based on data for a Daikin 22 kW system.

The predicted noise level at the most-affected receiver (205 Gipps Street) is 37 dBA, thus complying with the night period noise limit by 5 dBA.

Discussion of potential noise controls for mechanical plant is presented on pages 17-18 of the Operational Noise report.

SLR Comments

For existing mechanical plant units, it is preferable that the source noise levels are obtained via measurements of the equipment on site. If this is not possible, then the models of the equipment should be determined, in order to assist in the estimation of source noise levels.

Our indicative calculations (noting that the source levels may be revised) suggest that mechanical plant noise may exceed the night period noise limits. We therefore request clarification of the calculation details and if any shielding of the units has been allowed for (based on Google Streetview, it appears that the upper level apartments at 205 Gipps Street are overlooking the plant and therefore may be unshielded).

3.0 Recommendations

A review of the acoustic report prepared for the planning application at 98 Nicholson Street, Abbotsford has been completed. In summary, our recommendations are:

1. *To avoid any of the mitigation or control measures being overlooked, it would be helpful if all of the recommendations could be included in Section 4 of the Operational Noise report, since some recommendations (eg the maximum weights restrictions and several recommendations in the Impact N&V report) are not currently included in this section.*
2. *For existing mechanical plant units, it is preferable that the source noise levels are obtained via measurements of the equipment on site. If this is not possible, then the models of the equipment should be determined, in order to assist in the estimation of source noise levels.*
3. *Regarding the mechanical plant assessment, we request clarification of the calculation details and if any shielding of the units has been allowed for.*

Further details are presented in the previous sections of this letter.

Regards,

SLR Consulting Australia

SDL

Checked/
Authorised by: JA

Simon de Lisle
Associate- Acoustics

Second peer review (on revised acoustic reports dated 13th March 2025)

SLR Consulting Australia
Level 11, 176 Wellington Parade, East Melbourne VIC 3002, Australia

10 April 2025
SLR Ref: 640.030695.00104-L02-v1 98 Nicholson St.docx

Attention: Audrey Mueller-Schmuki
City of Yarra
PO Box 168
Richmond, VIC 3121

RE: Development Application – Review of Acoustic Report
98 Nicholson Street, Abbotsford

Introduction

SLR Consulting Pty Ltd (SLR) has been retained by the City of Yarra to provide a review of the acoustic assessment report for the planning application for 98 Nicholson Street, Abbotsford.

Details of the report are as follows:

- Title: Operational Noise Emission Assessment – Proposed 24-hour Gym – 98 Nicholson Street, Abbotsford
- Date: 13 March 2025 (Revision 1)
- Prepared for: Anytime Abbotsford Pty Ltd
- Prepared by: Acoustic Dynamics

The report has been prepared as part of the planning application to operate a gym in the existing building on the subject site.

SLR has previously conducted a peer review of Revision 0 of the report. The current revision of the acoustic report has been prepared following SLR's previous review (dated 6 March 2025).

The recommendations of SLR's previous review are as follows:

1 *To avoid any of the mitigation or control measures being overlooked, it would be helpful if all of the recommendations could be included in Section 4 of the Operational Noise report, since some recommendations (eg the maximum weights restrictions and several recommendations in the Impact N&V report) are not currently included in this section.*

2 *For existing mechanical plant units, it is preferable that the source noise levels are obtained via measurements of the equipment on site. If this is not possible, then the models of the equipment should be determined, in order to assist in the estimation of source noise levels.*

3 *Regarding the mechanical plant assessment, we request clarification of the calculation details and if any shielding of the units has been allowed for.*

Section 2.1 of the revised report includes a list of how each of our recommendations has been addressed. This has assisted with the review process, and we thank the consultant for providing this list.

Acoustic Peer Review

Item 1: List of recommendations in Section 4 of the report

Summary of the Acoustic Report

The following recommendations have been added to Section 4 of the report:

- Positioning of gym free weights and cardio equipment (Section 4.2)
- Vibration isolation for pin & plate loaded equipment (Section 4.3)
- Vibration isolation for treadmills and cardio equipment (Section 4.4)
- Items 5 (internal music levels), 9 (locations for free weights and pin/plate loaded machines), 10 (maximum 10 kg weights in the functional training areas) and 13 (patrons avoiding excessive noise and vibration activities) have been added to Section 4.6.

SLR Comments

It appears that the recommendations from the 'Impact Noise & Vibration Assessment' report are now listed in Section 4 of the 'Operational Noise Emission Assessment' report. Therefore, this item is resolved.

Item 2: Source noise levels for existing mechanical plant

Summary of the Acoustic Report

Section 3.1.1 presents the following revised source levels for the existing rooftop plant:

3. Rooftop mechanical plant being:
   - i. 1 x Daikin 25 Kw ducted system (SWL 66 dB(A));
   - ii. 3 x 2.5 Kw Panasonic split system (SWL 64 dB(A));
   - iii. 1 x 6 Kw Panasonic split system (SWL 66 dB(A));
   - iv. 3 x 6 Kw Daikin split system (SWL 64 dB(A));

The report states that this is based on the specifications for the installed plant, as provided by the landlord.

Predicted mechanical plant noise contributions at the sensitive receivers – shown in Section 3.2 of the report – are now 29 dBA at 205 Gipps Street and 21 dBA at 113 Nicholson Street (compared with previous predictions of 37 dBA and 32 dBA respectively).

SLR Comments

Since it was not feasible to obtain roof access to measure the noise levels of the existing units, the use of manufacturer specifications is reasonable. We have discussed the source data for the 25kW ducted system, with the consultant, who has supplied a manufacturer datasheet stating a source level of 58 dBA at 1 metre. We have concerns about the accuracy of the manufacturer data and the conversion to a sound power level, however as per Item 3 below, compliance is nonetheless expected for the mechanical plant noise. ***This item is therefore resolved****.*

Item 3: Propagation of mechanical plant noise

Summary of the Acoustic Report

Section 2.1 of the report states “Mechanical plant predictions do not include any additional shielding other than that provided by the building to ground floor receivers. Noise emission levels have been assessed to the most exposed external area or window of the sensitive receiver property”.

SLR Comments

The consultant has clarified that upper storey receivers are included in the assessment, and that these receivers were modelled as having line-of-sight to the mechanical plant.

Our indicative calculations for the upper storey 205 Gipps Street now shows compliance with the criteria (our calculations used a higher source level for the 25 kW ducted system, due to the concerns noted in Item 2 above). ***This item is now resolved.***

Recommendations

A review of the acoustic report prepared for the planning application at 98 Nicholson Street, Abbotsford has been completed. We consider that the acoustic items are now resolved.

Regards,

SLR Consulting Australia

SDL

Checked/
Authorised by: JA

Simon de Lisle
Associate- Acoustics

PRESTIGE TOWN PLANNING
ABN: 70 646 792 467 www.prestigetownplanning.com.au
Email: admin@prestigetownplanning.com.au Tel: 02 4308 7305

GENERAL MANAGER
C/o Statutory Planning Department
Yarra City Council, VIC, 3121

9 April 2025

RE: "REQUIREMENTS FOR WASTE MANAGEMENT PLAN" CORRESPONDENCE PREPARED 6 MARCH 2025, FOR PLN25/0031, USE OF THE LAND AS A RESTRICTED RECREATION FACILITY (GYMNASIUM), OPERATING 24 HOURS A DAY 7 DAYS A WEEK, ASSOCIATED INTERNALLY ILLUMINATED BUSINESS IDENTIFICATION SIGNAGE AND A REDUCTION IN CAR PARKING AT 98 NICHOLSON STREET, ABBOTSFORD (LOT 1/-/TP942811)

Dear Audrey,

Thank you for forwarding the referral comments and requirements from the Waste Management Officer of the Council, regarding our proposal. The following and the accompanying documents together with the revised Waste Management Plan are a response to Councils concerns raised:

1. Details of calculations for expected waste from the site must be provided, industry accepted rates for this type of use should be used.

Response

Type of Waste	Vol/Week	Proposed on-site storage methods	Destination
Paper & Cardboard	<60L	Wipes Dispensers with Internal Bins provided throughout facility – 6 x 20L *(Annexure A)* + 1 x 120L Yellow Bin provided in Waste Storage Area in Annexure B.	Moved to Waste Collection site for collection by Council fortnightly
Glass & Plastic	<30L	Internal Bins provided throughout facility – 6 x 20L*(Annexure A)* + 1 x 80L Purple Bin provided in waste storage area in Annexure B.	Moved to Waste Collection site for collection by Council fortnightly
General Waste	<40L	1 x 80L Red Bin provided in waste storage area in Annexure B.	Moved to Waste Collection site for collection by Council weekly

2. Details of the number of bins to be kept on site for each material stream their size and collection frequency

Response
Three (3) Separate bins one for recycling (120L Yellow), one for glass (80L Purple) and one for rubbish (80L Red), all labelled appropriately with the Council stickers (below) will adequately cater for any rubbish generation and management pursuant to "the Environmental Protection Act 1970 Section 45E"

Figure 1: Bin Stickers

3. Detail how any future glass recycling will be managed if required.

Response
Being a recreation facility, glass is not to make up a significant amount of the waste from site, however it is anticipated that the purple lidded bin would be sufficient.

4. Detail how electronic waste from the site will be managed. (banned from waste bins)

Response
The use does not generate any electronic waste.

5. Detail how hard waste from the site will be managed if required.

Response
No hard waste will be generated by the Indoor Recreation Facility. However, in the unlikely event, a skip bin will be hired in accordance with Councils "Waste and Recycling Toolkit for Business"

6. Please provide details of the bin storage room/area and include:

- Size of space to store the proposed bins and include space for movement and rotation of the bins as required.

Response
The bin storage area is 5.04m^2 (Refer to Plan DA03.01, Titled Proposed Ground Floor Plan, Issue A, Dated 4 April 2025, Prepared by Achispectrum)

- Provide details of net space taken up by the bins on site by m^2.

Response
The bin area is 1m^2 (Refer to Plan DA03.01, Titled Proposed Ground Floor Plan, Issue A, Dated 4 April 2025, Prepared by Achispectrum)

- Provide details of the total size of the bin storage area by m^2

Response
The bin storage area is 2.8m^2 (Refer to Plan DA03.01, Titled Proposed Ground Floor Plan, Issue A, Dated 4 April 2025, Prepared by Achispectrum)

- Provide details of how it will be ventilated to prevent odours.

Response
The bin hide is ventilated by a mesh screen to the outside of the building on the western elevation (Refer to Plan DA03.01, Titled Proposed Ground Floor Plan, Issue A, Dated 4 April 2025, Prepared by Achispectrum)

- Provide details of appropriate cleaning equipment and drainage to allow scheduled cleaning of the bins and the bin storage area.

Response
A tap and floor waste is to be included within the bin hide for cleaning (Refer to Plan DA03.01, Titled Proposed Ground Floor Plan, Issue A, Dated 4 April 2025, Prepared by Achi spectrum)

- Provide details of ventilation, washing, vermin prevention, odour prevention and rodent prevention.

Response
Both adequate cleaning and ventilation as outlined within the plan are provided. (Refer to Plan DA03.01, Titled Proposed Ground Floor Plan, Issue A, Dated 4 April 2025, Prepared by Achispectrum)

7. The WMP must provide a detailed plan showing how the bins will be collected from the site including:

- Where the bins will be placed for collection

Response
The bins will be wheeled to the curbside by staff *(Refer to Plan DA06.01, Titled Site Plan, Issue A, Dated 4 April 2025, Prepared by Achispectrum)*

• Who will be responsible for placing the bins at the collection point and returning the bins to the storage area.

Response
Staff are responsible for the placing of the bins for collection appropriately and returning them in clean condition to the bin hide.

• Who will collect the bins from site.

Response
Council will be requested to collect the bins on Tuesdays with alternate weeks collection for purple and yellow bins as advised by Council staff. It is noted that the site falls within the Abbotsford Trial area, however enquiries with Council have clarified the bin collection schedule.

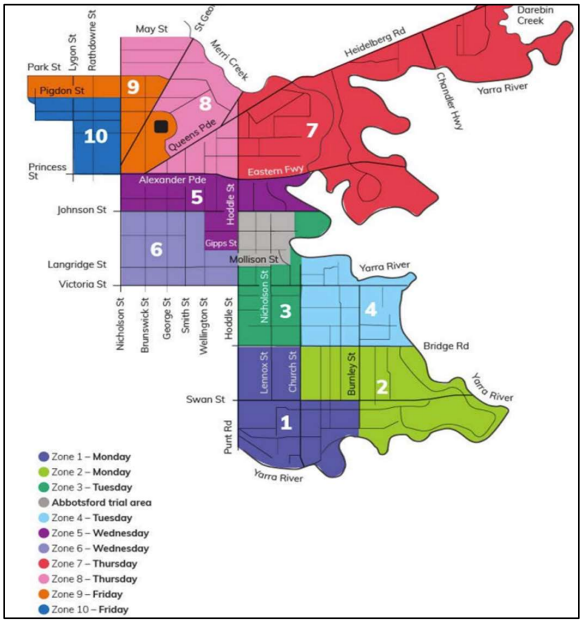


Figure 2: Collections Schedule

Your favorable consideration of the attached documentation is greatly appreciated.

Thank You,
Best Regards,

Martin de Jager
Town and Regional Planner (BA-Pln: 56456)

PRESTIGE TOWN PLANNING
PTP
Time and Favour

WASTE MANAGEMENT PLAN

9 April 2025

This Waste Management Plan has been provided for early-stage assessment during Development Planning.

LAND TO BE DEVELOPED

Street / Tenancy No.:	**98**	**Street / Road Name:**	**Nicholson Street**
Suburb:	**Abbotsford**	**Area (m^2):**	**742 m^2**

THE DEVELOPMENT

Proposed Building Work:	Residential ☐ Commercial ☒ Industrial ☐
Description of Development:	**Use as an Indoor Recreation Facility / 24hr Gymnasium, including internal fit-out, and associated business identification signage.**

BUILDER / OWNER BUILDER

Name:	**TBC – please contact the applicant.**		
Postal Address:			
Licence No.:			
Contact No.:		**Fax / E-mail:**	

GARBAGE RECEPTACLE

To be provided on site before commencement of works and until the works are completed ☒

To be provided with a tight-fitting lid and suitable for reception of food scraps and paper ☒

Ongoing Waste Management

Type of Waste	Vol/week	Proposed on-site storage methods	Destination
Paper & Cardboard	<60L	Wipes Dispensers with Internal Bins provided throughout facility – 6 x 20L *(Annexure A)* + 1 x 120L Yellow Bin provided in Waste Storage Area in Annexure B.	Collected from Waste Storage Area in Annexure B for collection by Council fortnightly
Glass & Plastic	<30L	Internal Bins provided throughout facility – 6 x 20L*(Annexure A)* + 1 x 80L Purple Bin provided in waste storage area in Annexure B.	Collected from Waste Storage Area in Annexure B. for collection by Council fortnightly
General Waste	<40L	1 x 80L Red Bin provided in waste storage area in Annexure B.	Collected from Waste Storage Area in Annexure B. for collection by Council weekly

Annexure A: Typical bins to be provided throughout the premises:

O-6 (Option A)

TYPE: Wipes dispenser
MAKE: --
MODEL: --
DESCRIPTION: Hygienic, no-touch free standing wipes dispenser with adjustable dispensing tension to reduce excess usage. The selected option will depend on the location.
PRODUCT CATEGORY: LOCAL
SUPPLIER: Regional supplier
LINK: --

DIM.: According to design
LOCATION: Cardio and Free Weight area

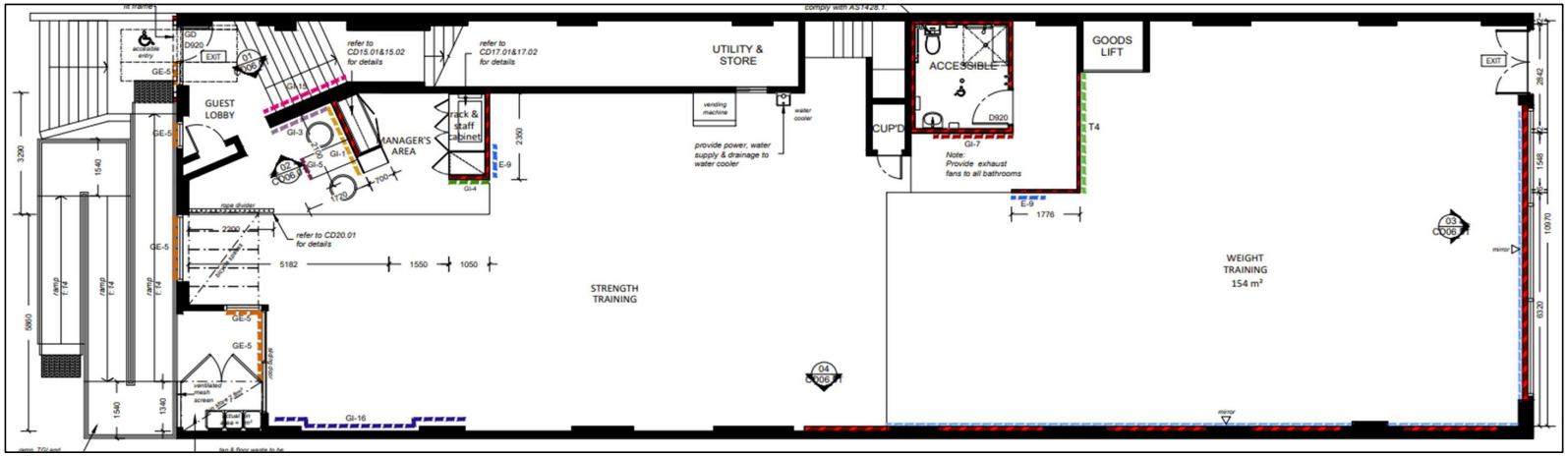
O-1

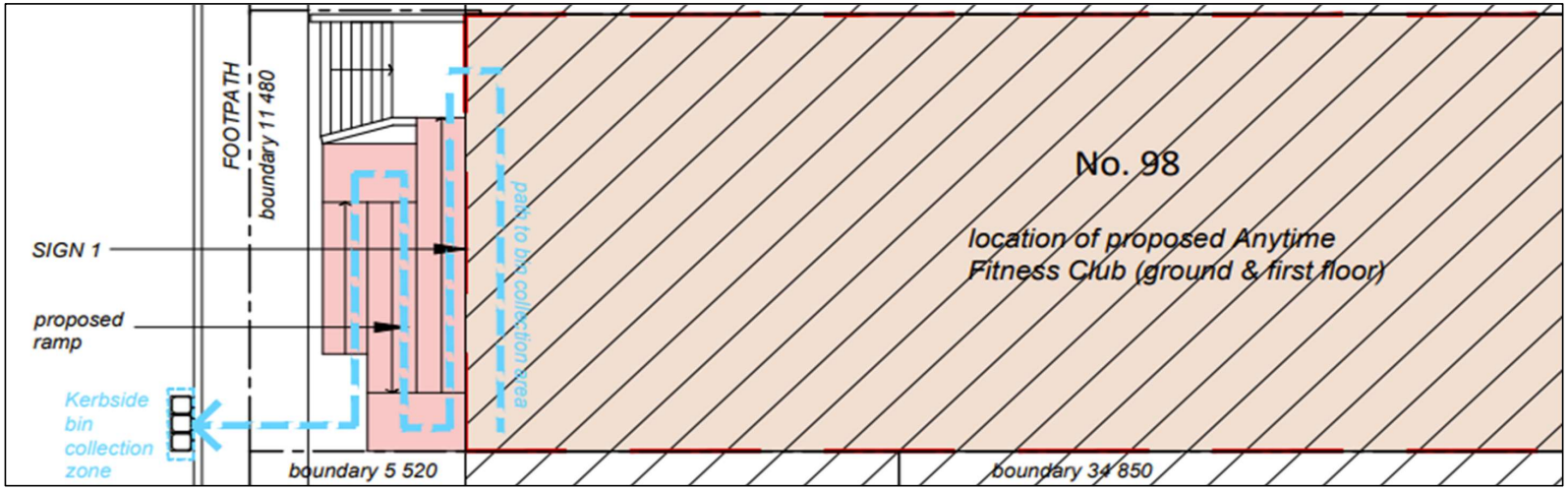
TYPE: Trash bin
MAKE: IKEA
MODEL: Rackel
DESCRIPTION: Stainless steel

PRODUCT CATEGORY: LOCAL
SUPPLIER: IKEA or Regional supplier
LINK: https://www.ikea.com/

DIM.: H 64cm D 30cm
LOCATION: Guest Lobby

Annexure B: Waste Storage Area and Bin Paths





LEGEND:

existing wall to remain

New wall type/finish

- Dry room wall
76mm steel stud
13mm plasterboard

- Wet Room wall
92mm steel stud
9mm villaboard +
12mm tile and glue

- Wet to dry Room wall
92mm steel stud
wet side - 9mm villaboard
+12mm tile and glue
dry side - 13mm plasterboard

FHR fire hose reel

EDB electrical distribution board

EXIT illuminated exit sign to comply with AS2293.1

GL glazed wall
GD glazed door
D920 denotes width of doorleaf

TV Standard TV set

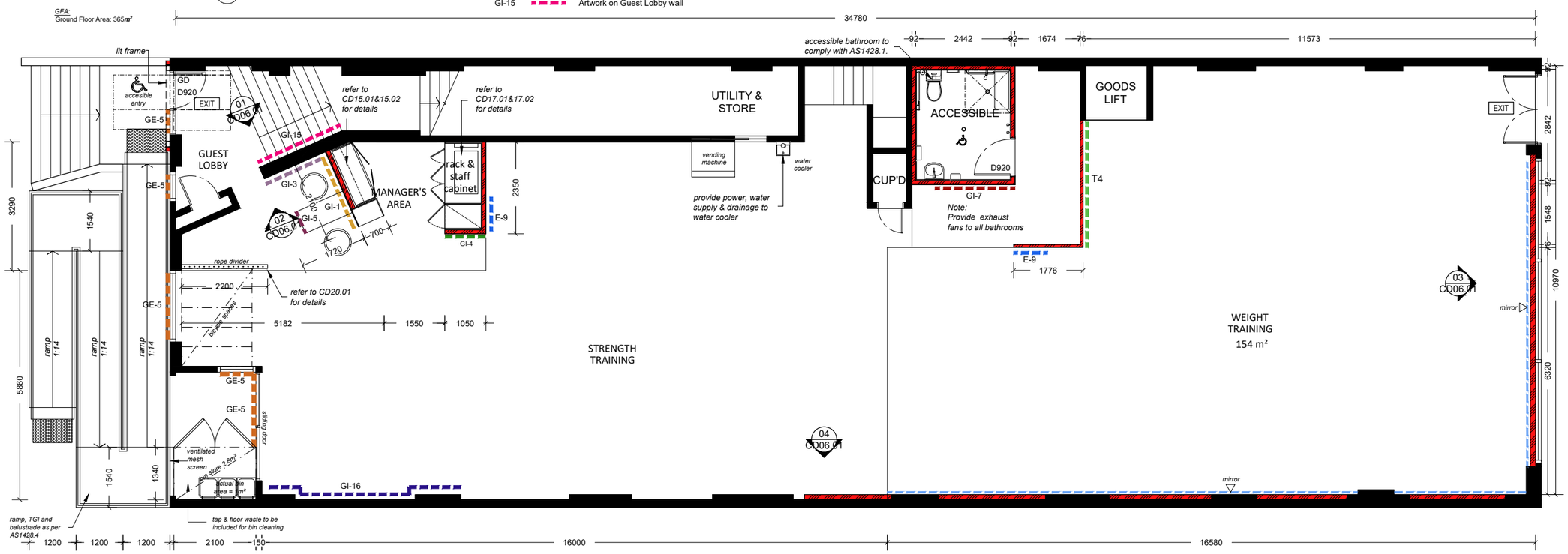
VMO TV Anytime VMO Screen

HWS Hot Water System

T4 Natural Oak wall
E-9 Cleaning Station
GI-1 Logo on New logo wall
GI-2 AF on Black oak vinyl wall
GI-3 Signage panel
GI-4 Safety panel
GI-6 Regulatory signage
GI-7 Colored lines on wall
GI-14 Coloured line on floor
GI-15 Artwork on Guest Lobby wall
GI-16 Artwork on Workout area wall
GI-18 Artwork on Existing Manager Office
GI-19 Artwork on Studio wall
GI-26 Pattern on Recovery Room
GE-5 Exterior Artwork

NOTE
- Provide mechanical ventilation in accordance with AS1668.2 and AS3666.1
- DIMENSIONS TO STUD FRAME ONLY

GFA:
Ground Floor Area: 365m²



PROPOSED GROUND FLOOR PLAN

SCALE: 1:100

ARCHISPECTRUM
Nominated Architect: Martin Bednarczyk | NSW ARB #8912
Suite C5, 8 Allen St, Waterloo NSW 2017 | A.B.N. 68 662 638 413
m: 0419 670 108 | ph: (02) 8399 2807 | e: office@archispectrum.com.au

ISSUE	DATE	DESCRIPTION
A	04.04.2025	DA Issue to Council

PROJECT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

CLIENT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

SHEET TITLE:
Proposed Ground Floor Plan

SCALE: 1:100 @ A3
DRAWN: Peter S
SHEET SIZE: A3
DWG NO: DA03.01
REVISION:

SITE PLAN
SCALE: 1:250

ARCHISPECTRUM
Nominated Architect: Martin Bednarczyk | NSW ARB #8912
Suite C5, 8 Allen St, Waterloo NSW 2017 | A.B.N. 68 662 638 413
m: 0419 670 108 | ph: (02) 8399 2807 | e: office@archispectrum.com.au

NORTH

ISSUE	DATE	DESCRIPTION
A	04.04.202	DA issue to Council

PROJECT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

CLIENT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

SHEET TITLE:
Site Plan

SCALE: 1:250 @ A3
DRAWN: Peter S

SHEET SIZE: A3

DWG NO: DA06.01

REVISION:

PRESTIGE TOWN PLANNING
ABN: 70 646 792 467 www.prestigetownplanning.com.au
Email: admin@prestigetownplanning.com.au Tel: 02 4308 7305

PLAN OF MANAGEMENT

Anytime Fitness Abbotsford, VIC

98 Nicholson Street,

Abbotsford, VIC, 3067

LOT 1/-/TP942811

20 January 2025

Prepared for submission to Yarra City Council

by Prestige Town Planning Pty Ltd on behalf of Anytime Fitness Abbotsford.

0

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Introduction

This Plan of Management was prepared by Prestige Town Planning Pty Ltd, on behalf of Anytime Fitness Abbotsford to accompany the Planning Permit application for the change in land use of 98 Nicholson Street, Abbotsford, VIC, 3067 to an "Indoor Recreation Facility" (Gymnasium), operating 24 hours a day, 7 days a week, including internal fit-out for the proposed purpose, associated business identification signage and an on-site car parking variation.

Purpose of this Plan of Management

The purpose of this Plan of Management is to describe the operational details of the business and outline measures that should be implemented in order to mitigate potential impacts on adjoining properties. Details in the plan include the number and hours of staff that is to be employed on the premises at any one time, security and access arrangements as well as noise abatement and patron management.

Anytime Fitness Operation Overview

Anytime Fitness is designed to operate different to a traditional gymnasium, whereby the premises are generally much smaller in nature and scale and are accessible on a 24-hours a day, 7 days a week basis. Members can come and go whenever they please with the implementation of unique security access systems. Members are able to let themselves in with a personal access fob and therefore provides a service to those unable to attend typical gymnasiums during their regular business hours. Due to the size, design and general low intensity operation of the Anytime Fitness brand, parking demand is relatively low.

Hours of Operation

The trading hours of the facility will be 24 hours a day, Monday to Sunday, including all public and bank holidays.

Maximum Number of Patrons

The maximum number of patrons to be within the facility at any one time is sixty (60).

Staffing

The premises would generally operate with 2 staff members (Manager, Assistant and/or Personal Trainer).

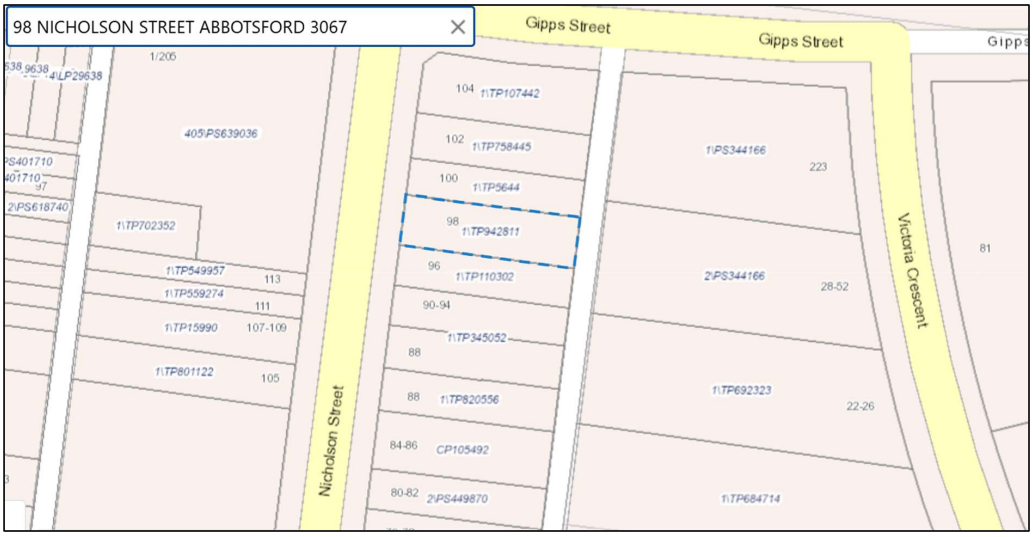
The facility is to be staffed during the following hours:

- Monday - Thursday: 10:00am – 7:00pm
- Friday: 10:00am – 5:00pm
- Saturday: 10:00am – 2:00pm
- Sunday: Unstaffed

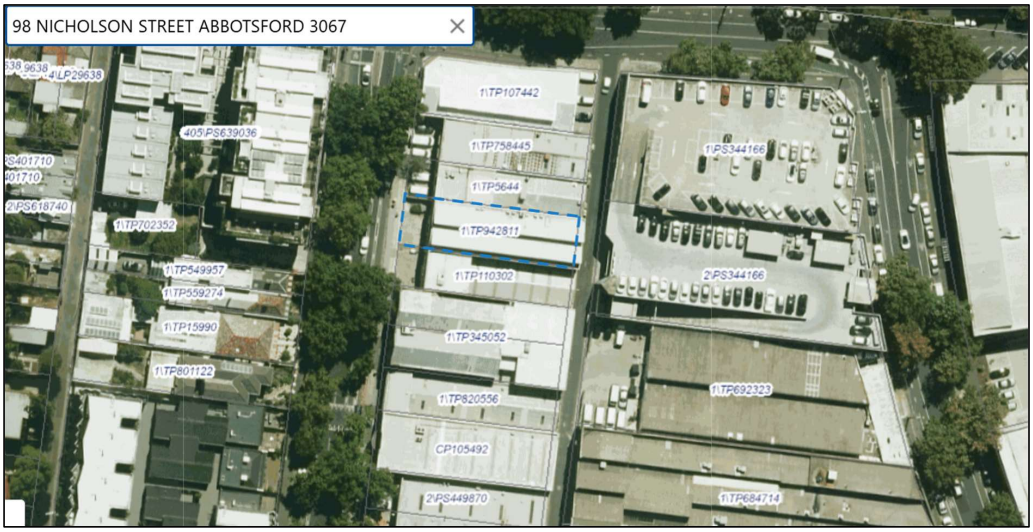
Staffing hours are subject to change as required depending on demand.

The Site

The site address of the subject property relates to 98 Nicholson Street, Abbotsford, VIC, 3067 and is registered as Lot 1/-/TP942811. The subject property is situated on the Eastern side of Nicholson Street whilst the proposed Anytime Fitness facility is to tenant the entirety of the Ground Floor and First Floor, and which consists of a total Floor Area of 742m². Please refer to the attached architectural drawings for further detail.



Locality Map - VICPlan Spatial Viewer – https://mapshare.vic.gov.au/vicplan/ - Accessed January 2025



Arial Map - VICPlan Spatial Viewer – https://mapshare.vic.gov.au/vicplan/ - Accessed January 2025

The property is considered to be sited in a convenient, sustainable and accessible location, with adequate availability to car parking within the surrounds.

Access, Safety and Security

Personal Access Fobs and Safety

Access to the facility by members will be granted through the use of personal access fobs, uniquely assigned to each member. It is important to note that only patrons with an active membership fob will be able to access the facility outside of staffed hours.

The fob has a unique identity for each member, allowing the tracking of member attendance and preventing access to all non-members outside of staffed hours, with entry being conditional upon an active access fob.

Closed Circuit Television Cameras

A CCTV system will be utilised with continual 24-hour digital video recording and remote viewing capabilities. High resolution cameras will be positioned at the member's entrance with a number of cameras strategically positioned throughout the facility to maximise the observation of access points as well as reasonable locations within the premises. The facility has been designed with the security of members, staff and guests as a top priority and the premises have been designed to securely operate as a 24-hour facility, not requiring staff to be present. This is done by a state-of-the-art system encompassing the use of CCTV cameras, intrusion detection system, remote monitoring, tail-gate detectors and Crime Prevention through Environmental Design (CPTED) design principles.

There will be a number of high-resolution CCTV cameras installed throughout the facility and these cameras will cover all areas of the gymnasium - apart from the bathrooms - including the immediate entrance. These cameras will be continuously recording, and all video recorded will be stored for a minimum of 28-days for review if an incident occurs and needs to be reviewed for investigation. The CCTV footage will also be available to the hired security company as well as the owner of the facility from any computer via a secure log-in over the internet. This offers a great deal of immediacy, be there a security or safety issue at the gymnasium. During un-staffed hours, it is important to note that the facility can be accessed by signed members only who are in possession of an active swipe fob. People who do not hold a membership to an Anytime Fitness club will not be able to access the gymnasium outside un-staffed hours. To ensure that active members of Anytime Fitness are not 'tail-gated' by intruders trying to use the facility, or trying to sneak non-members in, a state of the art 'tail gate detection' system will be installed at the member's entrance. This system monitors the entrance to ensure that only one person enters per member swipe. The facility uses laser sensors placed at each side of the doorway to detect the number of people entering.

This works in conjunction with a dedicated high-resolution camera facing the entrance. If a 'tail-gate' is detected the system will set off an alarm to alert the member that they have been followed, the security camera is then triggered to record at a higher framerate to capture clearer video. The security company is then alerted and will make a visit to the site. This system is in place to ensure the safety of members, and information can be recorded as to show who is in the facility at any given time.

Lanyards equipped with emergency buttons are also available for use by members during all hours of operation. The emergency button on these lanyards triggers an alarm and response from the security company to assist a patron with safety or health issues. It is company policy that members must wear one of these devices if they are in the gymnasium alone during un-staffed hours. Members are made aware of this through the induction process as well as signage present through the front entrance. Staff will ensure that these lanyards are always working through routine tests and battery replacement.

There will also be a number of emergency points installed throughout the gym where patrons will be able to activate an alarm and call for help. These stations in conjunction with the personal lanyards, continual CCTV monitoring and recording, the tail-gate detection and the CEPTED principles incorporated into the facility's design, all work synchronously with one another, ensuring the facility is safe and secure at all times, whether it be staffed or un-staffed. This facility too will offer the latest in all these security technologies.

Safety

The operation of a gymnasium without staff present can lead to perceptions regarding personal safety from injury and health related issues during or post-exercise. Anytime Fitness fully recognises the two issues of health and safety and have put in place a number of measures in order to minimise the occurrence of such issues and to cater for the needs of a member if an issue were to arise. During late night or early morning hours, it is not uncommon for there to be a single member using the facility. Anytime Fitness caters for people such as shift workers or students who have irregular working hours. Because of this, all fitness equipment has been designed to be operated by its user without the need for a spotter or supervisor. This is a unique feature of all Anytime Fitness gymnasiums and minimises potential issues of personal safety and or injury.

In the case of a medical emergency, either through injury or a health problem, there is equipment within the facility to deal with these emergencies. There is a first aid kit on site and all members will be shown the location of this kit when they sign up to the facility. There is also an Automatic External Defibrillator installed at each Anytime Fitness facility, including this one. There will be simplified instructions on the wall adjacent to the defibrillator detailing how and when to use the machine on a patient with heart ailments.

An emergency phone will also be installed in plain view on a wall of the facility. This phone will automatically call the security company when picked up for members to explain the situation and the security company will then engage the appropriate response. This phone will be labelled "EMERGENCY".

The subject tenancy is further already equipped with air-conditioning to keep the proposed gymnasium at a constant temperature, with fresh air entering the facility at all times. The controls for the air-conditioning system will be located within the manager's office and cannot be accessed by members during unstaffed hours.

Noise

Operational

This section should be read in conjunction with the attached Acoustic Reports provided by Acoustic Dynamics and dated 16 January 2025. In regard to the audio system, it is confirmed that the facility will not produce any obnoxiously loud music, not internally nor externally, with no large speaker system to be installed. The fit-out of the facility will include televisions with speakers to support the visuals over a ceiling mounted PA system, generating low level background music only which is to be pre-set to an acceptable volume. The internal layout of the facility has also been designed in such a manner as to keep areas with potential for noise generation as far away from any surrounding sensitive land uses as possible.

In addition;

- Access to the facility outside of staffed hours is limited to members only.
- Data from similar and surrounding Anytime Fitness Facilities during the hours of midnight-0400hrs suggests likely usage to be as low as 1 visitor per hour.
- The data also suggests that numbers are so low that groups of visitors coming and going together, a scenario much more likely to give rise to disturbance, is not likely.
- All windows and doors are to remain closed at all times but can be opened to allow patron access.
- Speakers and televisions must be isolated from the building structure and can be done through mounts or resilient pads.
- The use of weights (dumbbells, barbell, plates etc) and pin loaded machines must only be used in areas of the gym where the appropriate impact isolating flooring has been installed.
- All members must be instructed to not cause any unnecessary noise, in particular when handling weights.
- Signage is to be posted around the gym members using weights are only to be conducted within the assigned areas only.
- Signage is to be placed at the exist of the gym reminding members to be quiet when existing the gym and consider the amenity of neighbouring residents.
- Implement the use of non-resilient mounts or springs, wherever possible on all weight machines to ensure the weights come to a less abrupt halt/stop if they are to be dropped.
-

Member Orientation:

In accordance with the Membership Contract, new members will undergo a member orientation session as specified under section 5.3 of the Membership Contract. The following points are covered during this orientation:

- Members are made aware of the need to remain respectful when entering and leaving the gym, especially during the early hours.

- Education on the appropriate use of each piece of equipment on the gym floor. This includes the way equipment is used in a controlled manner as to maintain a quiet and courteous environment.
- Indication on areas appropriate for weight training (where appropriate acoustic impact absorbing rubber flooring has been installed.
- Introduction to security systems including education on 24-hour video surveillance for all gym areas both internally and externally as specified under section 6 of the Membership Contract.
- Full overview of Gym Rules and Regulations including penalties, should any rules not be adhered to.

Gym Rules:

In accordance with the Terms and Conditions of the membership contract, patrons must at all times abide by the "Club Rules" as specified under section 5.6 of the membership Contract. Anytime Fitness Abbotsford will also set out their own gym rules and regulations. Should any member breech the rules, an immediate Membership Suspension or Termination may apply.

The rules and regulations are to include but not to be limited to:

- Members and staff members must respect the amenity of nearby uses when entering and leaving the gym, especially during the early hours.
- Members and staff members must at all-times ensure that equipment is used in a correct and controlled manner so that no unnecessary noise is created e.g. unnecessary dropping of weights.
- The gymnasium shall adhere to a strict "No-weights-drop-policy" and staff is to monitor and implement the policy at all times.
- Ensuring that glass windows and doors are kept closed at all times (other than when patrons enter and exit the premises).
- Staff are to monitor behaviour of patrons within the subject premises and as patrons' egress to ensure noise emission of patrons is kept to a minimum when entering and leaving the premises.
- All low frequency and full range speakers are to be isolated from building services.
- Patrons shall be encouraged to park within the building carpark during night-time and early morning periods.
- The use of free weights shall be restricted for use within the 'Free Weights' and 'Functional Training' areas only. The use of free weights over 20kg is to be prohibited from use within the 'Functional Training Area".

Music Management

The following music management procedures are proposed to be implemented as to mitigate any potential noise generation with regards to music:

1) Prior to commencement of operations, the sound system is to be calibrated by a qualified audio visual consultant or acoustic consultant to ensure music noise levels do not exceed the prescribed octave band reverberant criteria, including identifying and marking out maximum settings on the amplification system.

2) All loudspeakers and sub woofers are to be isolated from the building structure using resilient fixings and mounts. Where sub woofers are located on the floor, they should be installed on resilient mounts (minimum 50mm thick, or high density pads).

3) The sound system volume control panel shall be locked within a case and the staff employment manual shall detail the noise obligations for staff and associated penalties for misuse of the sound system.

4) Once the sound system configuration has been appropriately set, the sound system cabinet shall be locked, with access being restricted to management only. All managers shall be instructed not to alter the settings on the pre-set sound system.

5) All managers should be instructed not to alter the settings on the sound system.

Internal and external signage

Anytime Fitness Abbotsford will invest in adequate signage both internally and externally for the attention of all members. The signage would reinforce the need for entering and exiting in a quiet and courteous way and appropriate use of the gym and its equipment.

This includes:

- Members shall be made aware that the facility is regarded an acoustically sensitive and respected environment.
- Members shall be reminded not to make any excessive noise when arriving, using or departing the premises.
- The appropriate manner in which to use weights and equipment as to limit any potential noise generation.
- Weight training is to be restricted to areas allocated for such uses only (where appropriate impact absorbing rubber flooring has been installed).
- Members are to be made aware that the dropping of weights is strictly prohibited in all areas of the facility and members should refrain from performing any exercises that could potentially generate excessive noise.
- Way finding signage.

Complaint Resolution

Management will maintain a complaint register to record any complaint made by police, Council and/or surrounding business owners or residents and will endeavour to fully address any reasonable concerns expressed by such persons. Management will endeavour to fully address all reasonable concerns of people in the surrounding area or other third parties without the involvement of Council or the New South Wales Police Service and will meet with any complaints and endeavour to completely address all reasonable concerns. Details of the owner will also be made available for complaints to be directed to.

Details which are to be recorded within the complaints and incident register as to include the following as a minimum:

- Complaint/Incident date and time
- Name, contact and address details of person(s) making the complaint
- Nature of the complaint
- Name of staff member that received and registered the complaint
- Action taken by the venue to resolve the complaint
- Follow up(s) procedure
- Outcome of the resolution

Following the receipt of a complaint of any kind, staff are to consult the remote CCTV monitoring system and access swiping data immediately upon receipt of the complaint as to identify any members and/or staff that may be in breach of club rules. Should a member and/or staff be found to be in breach of club rules, a formal written warning and in person discussion is to be actioned. Should any member and/or staff be found guilty of breaching the club rules on more than one occasion, an immediate suspension of their membership or employment must be processed. In the event of repeat offences, a membership or employment termination must be processed.

Maintenance, Cleaning, and ongoing Waste Management

It is anticipated that the volume of waste generated by the gym will be minimal. Bins will be provided for patrons throughout the premises and all waste will be stored in properly separated within appropriate waste bins situated in the building's waste storage area as indicated on the attached *Waste Management Plan*, before being removed for disposal by an appropriate private contractors.

Gym equipment will be maintained in good working order and serviced on a regular basis. Any equipment identified as faulty or requiring repair will be removed from use or clearly identified as 'Out of order'. Cleaning of the premises and equipment will be carried out on a daily basis including the cleaning of all cardio machines, weight machines, showers, toilets and general gym area. Signage will also be placed on the premise indicating to patrons that they must use personal towels and cleaning fluids provided at a number of sanitising stations within the facility. Disposable wipes will also be provided throughout the facility for the use of cleaning equipment etc.

Conclusion

In order to satisfy Council that the facility can operate on a 24-hour basis, the mitigation measures discussed in this report are to be undertaken on a daily basis as to ensure that the proposed development would not adversely affect the surrounding premises in the locality:

These measures include:

- Access, Safety and Security
    - Personal Access Cards
    - Closed Circuit Television Cameras
    - General Safety
- Noise
    - Operational
    - Member Orientation
    - Gym Rules
    - Internal and external signage
    - Complaint Resolution
- Maintenance, Cleaning and Waste Management

Through the implementation of the aforementioned mitigation measures, the facility would not create any adverse impacts for any neighbourhood or surrounding land uses.

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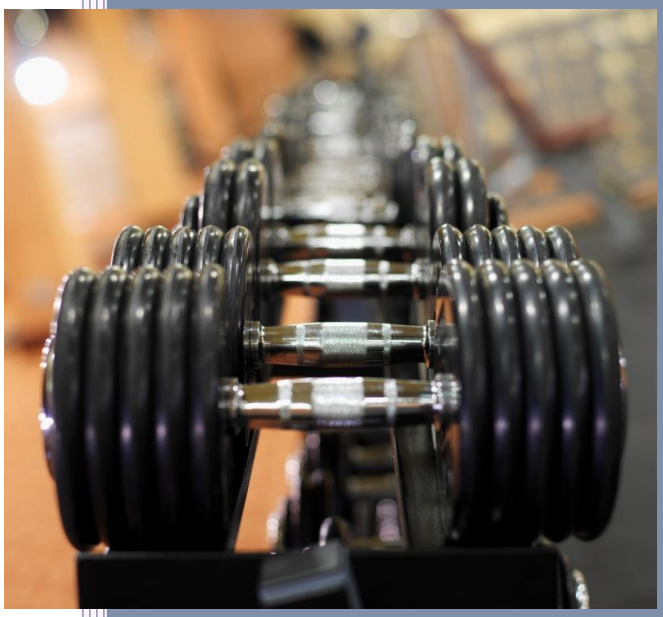
Impact Noise & Vibration Assessment

Anytime Fitness Abbotsford



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1 INTRODUCTION

1.1 SUMMARY

Acoustic Dynamics is engaged by **Anytime Abbotsford Pty Ltd** to investigate the noise and vibration impacts associated with the use of weights within the proposed Anytime Fitness gym located within the commercial development at 98 Nicholson Street Abbotsford.

The subject gym is located adjacent to commercial tenancies within the development. Accordingly, noise and vibration measurements have been conducted between the free weight area and the commercial tenancy adjacent to assess the performance of various proposed gym sample floor systems, to assist in the reduction of weight drop noise and vibration.

Acoustic Dynamics has been engaged to provide advice through the performance of weight drops testing, and provide detailed recommendations.

This document provides an assessment of representative noise and vibration transmission associated with the use of weights in the gym, with particular consideration given to the use of free weights. Further recommendations have been provided for the attenuation of impact noise and vibration through the use of impact absorbing floor systems to meet the requirements of the relevant impact noise criteria and objectives.

1.2 SCOPE

Acoustic Dynamics has been engaged to provide a noise and vibration assessment of the use weights within the gym, along with recommendations for appropriate mitigation measures to achieve satisfactory noise and vibration levels. A summary of the scope is provided below:

- Review of legislation;
- Travel to site to conduct inspections of the gym tenancy;
- Conduct regenerated noise and vibration emission testing within the affected tenancy, based on the dropping of weights onto the existing substrate and various sample floor systems;
- Process and analyse measurement data; and
- Provide recommendations for flooring materials and management measures to adequately control and manage noise and vibration associated with the use of weights and high impact cardio activities.

2 BACKGROUND INFORMATION

2.1 ACOUSTIC DISTURBANCES FROM GYMS

The use and operation of gyms within mixed-use buildings can generate acoustic disturbances throughout various areas of a building when adequate acoustic treatment of the gym is not incorporated. Such acoustic disturbances are likely to fall within the following categories:

1. Vibration transmission - where vibration generated within the gym is transmitted throughout the building structure;

2. Regenerated noise - where noise is produced within the adjacent areas of the building, resulting from the transmission of vibration throughout the building structure); and

3. Airborne noise transmission - where noise within the gym is transmitted through the floor/ceiling or wall partitions into the adjacent occupancies.

Acoustic disturbances associated with airborne noise transmission occur when the construction of partition wall and floor/ceiling construction systems are inadequate. Airborne sound transmission issues are unlikely to occur when the building has been designed and constructed to provide adequate acoustic privacy between occupancies. It is not specifically related to the type of flooring installed within gyms. However, it should be noted that any improvements to the flooring for the purpose of reducing impact noise are likely to correspond to an apparent improvement in airborne sound transmission performance, or a reduction in transmitted airborne sound.

Acoustic Dynamics' experience in conducting assessments of gyms has found that the use of the free weights area and the dropping of free weights onto the floor are the activity most likely to generate acoustic disturbance within the adjacent areas of the building (specifically vibration transmission and regenerated noise). Additionally, the use of weights machines, both pin and plate loaded, is likely to produce similar disturbances, of slightly lesser magnitude.

2.2 DEFINITIONS

The following section presents the definitions and explanations of terminology used throughout this report.

2.2.1 NOISE

Noise is produced through rapid variations in air pressure at audible frequencies (20 Hz – 20 kHz). Most noise sources vary with time. The measurement of a variable noise source requires the ability to describe the sound over a particular duration of time. A series of industry standard statistical descriptors have been developed to describe variable noise, as outlined in **Section 2.2.2** below.

2.2.2 NOISE DESCRIPTORS

dB – Decibels. The fundamental unit of sound, a Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell. Probably the most common usage of the Decibel in reference to sound loudness is dB sound pressure level (SPL), referenced to the nominal threshold of human hearing. For sound in air and other gases, dB(SPL) is relative to 20 micropascals (μPa) = 2×10^{-5} Pa, the quietest sound a human can hear.

L_{Aeq} – The A-weighted sound pressure level averaged over the measurement period. It can be considered as the equivalent continuous steady-state sound pressure level, which would have the same total acoustic energy as the real fluctuating noise over the same time period. Measured in dB.

L_{Amax} – The maximum or peak A-weighted noise level that occurs over the measurement period. Measured in dB.

RMS – Root Mean Squared. RMS a statistical measure of the magnitude of a varying quantity. The RMS value of a set of values is the square root of the arithmetic mean (average) of the squares of the original values.

Indoor Design Level – The recommended maximum level in dB(A) inside a building from external noise sources.

2.2.3 A-WEIGHTING

"A-weighting" refers to the prescribed amplitude versus frequency curve used to "weight" noise measurements in order to represent the frequency response of the human ear. Simply, the human ear is less sensitive to noise at some frequencies and more sensitive to noise at other frequencies. The A-weighting is a method to present a measurement or calculation result with a number representing how humans subjectively hear different frequencies at different levels.

2.2.4 NOISE CHARACTER, NOISE LEVEL AND ANNOYANCE

The perception of a given sound to be deemed annoying or acceptable is greatly influenced by the character of the sound and how it contrasts with the character of the background noise. A noise source may be measured to have only a marginal difference to the background noise level, but may be perceived as annoying due to the character of the noise.

Acoustic Dynamics' analysis of noise considers both the noise level and sound character in the assessment of annoyance and impact on amenity.

3 ASSESSMENT CRITERIA AND STANDARDS

Acoustic Dynamics has conducted a review of legislation and Australian Standards that are applicable to the assessment of noise and vibration impacts associated with the dropping of weights or other high impact activities. Details of the relevant standards and policies are presented in **Appendix B**. A summary of the criteria and objectives used in this assessment has been presented below.

3.1 ENVIRONMENT PROTECTION ACT

The *Environment Protection Act 2017* (incorporating amendments as at 1 July 2021), provides a legislative framework for the assessment and control of noise impacts.

Part 3.2 of the Act provides the following detail regarding the environmental noise obligations of all Victorians:

> *"**25 General environmental duty***
>
> *1) A person who is engaging in an activity that may give rise to risks of harm to human health or the environment from pollution or waste must minimise those risks, so far as reasonably practicable."*

Part 7.6 of the Act provides the following detail regarding the control of unreasonable and aggravated noise:

> *"Part 7.6—Control of unreasonable and aggravated noise*
>
> *166 Unreasonable noise*
>
> *A person must not, from a place or premises that are not residential premises—*
> *a) emit an unreasonable noise; or*
> *b) permit an unreasonable noise to be emitted.*

Section 3 of the Act provides a definition of unreasonable noise:

> *"**unreasonable noise** means noise that—*
>
> *a) is unreasonable having regard to the following—*
> *i. its volume, intensity or duration;*
> *ii. its character;*
> *iii. the time, place and other circumstances in which it is emitted;*
> *iv. how often it is emitted;*
> *v. any prescribed factors; or*
>
> *b) is prescribed to be unreasonable noise;"*

3.1.1 NOISE LIMIT AND ASSESSMENT PROTOCOL

Part 5.3 of the Environment Protection Regulations (2021) provides the following detail regarding the assessment of noise impacts:

> *"**113 Prediction, measurement, assessment and analysis of noise must be in accordance with Noise Protocol***
>
> *A person who conducts a prediction, measurement, assessment or analysis of noise within a noise sensitive area for the purposes of the Act or these Regulations, must conduct the prediction, measurement, assessment or analysis in accordance with the Noise Protocol."*

3.2 AAAC'S "GUIDELINE FOR ACOUSTIC ASSESSMENT OF GYMNASIUMS & EXERCISE FACILITIES"

Member firms of the Association of Australasian Acoustical Consultants (AAAC) have prepared the "*Guideline for Acoustic Assessment of Gymnasiums and Exercise Facilities*" (Version 1.0 February 2022) to assist members and local councils in accurately and fairly assessing the noise and vibration impact from gymnasiums on sensitive receivers.

Contained within the guideline are recommendations of noise objectives to be used for the assessment of the impact of noise and vibration emission from gymnasiums and exercise facilities to nearby sensitive receivers.

The sections below outline the relevant criteria applicable to noise and vibration emission levels from impulsive sources (i.e. dropping of weights and impact) associated with the development at nearby tenancies.

3.2.1 IMPULSIVE NOISE EMISSION CRITERIA

The AAAC provides recommended criteria for impulsive noise emission from gymnasiums to residential and non-residential receivers from the performance of activities within a gymnasium or exercise space. These activities often include the use of free weights, weight machines, cardio machines such as treadmills and stationary exercise bikes, as well as equipment such as boxing bags, battle ropes and exercises where contact is made with the floor such as box jumps or skipping. These criteria are presented in **Section 3.2.1.1** and **3.2.1.2** below.

3.2.1.1 IMPULSIVE NOISE EMISSION TO COMMERCIAL RECEIVERS

The AAAC's recommends the following criteria apply to impulsive noise emission from gymnasiums to commercial receivers from the performance of activities within the gymnasium including the dropping of weights. Overall contributed L_{AFmax} within octave bands of interest (octave bands containing the impulse energy, generally 31.5 Hz to 250 Hz, as determined by the acoustic consultant) should not exceed the following levels:

$L_{AFmax(\Sigma Oct,31.5\text{-}250Hz)}$ ≤ 40 dB for general uses[1]
$L_{AFmax(\Sigma Oct,31.5\text{-}250Hz)}$ ≤ 35 dB for sensitive uses[2]
$L_{AFmax(\Sigma Oct,31.5\text{-}250Hz)}$ ≤ 30 dB for critically sensitive uses[3]

Notes:

1. *General uses may include office spaces and general working areas*
2. *Sensitive uses may include private offices, classrooms, childcare and movie cinemas*
3. *Critically sensitive uses may include noise sensitive laboratories and board rooms*
4. *Justification would be required of the acoustician for the objective criteria adopted*

3.2.2 VIBRATION EMISSION CRITERIA

The AAAC provides recommended criteria for vibration emission from gymnasiums to residential and non-residential receivers from the performance of activities within a gymnasium or exercise space. Perceived vibration resulting from the use and operation of gymnasiums and exercise facilities is generally not a significant issue at receiver locations. If structure-borne (regenerated) noise can be reduced to acceptable levels when designing mitigation, it is often the case that levels of vibration within receiver properties will be imperceptible. Accordingly, tactile vibration is usually a secondary concern after noise emission (airborne and structure-borne), when considering the effects of gymnasium and exercise facility activities on occupants of neighbouring receiver properties.

Although uncommon, it is possible that tactile vibration resulting from the use and operation of the gymnasium or exercise facility may be the main, or a significant issue in the assessment of some facilities. As such the AAAC provides some guidance for those rare occasions.

The criteria provided by the AAAC are derived from the NSW EPA document "*Assessing Vibration: a technical guideline*", which presents preferred and maximum vibration values for use in assessing human responses to vibration and provides recommendations of the measurement and evaluation techniques. Note is made that the NSW EPA's Guideline provides non-mandatory guidance, and are not specific to the assessment of gyms or exercise facilities.

The recommended criteria are reproduced in **Table 1** below:

Table 1 – EPA Acceptable Impulsive Vibration Weighted r.m.s. Acceleration Values (mm/s^2) (1-80Hz)

Location	Assessment period	Preferred Value		Maximum Value	
		z-axis	x- and y-axes	z-axis	z-axis x- and y-axes
Critical Areas[1]	Daytime or Night-time	5	3.6	10	7.2
Residences	Daytime	300	210	600	420
	Night-time	100	71	200	140
Offices, school, educational institutions and places of worship	Daytime or Night-time	640	460	1280	92
Workshops	Daytime or Night-time	640	460	1280	92

Note: 1) Examples include hospital operating theatres and precision laboratories.

The acceptable weighted r.m.s. vibration acceleration values for continuous vibration set out in Table 2.2 of the NSW EPA Guideline are presented within **Table 2** below.

Table 2 – EPA Acceptable Continuous Vibration Weighted r.m.s. Acceleration Values (mm/s2) (1-80Hz)

Location	Assessment period	Preferred Value		Maximum Value	
		z-axis	x- and y-axes	z-axis	z-axis x- and y-axes
Critical Areas[1]	Daytime or Night-time	5	3.6	10	7.2
Residences	Daytime	10	7.1	20	14
	Night-time	7	5	14	10
Offices, school, educational institutions and places of worship	Daytime or Night-time	20	14	40	28
Workshops	Daytime or Night-time	40	29	80	58

Note: 1) Examples include hospital operating theatres and precision laboratories.

The vibration generated from the dropping of weights onto the gym floor typically induces maximum acceleration in the vertical axis. Accordingly, the “Preferred Value, z-axis” criteria in **Table 1** and **Table 2** above should be applied to the analysis and assessment.

The criteria for r.m.s. vibration velocity and peak velocity values for impulsive vibration set out in Table C1.1 of the NSW EPA Guideline are summarised within **Table 3** below.

Table 3 – EPA Criteria for Exposure to Impulsive Vibration Velocity Values (mm/s)

Location	Assessment period	RMS Velocity		Peak Velocity	
		Preferred	Maximum	Preferred	Maximum
Critical Areas[1]	Daytime or Night-time	0.10	0.20	0.14	0.28
Residences	Daytime	6.00	12.00	8.60	17.00
	Night-time	2.00	4.00	2.80	5.60
Offices, school, educational institutions and places of worship	Daytime or Night-time	13.00	26.00	18.00	36.00
Workshops	Daytime or Night-time	13.00	26.00	18.00	36.00

Note: 1) Examples include hospital operating theatres and precision laboratories.

The criteria for r.m.s. vibration velocity and peak velocity values for continuous vibration set out in Table C1.1 of the NSW EPA Guideline are summarised within **Table 4** below.

Table 4 – EPA Criteria for Exposure to Continuous Vibration Velocity Values (mm/s)

Location	Assessment period	RMS Velocity		Peak Velocity	
		Preferred	Maximum	Preferred	Maximum
Critical Areas[1]	Daytime or Night-time	0.10	0.20	0.14	0.28
Residences	Daytime	0.20	0.40	0.28	0.56
	Night-time	0.14	0.28	0.20	0.40
Offices	Daytime or Night-time	0.40	0.80	0.56	1.10
Workshops	Daytime or Night-time	0.80	1.60	1.10	2.20

Note: 1) Examples include hospital operating theatres and precision laboratories.

3.2.3 SUMMARY OF NOISE EMISSION CRITERIA

Table 3.1 presents a summary of the noise emission objectives specific to the project.

Table 3.1 Summary of AAAC's Impulsive Noise Emission Objectives

Location	Time of Day	$L_{Amax(\sum Oct,31.5\text{-}250Hz)}$ Noise Objectives
Commercial tenancies adjacent (bicycle store/workshop & catering kitchen)	When in use	**35 dB**

Based on our experience with various gymnasium and exercise facilities, as well as the extensive research conducted by the AAAC, Acoustic Dynamics advises that the noise and vibration emission objectives presented within the AAAC's guideline is the most appropriate methodology for assessment of such developments, and achieving the noise emission objectives detailed within the AAAC's "*Guideline for Acoustic Assessment of Gymnasiums and Exercise Facilities*" will ensure that the use weights within the gym will not adversely affect the nearby and surrounding sensitive receivers.

Accordingly, this report presents an assessment of the use weights within gymnasium in accordance with the AAAC's guidelines.

Note: An assessment of impacts associated with music noise, instructors, or patron activity does not fall within the scope of this report. Acoustic Dynamics advises that operational noise emission from the gym must comply at all times with the requirements of the Environment Protection Act 2017. General operational guidance is provided within **Section 6.5.1**.

4 METHODOLOGY

A site visit, inspections and acoustic testing were conducted on Wednesday 8 January 2025 between the gym tenancy and the commercial tenancy (bicycle store/workshop) adjacent. The following two sets of tests were conducted simultaneously within the building:

1. Regenerated noise emission testing; and
2. Structural vibration testing.

4.1 SET UP AND TESTING PROCEDURE

The test procedure involved the controlled dropping of free weights onto the sample floor systems loose laid on the bare floor in the proposed gym.

26kg and 40kg dumbbells were used to be representative of the heavier than average load that could be dropped in the area under test. Each of the weights were dropped from approximately 200mm which is conducive with a strict weight-drops policy (i.e. no dropping of weights). This was to represent the typical worst-case scenario within the designated areas where upon completing a set of lifts, the gym user lowers the free weight near to the floor and then drops the weight allowing it to free fall a small distance, creating impact noise and vibration throughout the building.

The test procedure detailed above was undertaken within the gym (as shown in **Figure 4.1**). Regenerated noise and vibration measurements were undertaken within the commercial tenancy directly adjacent to the gym, as this is representative of the most impacted sensitive receiver locations.

Figure 4.1 Location for Weight Drop Tests (Ground Floor)

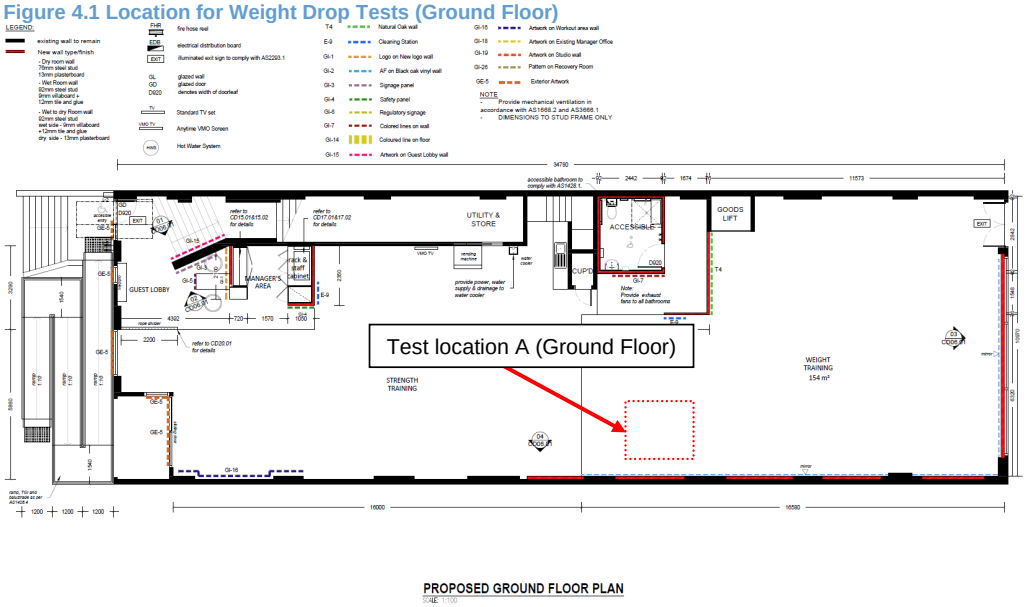
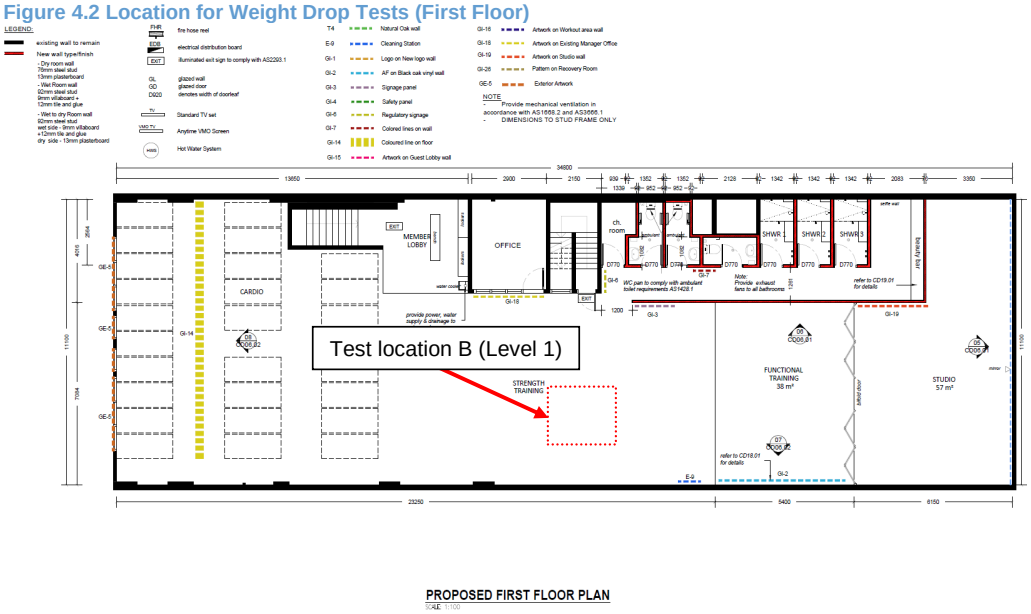


Figure 4.2 Location for Weight Drop Tests (First Floor)



The regenerated noise emission testing and vibration testing were conducted simultaneously using separate measurement devices for noise and vibration during the test procedure. Details of the measurement devices are presented below.

4.2 REGENERATED NOISE MEASUREMENT

A Class 1 sound level meter (SLM) was used to measure the regenerated noise levels transmitted through the building and received in the tenancy adjacent. The SLM was positioned on a tripod within the tested receiver location.

4.3 VIBRATION MEASUREMENT

Vibration monitoring was conducted in accordance with the measurement procedure described in **Section 3** above. Vibration levels were measured using a high sensitivity tri-axial geophone coupled to a vibration data logger. Measurements were conducted to determine the maximum resulting vibration levels. The selected measurement location was representative of a worst-case midspan location.

4.4 SAMPLE FLOOR SYSTEMS

The following sample floor products were tested in accordance with the procedures described above, to determine the floor systems that deliver acceptable levels of noise and vibration.

Table 4.1 Floor Systems Tested on Existing Bare Slab

Sample	Finished Floor Topping & Energy Absorbing Rubber Matting Layer (on concrete substratum)
1	48mm Regupol Sonusfit M517
2	88mm Regupol Sonusfit M517
3	58mm Regupol Sonusfit M513
4	83mm Regupol Sonusfit M513
5	15mm A1 Rubber Impact topping
6	30mm A1 Rubber Olympact flooring

4.5 INSTRUMENTATION & MEASUREMENT STANDARDS

All measurements are conducted in accordance with Australian Standard 1055.1-1997, *"Acoustics - Description and Measurement of Environmental Noise Part 1: General Procedures"*. Acoustic Dynamics' sound measurements are conducted using precision sound level meters conforming to the requirements of IEC 61672-2002 *"Electroacoustics: Sound Level Meters – Part 1: Specifications"*. The survey instrumentation used during the survey is set out in **Table 4.2** below.

Table 4.2 Noise & Vibration Survey Instrumentation

Type	Serial Number	Instrument Description
2250	3012260	Brüel & Kjaer Modular Precision Sound Level Meter
4189	2650956	Brüel & Kjaer 12.5 mm Prepolarised Condenser Microphone
4231	623588	Brüel & Kjaer Acoustic Calibrator
716A0406	BE16253	Instantel 4 Channel Minimate
714A9701	BG20153	Instantel Tri-axial Geophone

The reference sound pressure level was checked prior to and after the measurements using the acoustic calibrator and remained within acceptable limits.

5 RESULTS

5.1 REGENERATED NOISE MEASUREMENTS – WEIGHT DROPS

The results for the regenerated noise levels measured within the commercial tenancy adjacent following the dropping of weights are presented within **Table 5.1** below. The single level presented for each test scenario shows the average of the three repeated drop tests. Subsequent analysis has been based on this average level for each test scenario.

The maximum noise levels ($L_{Amax(1\text{-}250Hz)}$) have been presented in accordance with the requirements of the AAAC assessment criteria. The objective noise emission level has been presented, along with an indication of compliance with the objective.

Analysis of the frequency spectrum of the noise measurements indicate that the levels contributed by the dropping of weights are mostly contained within the frequency range of 1 to 250 Hz for weights dropped in the test areas. Accordingly, **Table 5.1** below presents the measured regenerated noise levels in the frequency range 1 to 250 Hz.

Table 5.1 Measured Contributed Regenerated Noise Levels & Objectives

Floor Sample	Weight Dropped from 200mm	Measured Contributed Regenerated Noise Level (1-250 Hz) [dB] L_{AMax}	AAAC Guideline Noise Level Objective [dB]	Achieves Objectives?
Test Location A (Ground Floor) to Commercial Tenancy Adjacent				
Ambient Noise Level	-	L_{A90} = 39 $L_{A90,1\text{-}250Hz}$ = 30	≤ 35	-
Bare concrete slab	26kg	39		**No**
15mm A1 Rubber Impact tile	26kg	31		**Yes**
	40kg	38		**No**
15mm A1 Rubber Impact tile, on 30mm A1 Rubber Olympact	26kg	27		**Yes**
	40kg	28		**Yes**
48mm Regupol Sonusfit M517	26kg	27		**Yes**
	40kg	29		**Yes**
58mm Regupol Sonusfit M513	26kg	29		**Yes**
	40kg	29		**Yes**
Test Location B (Level 1) to Commercial Tenancy Adjacent				
15mm A1 Rubber Impact tile	26kg	33	≤ 35	**Yes**
	40kg	37		**No**
15mm A1 Rubber Impact tile, on 30mm A1 Rubber Olympact	26kg	30		**Yes**
	40kg	32		**Yes**
15mm A1 Rubber Impact tile, on 2 x 30mm A1 Rubber Olympact	26kg	30		**Yes**
	40kg	30		**Yes**

Floor Sample	Weight Dropped from 200mm	Measured Contributed Regenerated Noise Level (1-250 Hz) [dB] L_{AMax}	AAAC Guideline Noise Level Objective [dB]	Achieves Objectives?
48mm Regupol Sonusfit M517	26kg	31	≤ 35	**Yes**
	40kg	31		**Yes**
88mm Regupol Sonusfit M517	26kg	30		**Yes**
	40kg	30		**Yes**
58mm Regupol Sonusfit M513	26kg	28		**Yes**
	40kg	32		**Yes**
83mm Regupol Sonusfit M513	26kg	30		**Yes**
	40kg	31		**Yes**
Jogging on bare floor	80kg	29		**Yes**
Jumping on bare floor	80kg	30		**Yes**
Jogging on 15mm A1 Rubber Impact tile	80kg	27		**Yes**
Jumping on 15mm A1 Rubber Impact tile	80kg	28		**Yes**

The measured results in **Table 5.1** indicate that the regenerated noise levels produced by the dropping of weights are likely to exceed the AAAC Gym Guideline objective levels without the installation of high performing gym flooring.

5.2 VIBRATION TEST RESULTS – WEIGHT DROPS

The results for the vibration levels measured within the commercial tenancy adjacent are presented within **Table 5.2** below. The measured “peak vibration velocity” values and “weighted r.m.s. vibration acceleration” values for each test scenario are presented, along with the vibration emission objectives for impulsive (transient) vibration, in accordance with AS 2670 and the EPA’s vibration guideline for commercial tenancies.

The single level presented for each test scenario is the average of the three repeated drop tests. Subsequent calculations have been based on the average level for each test scenario. The vibration data has been processed for the frequency range of 1-80Hz in order for assessment with the AS 2670 and EPA objectives for peak vibration velocity and weighted r.m.s. acceleration values.

Table 5.2 Measured Maximum Vibration Levels (1-80Hz) & Objectives for Adjacent Receivers

Flooring	Weight Dropped From 200mm [kg]	Survey Measurements		Criteria		Objectives Achieved?
		Max. Peak Vibration Velocity [PVS, mm/s] Midspan	Max. Weighted r.m.s. Vibration Accel'n (1-80Hz) [mm/s^2] Midspan	NSW EPA Peak Vibration Velocity [mm/s]	NSW EPA r.m.s. Vibration Acceleration Preferred Values [mm/s^2]	
Test Location A (Ground Floor) to Commercial Tenancy Adjacent						
Bare concrete slab	26kg	0.03	0.73	0.4	14	**Yes**
15mm A1 Rubber Impact tile	26kg	0.03	0.71			**Yes**
	40kg	0.06	1.07			**Yes**
15mm A1 Rubber Impact tile, on 30mm A1 Rubber Olympact	26kg	0.02	0.66			**Yes**
	40kg	0.04	0.88			**Yes**
48mm Regupol Sonusfit M517	26kg	0.02	0.82			**Yes**
	40kg	0.03	0.93			**Yes**
58mm Regupol Sonusfit M513	26kg	0.02	0.79			**Yes**
	40kg	0.03	0.95			**Yes**
Test Location B (Level 1) to Commercial Tenancy Adjacent						
15mm A1 Rubber Impact tile	26kg	0.02	0.43	0.4	14	**Yes**
	40kg	0.05	0.50			**Yes**
15mm A1 Rubber Impact tile, on 30mm A1 Rubber Olympact	26kg	0.01	0.39			**Yes**
	40kg	0.03	0.44			**Yes**
15mm A1 Rubber Impact tile, on 2 x 30mm A1 Rubber Olympact	26kg	0.01	0.38			**Yes**
	40kg	0.01	0.41			**Yes**
48mm Regupol Sonusfit M517	26kg	0.01	0.38			**Yes**
	40kg	0.02	0.44			**Yes**
88mm Regupol Sonusfit M517	26kg	0.01	0.38			**Yes**
	40kg	0.01	0.42			**Yes**
58mm Regupol Sonusfit M513	26kg	0.01	0.37			**Yes**
	40kg	0.02	0.44			**Yes**
83mm Regupol Sonusfit M513	26kg	0.01	0.29			**Yes**
	40kg	0.01	0.35			**Yes**
Jogging on bare floor	80kg	0.01	0.27			**Yes**
Jumping on bare floor	80kg	0.01	0.29			**Yes**
Jogging on 15mm A1 Rubber Impact tile	80kg	0.01	0.19			**Yes**
Jumping on 15mm A1 Rubber Impact tile	80kg	0.01	0.21			**Yes**

6 RECOMMENDATIONS

Acoustic Dynamics' analysis indicates the following recommendations should be incorporated into the development as a minimum, to ensure that the noise and vibration objectives stated in **Section 3** are achieved within the adjacent occupancies.

6.1 RECOMMENDATIONS FOR POSITIONING OF EQUIPMENT

6.1.1 FREE WEIGHTS & CARDIO EQUIPMENT

Where feasible, Acoustic Dynamics recommends that any free weight be positioned as close as practical to the most rigid part of the subject tenancy. Such locations are likely to be next to load bearing walls or as close as practically possible to structural columns. Strict adherence and enforcement of a "no weight drops" policy will be required to ensure the protection of the amenity of commercial uses adjacent.

Where possible cardio equipment should also be placed as close as practical to the most rigid locations within the tenancy, however this is less critical than the location of the free weights and pin and plate loaded weights equipment.

Note that no free-weights should be used in the group training areas, unless adequate impact absorbing flooring is installed.

6.2 RECOMMENDED FLOORING SYSTEMS

Fue to the construction of the development and the dynamic performance of the building structure, adequately controlling structure borne noise and vibration will be very difficult without installation of suitable gym flooring, and strict adherence to a Plan of Management. Our measurement results indicate that even with the installation of a very high performing gym acoustic floor system, noise and vibration associated with the use of free weights, pin/plate loaded equipment and high impact gym activities will likely be audible and detectable by occupants within other areas of the building without the **strictest** implementation of a management plan.

Acoustic Dynamics recommends installation of one of the following flooring products/systems in the various areas of the gym. Installation of the flooring will reduce vibration emission and associated regenerated noise levels within the adjacent and surrounding occupancies.

Based on Acoustic Dynamics understanding of feasibility within the gym, the recommended flooring systems are presented in **Table 6.1** below, in order of acoustic performance.

Table 6.1 Recommended Flooring

Areas	Finished Floor Topping & Energy Absorbing Layer
Ground Floor	
Free Weights Area	**Preferred:** 15mm A1 Rubber Impact gym floor topping on minimum 30mm A1 Rubber Olympact
	Alternate: 48mm Regupol Sonusfit M517
Strength Area (Strength/Plate Loaded Machines)	**Preferred:** 15mm A1 Rubber Impact gym floor topping with springs/pads beneath the weight stacks[2]
	Alternate: Polished concrete floor with springs/pads beneath the weight stacks[2]
Functional Training Area[3]	**Preferred:** 15mm A1 Rubber Impact (preferred) or 8mm gym floor topping (alternate)
Cardio Area (Treadmills & Cardio)	Polished concrete floor Treadmills/high impact cardio to be fitted with isolation platforms if required (See **Section 6.4**)
Level 1	
Free Weights Area	**Preferred:** 15mm A1 Rubber Impact gym floor topping on minimum 2 x 30mm A1 Rubber Olympact
	Alternate 1: 88mm Regupol Sonusfit M517
	Alternate 2: 15mm A1 Rubber Impact floor topping on 1 x 30mm A1 Rubber Olympact OR 48mm Regupol Sonusfit M517
Strength Area (Strength/Plate Loaded Machines)	**Preferred:** 15mm A1 Rubber Impact gym floor topping on minimum 30mm A1 Rubber Olympact with springs/pads beneath the weight stacks[2]
	Alternate: 48mm Regupol Sonusfit M517 with springs/pads beneath the weight stacks OR 15mm A1 Rubber Impact gym floor topping with springs/pads beneath the weight stacks[2]
Functional Training Area[3]	**Preferred:** 15mm A1 Rubber Impact gym floor topping
Cardio Area (Treadmills & Cardio)	Bare floor Treadmills/high impact cardio to be fitted with isolation platforms if required (See **Section 6.4**)

Note. 1) Deadlift platforms, barbell and weight racks may require additional absorption layers/pads to be incorporated. These can be incorporated into the lifting platforms, barbell and weight racks if required.

2) Embleton NXS-17™ or Mason Mercer IMF-D™ springs to be installed beneath the weight stacks, and machines should be fitted with rubber feet/pads. See **Section 6.3** for specific recommendations regarding pin and plate loaded equipment.

3) It is recommended that no free weights (including medicine balls or similar) heavier than 20kg are to be used in the Level 1 functional training area, and no free weights (including medicine balls or similar) heavier than 26kg are to be used in the ground functional training area. All free weights heavier than 20kg must be used in the designated free weight area.

Prior to selecting and ordering flooring, Acoustic Dynamics recommends a review be undertaken of the manufactured product quality, likely durability, manufacturer's installation specifications and the warranty provided.

The installation of the above recommended flooring products/systems in the relevant areas of the gym is likely to significantly reduce/minimise vibration emission and associated regenerated noise into the adjacent and surrounding occupancies. Note is made that the installation of impact reducing flooring, must be supplemented by the implementation of a suitable Plan of Management for the gym.

6.3 RECOMMENDATIONS FOR PIN & PLATE LOADED WEIGHTS EQUIPMENT

Acoustic Dynamics recommends the incorporation of springs and/or soft rubber supports and mounts to pin and plate loaded weights equipment, where feasible.

Although unlikely to offer such treatments without prompting or specific request, Acoustic Dynamics understands that most manufacturers/suppliers of pin and plate loaded weights equipment are now able to fit springs and/or soft rubber supports/mounts to the pin and plate loaded weights equipment they supply.

Acoustic Dynamics understands that a number of manufacturers/suppliers of pin and plate loaded weights equipment have liaised with various spring suppliers including Embelton Ltd™ and Mason Mercer™ to obtain suitable spring and soft rubber mounts for their equipment. Once sourced, we understand that the service technicians for these equipment manufacturers/suppliers can fit these to the equipment. For further assistance please contact:

- Embelton: Web: www.embelton.com, Ph: 02 9748 3188; and
- Mason Mercer: Web: www.masonmercer.com.au, Ph: masonmercer.com.au.

Alternatively, the 30mm thick gym flooring can be trimmed to suitably sized isolation pads to be installed beneath the feet of the pin and plate loaded machines (see figures in **Appendix A**).

Acoustic Dynamics' experience and measurements are indicative that regenerated sound and vibration resulting from the use of this equipment can be **significantly reduced** following the incorporation of such springs and/or soft rubber supports and mounts.

6.4 RECOMMENDATIONS FOR TREADMILLS & CARDIO

Although not likely to cause disturbance in the same manner as weight drop impacts, noise associated with the use of treadmills and cardio equipment should be considered.

Acoustic Dynamics advises the use of suitably resilient pads, mounts, platforms or springs can be installed under the feet of cardio equipment.

It is recommended that an Embelton "**Isolated Cardio Platform**" (or equivalent) be installed

under each treadmill, to reduce the transmission of noise and vibration (see image and data sheet in **Appendix A**).

Acoustic Dynamics understands that most manufacturers/suppliers of cardio equipment are now able to fit springs and/or soft rubber supports/mounts to the equipment they supply. A supplier of suitable springs, mounts and cardio platforms is Embelton, Ph: 02 9748 3188.

6.5 RECOMMENDATIONS FOR MANAGEMENT OF GYM NOISE AND VIBRATION EMISSION

The recommendations for physical noise mitigation controls within this report must be coupled with an appropriate Plan of Management including a weight drop policy. The noise control measures recommended will assist with reducing regenerated sound transmission throughout the building resulting from weight drops, however the activities within the subject gym and any resulting noise emission are the responsibility of the gym operator.

Accordingly, Acoustic Dynamics recommends the development of a **strict** management plan ("Plan of Management") for the gym that includes measures to ensure that any noise and vibration emission associated the use and operation of the gym is minimised.

The following policies and procedures (or similar) are recommended to be incorporated in the gym management plan:

1. The use of free weights (including dumbbells, barbell, kettlebells, plates and medicine balls, battle ropes) and pin/plate loaded machines is to be **restricted** to areas within the gym where appropriate impact isolating flooring has been installed;

2. Maximum 20kg weights are to be used in functional training areas;

3. Put in writing and enforce a condition that allows management to reprimand a patron/client by way of **fine, suspension or expulsion** if they are found to repeatedly drop weights within the gym and cause a potential disturbance to the neighbouring occupants;

4. Communicate to staff the **strict requirement** that patron/clients must not conduct activities likely to generate excessive vibration (i.e. dropping weights or using weights in restricted areas);

5. Communicate to all patrons the **strict requirement** that when using the gym they must not conduct activities likely to generate excessive noise and vibration (i.e. dropping weights or using weights in restricted areas);

6. Monitoring of members using weights (both free weights and weight machines) within the gym, providing **immediate warnings** to members that drop weights or allow weights to drop;

7. Any frames and equipment fasteners should be de-coupled from the building structure via the use of a **resilient pads or sleeves**. Care must be taken to ensure that resilient pads or sleeves are not over-compressed. Acoustic Dynamics advises suppliers of appropriate decoupling systems are:

    - Embleton Ltd™; and
    - Mason Mercer Pty Ltd™;

8. The erection of clearly visible signage throughout the gym advising users that they must not drop weights or allow weights to drop onto the gym floor, or use weights outside the allowed areas; and

9. The use of springs underneath the weight stacks, wherever possible, on all weight machines (pin and plate loaded) to ensure weights come to a less abrupt halt or stop should they be dropped.

6.5.1 GENERAL ACOUSTIC GUIDANCE

1. Any speakers installed in the gym should be small format (i.e. no use of subwoofers or large format speakers);

2. All speakers should be isolated from the building structure by installing on resilient mounts or pads; and

3. Management must ensure that music levels are kept at a reasonable level (i.e. conversation can be held within the gym without exertion) to ensure compliance with the music noise limits determined in accordance with the requirements of the Environment Protection Regulations.

7 CONCLUSION

Acoustic Dynamics has conducted an investigation and assessment of the noise and vibration performance of the proposed Anytime Fitness Abbotsford gym. Testing and measurements have been assessed in accordance with the standards and guidelines applicable to the assessment of noise and vibration within the building. The governing documents include:

- AAAC *Guideline for Acoustic Assessment of Gymnasiums and Exercise Facilities;*
- AS 2107 – "*Acoustics – Recommended design sound levels ...for buildings*"; and
- AS 2670 – "*Evaluation of human exposure to whole-body vibration*".

A selection of impact absorbent flooring systems was tested to assess their noise and vibration attenuation performance. 26kg and 40kg free weights were dropped on the floor samples in a series of noise and vibration tests. Results of the testing and analysis indicated that:

- Vibration generated by the use of free weights in the gym will exceed the applicable vibration emission objectives within the occupancies adjacent without the

implementation of appropriate flooring and management measures (including a clearly defined weights drop policy);

- Regenerated noise levels resulting from the use of free weights on flooring without the flooring recommendations provided in **Section 6** will exceed the AAAC "*Guideline for Acoustic Assessment of Gymnasiums and Exercise Facilities*" objective levels. Accordingly, Acoustic Dynamics recommends the installation of the best physically and economically achievable flooring within the gym (see **Section 6**); and

- A strict Plan of Management **must** be developed and implemented into the operation of the gym.

Acoustic Dynamics advises that impact absorbing gym flooring will be required to be installed within the gym to ensure noise and vibration impacts are reduced within the adjacent and surrounding occupancies within the building. Suitable flooring options have been recommended in Section 6. Installation of the flooring will reduce vibration emission and associated regenerated noise levels within the adjacent and surrounding occupancies.

Acoustic Dynamics has undertaken the above testing with the understanding that a suitable Plan of Management, specific to the requirements of the building will be implemented, incorporating our advice within **Section 6** above. Note is made that the incorporation of specialised gym flooring within the development would be deemed ineffective should users disregard the plan of management and drop weights from excessive heights or misuse equipment within the premises. The nature of the surrounding tenancies in the subject building is such that complaints may arise from tenants should a **strict** plan of management not be enforced.

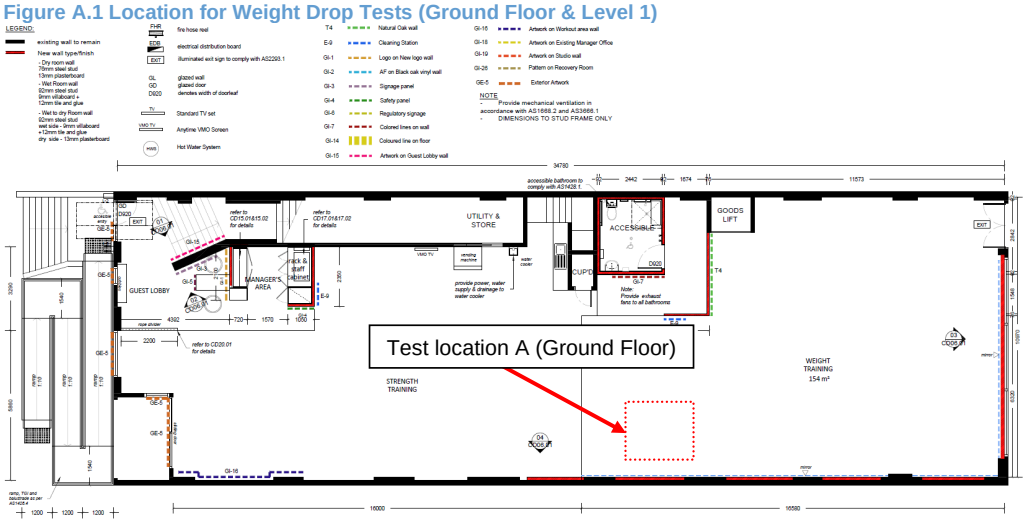
However, Acoustic Dynamics advises that with the incorporation of the recommendations of this report, including a **strict management plan** and **weight drop policy** into the management of the gym, noise and vibration associated with the use of the gym may be satisfactorily managed.

We trust that the above information meets with your requirements and expectations. Please do not hesitate to contact us on 03 7015 5112 should you require more information.

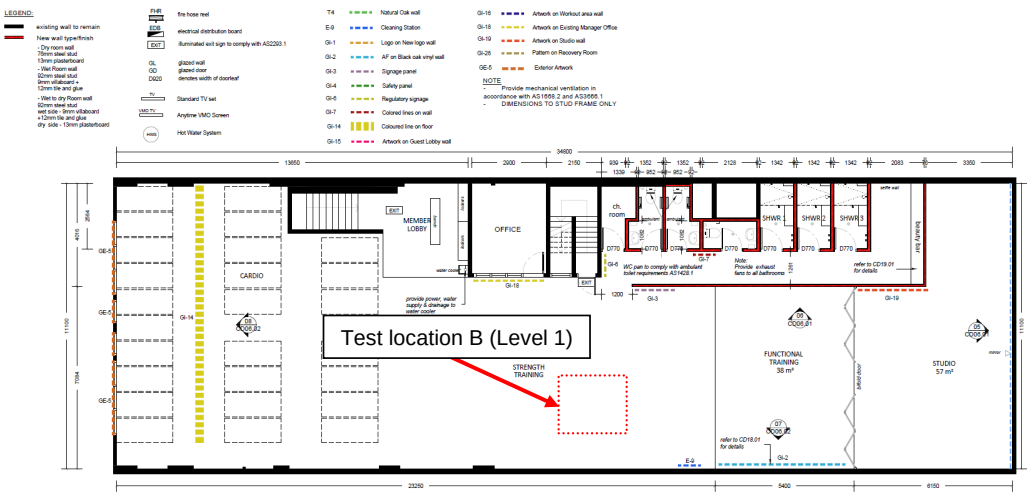
APPENDIX A – DRAWINGS & ISOLATION EXAMPLES

A.1 GYM TENANCY TEST LOCATIONS

Figure A.1 Location for Weight Drop Tests (Ground Floor & Level 1)



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

A.2 PIN/PLATE PADS & TREADMILL PLATFORM EXAMPLES

Isolated Cardio Platform

CP-800

APPLICATION

Modular, customisable platform for vibration isolation treatment of treadmills and other gym equipment.

FEATURES

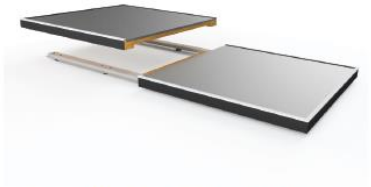
- 50-75% reduction in vibration transmission, depending on mounts selected and equipment weight
- 2m x 1m overall dimensions, suitable for almost all commercial grade treadmills and other cardio machines
- High performance 6-12mm deflection discrete rubber mounts, recessed into the platform (deflection depends on treadmill and user weight) with replaceable mounts to increase deflection or reduce wobble
- Heavy duty structural plywood construction for stability and life
- Shipped in 4 pieces for easy handling (minor assembly required)

CUSTOMISATION

- Custom sizes available to cater for short treadmills and other machines, as well as for gyms where machines are packed closely together
- Custom trim and mat colours available
- Replaceable rubber mounts to cater for different machine weights
- Vibration isolation performance can be further increased by weight loading

INSTALLATION

- Platforms must be placed at least 20mm away from any walls, machines, and other platforms to allow sideways movement.
- If installed on a floor with thick and soft underlay, load spreaders should be used to prevent the platform feet from sinking into the floor.
- Power cords must not be routed below the platforms as they may get pinched during platform movement.



PLATFORM SEPARABLE INTO 4 PIECES FOR EASY TRANSPORT

PLATFORM INSTALLED IN A GYM

PLATFORM ALLOWS FOR TREADMILL INCLINE ADJUSTMENT

APPENDIX B – ASSESSMENT CRITERIA & STANDARDS

B.1 AUSTRALIAN STANDARDS

AS 2107 – *"ACOUSTICS – RECOMMENDED DESIGN SOUND LEVELS ...FOR BUILDINGS"*

Australian Standard 2107:2016 recommends satisfactory and maximum design sound levels for different areas of occupancy within buildings.

AS 2107 recommends the following satisfactory and maximum design sound levels for occupancies and areas which are likely to be located adjacent to gyms within multi-storey buildings:

Table B1.1 - Recommended Design Sound Levels for Different Areas of Occupancy in Buildings (Extract from Australian Standard 2107 Table 1)

Type of occupancy / activity	*Design sound level, ($L_{Aeq,t}$) range*
Specialty shops	*< 45*
Kitchens and service areas	*45 to 55*

Acoustic Dynamics advises that any levels of airborne noise or regenerated noise transmitted into the adjacent and surrounding occupancies should not exceed the relevant maximum design sound levels presented in **Table B1.1** above. By ensuing gym noise levels received within the nearest receivers do not exceed the above recommended maximum internal design levels; it is likely to ensure occupants of the nearest receivers are not adversely affected by the use and operation of the gym.

AS 2670 – "EVALUATION OF HUMAN EXPOSURE TO WHOLE-BODY VIBRATION"

Part 1 of Australian Standard 2670 (AS 2670.1-2001 *"Evaluation of human exposure to whole-body vibration – Part 1: General Requirements"*) defines methods for the measurement and evaluation of periodic, random and transient whole-body vibration. Note should be made that the standard considers vibration within the frequency range of 1Hz to 80Hz (i.e. low frequency vibration).

AS 2670.1 outlines methods for evaluation of vibration including:

1. The basic evaluation method using weighted root-mean-square (r.m.s.) acceleration;
2. The running r.m.s. method; and
3. The fourth power vibration dose method (i.e. the VDV method).

The appendix of AS 2670.1 provides some guidance on the effects of vibration on the health, comfort and perception of a receiver. However, guidance on criteria for assessment of vibration in buildings is provided in part two of the standard.

Part 2 of Australian Standard 2670 (AS 2670.2-1990 *"Evaluation of human exposure to whole-body vibration – Part 2: Continuous and shock-induced vibration in buildings (1 to 80 Hz)"*) offers guidance on the application of AS 2670.1 to human response to building vibration.

AS 2670.2 contains weighting curves, across the 1 to 80Hz frequency range considered, which provide guidance on human response to vibration in buildings. Annex A of AS 2670.2 provides information on the vibration magnitudes used in various countries to assess satisfactory levels of vibration.

Table B1.2 below details the most conservative vibration levels used for assessment of satisfactory vibration in buildings (assuming vibration takes place at the most affecting frequency, and based on the weighting curves contained in AS 2670.2).

Satisfactory vibration levels are presented for the receiver types being assessed above to the gym:

Table B1.2 - Most Conservative Vibration Levels used to Specify Satisfactory Magnitudes of Building Vibration, for Relevant Receiver Types (Based on AS 2670.2 Annex A)

Type of Receiver	Time	Continuous or intermittent vibration		Transient vibration excitation with several occurrences per day	
		Acceleration (mm/s^2)	Velocity peak (mm/s)	Acceleration (mm/s^2)	Velocity peak (mm/s)
Commercial	Day or night	14.4	0.8	216 – 461	11.4 – 25.5

Acoustic Dynamics advises that based on the information contained within AS 2670.2, for vibration events no more than several occurrences per day or night, generation of transient vibration levels below those detailed in **Table B1.2** above will ensure that the probability of any adverse reaction from adjacent occupants is low. For continuous vibration (such as resulting from patrons running on treadmills), generation of vibration levels below continuous levels detailed in **Table B1.2** above will ensure that the probability of any adverse reaction from adjacent occupants is low. Note is made that any regenerated noise produced by the

vibration of walls, floors or ceilings is not considered under the vibration assessment outlined within AS 2670.

B.2 NSW ENVIRONMENT PROTECTION AUTHORITY (EPA)

TECHNICAL GUIDELINE FOR VIBRATION ASSESSMENT

In the absence of suitable criteria or guidelines from Council or EPA Victoria, the NSW EPA's document *"Assessing Vibration: A Technical Guideline"* provides information relating to the assessment of vibration on building occupants. The guideline presents preferred and maximum vibration values for use in assessing human responses to vibration and provides recommendations of the measurement and evaluation techniques.

The criteria presented are non-mandatory goals that should be sought to be achieved through the application of all feasible and reasonable mitigation measures. Note should be made that the guideline assesses vibration within the frequency range of 1Hz to 80Hz (i.e. low frequency vibration), and does not take into account vibration that may occur at higher frequencies. Accordingly, compliance with the recommended criteria of the guideline does not mean that vibration will not cause any disturbance, as vibration occurring at frequencies higher than 80Hz can cause audible levels of regenerated noise.

The vibration criteria within the guideline have been classified into the categories: a) continuous; b) impulsive; and c) intermittent vibration. Vibration generated from the operation of the gym is not continuous or regular, and is therefore considered to be impulsive.

The guideline presents vibration criteria that use the parameter of acceleration root mean square (rms), measured in metres per second per second (m/s^2). The vibration weightings applied to Weighted r.m.s. Vibration Acceleration calculations are described in detail within British Standard BS 6472-1992.

The acceptable Weighted r.m.s. Vibration Acceleration values for impulsive vibration stated in the guideline are presented within **Table B2.1** below.

Table B2.1 - Acceptable Impulsive Vibration Weighted r.m.s. Acceleration Values (mm/s^2) (1-80Hz)

Location	Assessment period	Preferred value		Maximum value	
		z-axis	x- and y-axes	z-axis	x- and y-axes
Offices, school, educational institutions and places of worship	Daytime or Night-time	640	460	1280	92

The acceptable weighted r.m.s. vibration acceleration values for continuous vibration set out in the guideline are presented within **Table B2.2** below.

Table B2.2 - Acceptable Continuous Vibration Weighted r.m.s. Acceleration Values (mm/s^2) (1-80Hz)

Location	Assessment period	Preferred value		Maximum value	
		z-axis	x- and y-axes	z-axis	x- and y-axes
Offices, school, educational institutions and places of worship	Daytime or Night-time	20	14	40	28

The EPA states that there is low probability of adverse comment or disturbance to building occupants at vibration values below the preferred values, as presented above (within the frequency range of 1Hz to 80Hz). Adverse comment or complaints may be expected if vibration values approach the maximum values. Activities should be designed to meet the preferred values where an area is not already exposed to vibration.

When assessing intermittent vibration, the vibration dose value (VDV) is used. The VDV accumulates the vibration energy received over the daytime and night-time periods. The vibration dose is fully described within British Standard BS 6472-1992.

The VDV is given by the fourth root of the integral of the fourth power of the acceleration after it has been frequency- weighted:

$$VDV = \left(\int_0^T a^4(t)\, dt \right)^{0.25}$$

where VDV is the vibration dose value (in m/s$^{1.75}$), a(t) is the frequency-weighted acceleration (m/s^2) and T is the total period of the day (in seconds) during which vibration may occur.

Acceptable VDVs for intermittent vibration are set out in the guideline and reproduced within **Table B2.3** below.

Table B2.3 Acceptable Vibration Dose Values for Intermittent Vibration (m/s$^{1.75}$)

Location	Daytime[1]		Night-time[1]	
	Preferred	Maximum	Preferred	Maximum
Critical areas	0.10	0.20	0.10	0.20
Offices, schools, educational institutions and places of worship	0.40	0.80	0.40	0.80

Note: 1) Daytime is 7.00am to 10.00pm and night-time is 10.00pm to 7:00am.

There is low probability of adverse comment or disturbance to building occupants at vibration values below the preferred values. Adverse comment or complaints may be expected if vibration values approach the maximum values. Activities should be designed to meet the preferred values where an area is not already exposed vibration.

acousticdynamics

Operational Noise Emission Assessment

Proposed 24-hour Gym
98 Nicholson Street, Abbotsford

Client:
Anytime Abbotsford Pty Ltd

Association of Australasian Acoustical Consultants

13 March 2025

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GLOSSARY

NOISE

Noise is produced through rapid variations in air pressure at audible frequencies (20 Hz – 20 kHz). Most noise sources vary with time. The measurement of a variable noise source requires the ability to describe the sound over a particular duration of time. A series of industry standard statistical descriptors have been developed to describe variable noise, as outlined below.

NOISE DESCRIPTORS

dB – Decibels. The fundamental unit of sound, a Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell. Probably the most common usage of the Decibel in reference to sound loudness is dB sound pressure level (SPL), referenced to the nominal threshold of human hearing. For sound in air and other gases, dB(SPL) is relative to 20 micropascals (μPa) = 2×10^{-5} Pa, the quietest sound a human can hear.

L_{Aeq} – The A-weighted sound pressure level averaged over the measurement period. It can be considered as the equivalent continuous steady-state sound pressure level, which would have the same total acoustic energy as the real fluctuating noise over the same time period. Measured in dB.

L_{Amax} – The maximum or peak A-weighted noise level that occurs over the measurement period. Measured in dB.

Indoor Design Level – The recommended maximum level in dB(A) inside a building from external noise sources.

A-WEIGHTING

"A-weighting" refers to a prescribed amplitude versus frequency curve used to "weight" noise measurements in order to represent the frequency response of the human ear. Simply, the human ear is less sensitive to noise at some frequencies and more sensitive to noise at other frequencies. The A-weighting is a method to present a measurement or calculation result with a number representing how humans subjectively hear different frequencies at different levels.

NOISE CHARACTER, NOISE LEVEL AND ANNOYANCE

The perception of a given sound to be deemed annoying or acceptable is greatly influenced by the character of the sound and how it contrasts with the character of the background noise. A noise source may be measured to have only a marginal difference to the background noise level, but may be perceived as annoying due to the character of the noise.

Acoustic Dynamics' analysis of noise considers both the noise level and sound character in the assessment of annoyance and impact on amenity.

1 INTRODUCTION

1.1 SUMMARY

Acoustic Dynamics is engaged by **Anytime Abbotsford** to conduct an assessment of potential noise impacts associated with the proposed 24-hour fitness studio (gym) to be located within the existing 2-storey commercial development at 98 Nicholson Street, Abbotsford, in the Yarra Council area of Victoria.

This document provides an assessment of potential noise impacts at nearby sensitive receivers resulting from the various noise sources associated with the proposal, for the submission of a planning application.

This assessment is prepared in accordance with the various acoustic assessment requirements of Yarra Council, Environment Protection Authority Victoria (EPA) and relevant Australian Standards.

Based on the results of the site inspections, noise measurements and noise emission calculations, the proposal can be designed to achieve compliance with the relevant acoustic criteria and the amenity of neighbouring sensitive receivers will be adequately protected.

1.2 LOCATION & DESCRIPTION OF DEVELOPMENT

The proposed gym is to be located within an existing 2-storey commercial development located at 98 Abbotsford Street, Abbotsford, situated within an Industrial (IN3Z) land zone. The gym tenancy is bounded by Nicholson Street to the west, Little Nicholson Street to the east, and commercial tenancies adjacent (bicycle store & workshop, and catering company).

The various noise sources associated with the gym include items of exercise equipment such as cardio equipment, weight machines, free weights area, group fitness area, and mechanical plant. It is understood that light background music will be provided within the internal areas of the gym.

Further, Acoustic Dynamics advises that the gym has a capacity for approximately 80 patrons, yet the expected usage during peak hours will be 25 to 30 patrons maximum, with peak hour usage between 5:00am to 7:00am and 6:00pm to 9:00pm.

Acoustic Dynamics understands that the subject gym is proposed to operate 24 hours per day, 7 days a week.

With regard to acoustical assessment, the nearest noise sensitive receivers are as follows:

1. **[R1]** Multi-storey residential development located 205 Gipps Street;
2. **[R2]** Residential terrace located at 113 Nicholson Street; and
3. **[C1]** Commercial receivers adjacent.

The assessment of noise emission from the proposed gym tenancy to the nearest sensitive receivers is considered to be the worst-case scenario. Compliance at the assessed locations will ensure compliance at all other receivers located further away.

Acoustic Dynamics understands that patrons will utilise parking within the local area or arrive at the gym by public transport or foot.

It is understood that there is no additional mechanical plant proposed to be installed to service the tenancy. Items of existing rooftop mechanical plant have been considered as part of this assessment.

The subject building and surrounding area are shown in the location maps, drawings and photographs presented within **Appendix A**.

1.3 SCOPE

Acoustic Dynamics has been engaged to provide an acoustic assessment suitable for submission to Yarra Council in support of a planning application.

The scope of the assessment is to include the following:

- Review of legislation and Council criteria relevant to the assessment of acoustic impacts associated with the proposal;
- Travel to site to conduct inspections and measurements;
- Conduct noise monitoring to establish background noise levels at the development site;
- Examination of architectural drawings and proposed layout; and
- Prediction of noise emission associated with the proposal.

2 ASSESSMENT CRITERIA AND STANDARDS

Acoustic Dynamics has conducted a review of the local council, state government and federal legislation that is applicable to noise assessment for the proposal. The relevant sections of the legislation are presented below. The most stringent criteria which have been used in the assessment of the proposal are summarised below.

2.1 RESPONSE TO COUNCIL RFI

Acoustic Dynamics has been provided with a Request for Information from Council, with the following contained within:

> ***"3.0 Recommendations***
>
> *A review of the acoustic report prepared for the planning application at 98 Nicholson Street, Abbotsford has been completed. In summary, our recommendations are:*

1. *To avoid any of the mitigation or control measures being overlooked, it would be helpful if all of the recommendations could be included in Section 4 of the Operational Noise report, since some recommendations (eg the maximum weights restrictions and several recommendations in the Impact N&V report) are not currently included in this section.*

2. *For existing mechanical plant units, it is preferable that the source noise levels are obtained via measurements of the equipment on site. If this is not possible, then the models of the equipment should be determined, in order to assist in the estimation of source noise levels.*

3. *Regarding the mechanical plant assessment, we request clarification of the calculation details and if any shielding of the units has been allowed for."*

Acoustic Dynamics Response:

1. The recommendations in **Section 4** have been updated to include the additional measures as detailed within the Impact Noise and Vibration report.

2. Rooftop plant details have been supplied by the landlord and are presented in **Section 3.1.1**

3. Updated noise predictions are presented in **Table 3.2**. Mechanical plant predictions do not include any additional shielding other than that provided by the building to ground floor receivers. Noise emission levels have been assessed to the most exposed external area or window of the sensitive receiver property.

2.2 PLANNING SCHEME – CLAUSE 13.05

Clause 13.05 of the planning scheme includes reference to the following relevant noise assessment policy:

"***13.05 NOISE***

13.05-1S Noise abatement

Objective

To assist the control of noise effects on sensitive land uses.

Strategy

Ensure that development is not prejudiced and community amenity is not reduced by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.

Policy guidelines

Consider as relevant:

- *The noise requirements in accordance with the Environment Protection Regulations under the Environment Protection Act 2017.*

Policy documents

Consider as relevant

- *Environment Protection Regulations under the Environment Protection Act 2017*
- *Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues (Publication 1826.2, Environment Protection Authority, March 2021)"*

2.3 ENVIRONMENT PROTECTION ACT

2.3.1 NOISE LIMIT AND ASSESSMENT PROTOCOL

The Environment Protection Act 2017 (incorporating amendments as at 1 July 2021), provides a legislative framework for the assessment and control of noise impacts.

Part 5.3 of the Environment Protection Regulations (2021) provides the following detail regarding the assessment of commercial noise impacts:

> *"**113 Prediction, measurement, assessment and analysis of noise must be in accordance with Noise Protocol***
>
> *A person who conducts a prediction, measurement, assessment or analysis of noise within a noise sensitive area for the purposes of the Act or these Regulations, must conduct the prediction, measurement, assessment or analysis in accordance with the Noise Protocol."*

2.3.2 COMMERCIAL NOISE LIMITS

Th acoustic environment at the subject site has been established in accordance with the Noise Protocol. Due to accessibility issues, noise logging data from a proxy location has been relied upon. Unattended long-term noise logging was previously conducted from the southern facade of Level 1, 38 Mollison Street, Abbotsford (155 metres to the south east) between Thursday 19 September 2024 and Thursday 26 September 2024.

To verify the noise logging location is representative of the noise environment at the closest receivers along Nicholson Street, supplementary noise logging was conducted on 12 December 2024 between 1:00am and 2:15am. A noise logger was deployed at a height of 4.5 metres

adjacent to 38 Mollison Street, whilst simultaneous attended measurements were conducted at ground level in front of 205 Gipps Street to 113 Nicholson Street, in a free-field location.

Table 2.1 presents the results of the simultaneous elevated unattended noise logging and ground level attended measurements.

Table 2.1 Verification Background Noise Measurements

Period	Elevated Logging Location $L_{A90(15min)}$ dB	Attended Measurement Location $L_{A90(15min)}$ dB
1:09am to 1:24am	35	35
1:25am to 1:39am	36	36
1:40am to 1:55am	36	36
1:55am to 2:10am	37	39

The results are in good agreeance which indicates that the noise logging data obtained at 38 Mollison Street is representative of the noise environment at 205 Gipps Street to 113 Nicholson Street.

Following the background noise measurement procedures outlined in the Noise Protocol, a summary of the established noise environment and relevant noise limits are presented in **Table 2.2**.

Table 2.2 Measured Background Noise Levels and Calculated Noise Limits for Nearest Sensitive Receivers

Location	Assessment Period[1]	Measured L_{A90} [dB][2]	Zoning Level [dB]	Noise Limit [dB]
Closest Sensitive Receivers	Day	49	53	**55**
	Evening	41	47	**47**
	Night	37	42	**42**

Note: 1) Day: Monday to Saturday (except public holidays) 7am to 6pm. Evening: Mon to Sat 6pm to 10pm, Sun and public holidays 7am to 10pm. Night: 10pm to 7am.
2) Data has been edited to remove the influence of high wind events (i.e. greater than 5mm/s) and precipitation events.
3) Zoning level based on Influencing Factor 0.18.

The Noise Protocol states that the measured or predicted noise level associated with the operation of mechanical plant associated with the subject development shall be presented as an L_{Aeq} noise level. Where required, the emitted noise level is to be corrected for noise character, tonality and duration and is to be presented as the effective noise level (L_{eff}).

2.3.3 MUSIC NOISE LIMITS

The Noise Protocol references Regulation 123 of the Environment Protection Regulations, which details operating time periods in relation to music noise.

Table 2.3 presents the Noise Protocol music noise limits applicable to the assessment of music noise from the subject development.

Table 2.3 Noise Protocol Music Noise Limits for Nearest Sensitive Receiver

Assessment Period	Day	Music Noise Limit [dB]
Day / Evening	Monday to Saturday (other than a public holiday), from 7am to 11pm	Music Noise (L_{Aeq}) ≤ L_{A90} + 5dB at the Nearest Sensitive Receiver
	Sunday or a public holiday (other than if either is preceding a public holiday), from 9am to 10pm	
	Sunday or a public holiday (if either is preceding a public holiday), from 9am to 11pm	
Night	Monday to Friday (other than a public holiday or a day preceding a public holiday), from 11pm to 7am the following day	Music Noise (L_{OCT10}) ≤ L_{OCT90} + 8dB at the Nearest Sensitive Receiver
	Saturday or any day preceding a public holiday, from 11pm to 9am the following day	
	Sunday or a public holiday (if neither is preceding a public holiday), from 10pm to 7am the following day	

In accordance with the Regulation 123 operating periods, music noise limits, have been established based on the **lowest measured** 15-minute L_{90} result from the 7 days of unattended noise monitoring, during the proposed operating hours.

Table 2.4 presents the results of the lowest measured 15-minute period from the hours of operation.

Table 2.4 Lowest Measured 15-minute L_{90} During Operating Hours

Time	Lowest Measured L_{90} Octave Band Results (Hz) [dB]						
	63	125	250	500	1K	2K	4K
Tuesday 24 September 2024 3:45am to 4:00am	42	40	36	30	26	19	14

Table 2.5 presents a summary of the derived music noise limits for the night time assessment period, based on the lowest measured background noise levels as obtained during the 7-day unattended noise monitoring period.

Table 2.5 Night-time Music Noise Limits for Nearest Sensitive Receivers

Location	Assessment Period	Measured L_{OCT90} and L_{OCT10} Criteria [dB] Octave Band Centre Frequency [Hz]						
		63	125	250	500	1K	2K	4K
Nearest Sensitive Receivers	Night-time[1]	42	40	36	30	26	19	14
		+8	+8	+8	+8	+8	+8	+8
		50	**48**	**44**	**38**	**34**	**27**	**22**

Note: 1) Night music noise limits apply until 7:00am weekdays and Saturdays, and until 9:00am on Sundays and public holidays.

2.4 SLEEP DISTURBANCE OBJECTIVE

Acoustic Dynamics advises that sleep disturbance is a complex issue, and the potential for sleep disturbance to occur depends on both the level of noise at a sensitive receiver, and the number of events that occur. The NSW EPA has previously published the following information relating to findings of significant research carried out for sleep disturbance:

> *"Maximum internal noise levels below 50-55 dBA are unlikely to cause awakening reactions… One or more noise events per night, with maximum internal noise levels of 65-70 dBA, are not likely to affect health and wellbeing significantly."*

Based on a transmission loss of 10 dB through an open window, and in accordance with the guideline values detailed above, the following sleep disturbance objective has been applied for this project:

Sleep Disturbance External Objective L_{AMax} ≤ 65 dB

2.5 INSTRUMENTATION & MEASUREMENT STANDARDS

All measurements were conducted in general accordance with Australian Standard 1055.1-1997, *"Acoustics - Description and Measurement of Environmental Noise Part 1: General Procedures"*. Acoustic Dynamics' sound measurements were carried out using precision sound level meters conforming to the requirements of IEC 61672-2002 *"Electroacoustics: Sound Level Meters – Part 1: Specifications"*. The instrumentation used during the survey is set out in **Table 2.6**.

Table 2.6 Noise Survey Instrumentation

Type	Serial Number	Instrument Description
2250	3012260	Brüel & Kjaer Modular Precision Sound Level Meter
4189	3148011	Brüel & Kjaer 12.5 mm Prepolarised Condenser Microphone
4230	1234156	Brüel & Kjaer Acoustic Calibrator
NGARA	878068	Environmental Noise Logger

The reference sound pressure level was checked prior to and after the measurements using the acoustic calibrator and remained within acceptable limits.

3 ASSESSMENT

The following section provides an assessment of the maximum cumulative noise impacts from noise sources associated with the proposed gym at nearby sensitive receivers. The assessment location is defined as the most affected point on or within any sensitive receiver property boundary.

Examples of this location may be:

- 1.5m above ground level;
- On a balcony at 1.5m above floor level; and
- Outside a window on the ground or higher floors, at a height of 250mm below the head of the window.

3.1.1 NOISE SOURCES

The following noise sources and activities were identified and have been assessed as part of the operational noise emission assessment. The noise emission data is based on our short-term measurements or from our database of nearfield measurements within similar types of developments.

Acoustic Dynamics has conservatively undertaken modelling and calculations to predict the likely **maximum** external noise levels at the nearest sensitive receivers during the **quietest time** of the operation (being the night-time period), resulting from the following noise sources and activities:

1. The provision of background music within the gym (as measured on site):

Table 3.1 Internal Music Noise Levels

Music $L_{OCT10\ Noise\ Level}$ [dB]						
63 Hz	**125 Hz**	**250 Hz**	**500 Hz**	**1 kHz**	**2 kHz**	**4 kHz**
71	71	68	72	72	69	71

2. Maximum capacity use of the gym including the use of the various items of fitness equipment including cardio machines and free weights (reverberant $L_{Aeq(30minute)}$ = 70 dB, group class $L_{Aeq(30minute)}$ = 80 dB);

3. Rooftop mechanical plant being:
   i. 1 x Daikin 25 Kw ducted system (SWL 66 dB(A));
   ii. 3 x 2.5 Kw Panasonic split system (SWL 64 dB(A));
   iii. 1 x 6 Kw Panasonic split system (SWL 66 dB(A));
   iv. 3 x 6 Kw Daikin split system (SWL 64 dB(A));

Note: The development landlord provided the specifications for the installed rooftop plant. No additional plant is proposed to be installed; and

4. The egress of patrons (calculations based on the conservative assumption of a maximum of 40 patrons entering or exiting within any 30-minute assessment period (typical patron ingress/egress is expected to be significantly lower).

We advise that the above scenario is highly unlikely to occur during the night time period. However, the assessment is conducted in this conservative manner to ensure the **worst-case** scenario achieves compliance during the most-sensitive times of operation.

3.1.2 SITE INSPECTION AND LAYOUT

Acoustic Dynamics attended site on Thursday 12 December 2024 and Wednesday 8 January 2025 to conduct noise measurements and inspections of the site layout and to identify potential sound transmission paths to adjacent receivers.

The northern facade wall abuts the wall to the adjacent catering business, and southern facade wall abuts the wall to the adjacent bicycle store & workshop. No external or internal structural connection was observed between the gym tenancy and the neighbouring tenancies.

The construction of the development is double brick masonry facade walls with ground floor and level 1 glazed components, insulated sheet metal roof and a mixture of set plasterboard and mineral tile ceilings to the ground floor, and raked plasterboard ceiling to level 1.

The development glazing is comprised of 10mm thick fixed components with 8mm thick operable louvres.
The rear ground level facade incorporates a full width roller door, which is to be infilled with plasterboard lining.

Existing condenser units (x 8) are located on the roof of the development and have been included within this assessment.

Images of the facade and internal fitout are provided in **Appendix A**.

Access to the gym for patrons and staff will be through the ground floor Nicholson Street entrance door.

3.2 COMMERCIAL NOISE EMISSION ASSESSMENT

The calculated maximum noise emission levels at the nearest receiver locations and the relevant noise emission criteria are presented in **Table 3.2** below. Operational noise emission levels have been assessed to the **most exposed external area** or **window** of the sensitive receiver property.

The calculated noise levels include the acoustic benefit of the recommendations in **Section 4**.

Note. In lieu of planning instruments or acoustic criteria applicable to the assessment of gym operational noise impacts, Acoustic Dynamics has adopted the EPA Noise Protocol noise limits

for the assessment of noise associated with the use of the gym (including use of the gym and patrons arriving at or departing from the gym).

The noise limits are based on the measured background noise level and provide an acceptable noise objective for the control of operational noise impacts.

Table 3.2 Predicted Maximum Noise Emission & Noise Limit – Nearest Sensitive Receivers

Receiver Location	Assessment Period[1]	Noise Source	Overall $L_{Aeff(30min)}$ Noise Contribution [dB]	Noise Limit $L_{Aeq(30min)}$ [dB]	Complies?
[R1] Residential receivers at 205 Gipps St	Night	Use of Gym[2]	29	**42**	**Yes**
		Ingress/Egress	12		
		Mechanical Plant[3]	29		
		Total	**32**		
[R2] Residential receivers at 113 Nicholson St	Night	Use of Gym[2]	26	**42**	**Yes**
		Ingress/Egress	10		
		Mechanical Plant[3]	21		
		Total	**27**		

Note. 1) Compliance with the more stringent night time noise limit ensures compliance with the less stringent day and evening noise limit.
2) Gym noise emission is assessed on the basis of capacity operations however this is unlikely to occur during the most sensitive assessment period.
3) Mechanical plant is assessed as all plant operating simultaneously.

3.3 MUSIC NOISE EMISSION ASSESSMENT

The calculated maximum music noise emission levels at the nearest receiver locations and the relevant noise emission criteria are presented in **Table 3.3** below.

Music noise emission levels have been assessed to the **most exposed external area** or **window** of the sensitive receiver property. The calculated noise levels include the acoustic benefit of the recommendations in **Section 4**.

Table 3.3 Predicted Music Noise Emission & Music Noise Limit – Nearest Sensitive Receivers

Receiver Location	Assessment Period	Determined L_{OCT10} Noise Emission Octave Band Spectrum At Receiver (Hz) [dB]							Complies?
		63	125	250	500	1K	2K	4K	
Music Noise Limit	**Night[1]**	**50**	**48**	**44**	**38**	**34**	**27**	**22**	-
[R1] Residential Receivers at 205 Gipps St		26	34	25	24	20	16	13	**Yes**
[R2] Residential Receivers at 113 Nicholson St		26	33	22	21	18	14	12	**Yes**

Note. 1) Night time music noise limits apply until 7:00am weekdays and Saturdays, and 9:00am on Sundays and public holidays. Compliance with the more stringent night time noise limit ensures compliance with the less stringent day and evening noise limit.

The predicted emission levels presented above in **Table 3.2** and **Table 3.3** include allowances for relevant distance, direction and shielding losses, along with the acoustic benefit of the acoustic mitigation provided by the recommendations presented in **Section 4** of this report.

3.4 AS 2107 INTERNAL ASSESSMENT TO COMMERCIAL RECEIVERS

Acoustic Dynamics advises that the double brick masonry wall separating the gym from the adjacent commercial premises is predicted to achieve an acoustic rating **R_w 55**.

The noise level within the commercial tenancies adjacent due to the gym activity, after the implementation of the recommendations outlined in **Section 4,** are presented below in **Table 3.4**.

Table 3.4 Calculated Internal Noise Transmission to Adjacent Commercial Receivers (AS2107)

Receiver Location	Noise Source	Assessment Period	Overall Internal $L_{Aeq(15min)}$ Noise Contribution [dB][1]	AS2107 Internal Objective $L_{Aeq(15min)}$ [dB]	Complies?
Adjacent bicycle store	Operation of Site	Anytime	30	**45[1]**	**Yes**
Adjacent commercial kitchen	Operation of Site	Anytime	30	**45 to 55[2]**	**Yes**

Note. 1) AS2107:2016 recommended design sound level range L_{Aeq} < 45 dB for specialty shops.
2) AS2107:2016 recommended design sound level range L_{Aeq} < 45 to 55 dB for kitchens and service areas.

3.5 SLEEP DISTURBANCE ASSESSMENT

Acoustic Dynamics has determined the L_{Amax} noise emission from the noise sources associated with the operation of the gym, including the slamming of car doors in the surrounding local streets, to be **L_{Amax} 58 dB** for receivers located within close proximity to the gym and achieves compliance with the sleep disturbance objective of **L_{Amax} ≤ 65 dB** (external) during night-time hours.

Acoustic Dynamics advises that although there may be occasional transient events associated with car doors slamming or cars starting in the early morning period that exceed the external L_{Amax} objective at the nearest residential receivers, the maximum instantaneous noise levels are predicted to comply with the NSW EPA internal guideline **L_{AMax} ≤ 50-55 dB(A)** and is unlikely to cause awakening reactions. It is advised that by achieving compliance with the nearest sensitive receivers, compliance will also be achieved at all other sensitive receiver locations further away.

3.6 STRUCTURE BORNE NOISE AND VIBRATION ASSESSMENT

Acoustic Dynamics provides the following recommendations, based on the results of our inspections of the site, and gym floor investigation and measurements conducted on site, to reduce the transmission of regenerated noise and vibration resulting from gym activities such as the use of weights within the proposed gym.

Regenerated noise and vibration measurements were undertaken within the commercial tenancy (bicycle store) adjacent to the gym as this would be representative of the acoustic impact to the neighbouring tenancies.

The test procedure involved the controlled dropping of free weights onto the sample floor systems loose laid on the ground floor and level 1 within the proposed gym tenancy.

A 26kg dumbbell and a 40kg dumbbell were used to be representative of the heavier than average load that could be dropped in the areas under test. Each of the weights were dropped from 200mm which is conducive with a strict weight-drops policy (i.e. no dropping of weights). This was to represent the typical worst-case scenario within the designated free weight areas where upon completing a set of lifts, the gym user lowers the free weight near to the floor and then drops the weight allowing it to free fall a small distance, creating impact noise and vibration throughout the building.

Based on the understanding of feasibility within the gym, the recommended flooring systems are presented in **Table 3.5** below, in order of acoustic performance.

Table 3.5 Recommended Flooring

Areas	Finished Floor Topping & Energy Absorbing Layer
Ground Floor	
Free Weights Area	**Preferred:** 15mm A1 Rubber Impact gym floor topping on minimum 30mm A1 Rubber Olympact
	Alternate: 48mm Regupol Sonusfit M517
Strength Area (Strength/Plate Loaded Machines)	**Preferred:** 15mm A1 Rubber Impact gym floor topping with springs/pads beneath the weight stacks[2]
	Alternate: Polished concrete floor with springs/pads beneath the weight stacks[2]
Functional Training Area[3]	**Preferred:** 15mm A1 Rubber Impact (preferred) or 8mm gym floor topping (alternate)

Areas	Finished Floor Topping & Energy Absorbing Layer
Cardio Area (Treadmills & Cardio)	Polished concrete floor Treadmills/high impact cardio to be fitted with isolation platforms if required
Level 1	
Free Weights Area	**Preferred:** 15mm A1 Rubber Impact gym floor topping on minimum 2 x 30mm A1 Rubber Olympact
	Alternate 1: 88mm Regupol Sonusfit M517
	Alternate 2: 15mm A1 Rubber Impact floor topping on 1 x 30mm A1 Rubber Olympact OR 48mm Regupol Sonusfit M517
Strength Area (Strength/Plate Loaded Machines)	**Preferred:** 15mm A1 Rubber Impact gym floor topping on minimum 30mm A1 Rubber Olympact with springs/pads beneath the weight stacks[2]
	Alternate: 48mm Regupol Sonusfit M517 with springs/pads beneath the weight stacks OR 15mm A1 Rubber Impact gym floor topping with springs/pads beneath the weight stacks[2]
Functional Training Area[3]	**Preferred:** 15mm A1 Rubber Impact gym floor topping
Cardio Area (Treadmills & Cardio)	NIL flooring Treadmills/high impact cardio to be fitted with isolation platforms if required

Note. 1) Deadlift platforms, barbell and weight racks may require additional absorption layers/pads to be incorporated. These can be incorporated into the lifting platforms, barbell and weight racks if required.
2) Embleton NXS-17™ or Mason Mercer IMF-D™ springs to be installed beneath the weight stacks, and machines should be fitted with rubber feet/pads.
3) It is recommended that no free weights (including medicine balls or similar) heavier than 20kg are to be used in the Level 1 functional training area, and no free weights (including medicine balls or similar) heavier than 26kg are to be used in the ground functional training area. All free weights heavier than 20kg must be used in the designated free weight area.

Acoustic Dynamics advises that installation of the above recommended flooring products/systems in the relevant areas of the gym is likely to significantly reduce/minimise vibration emission and associated regenerated noise into the adjacent commercial tenancies, and has been recommended on the basis of achieving compliance with the AAAC gym guideline impulsive noise objective: $\mathbf{L_{AMax(31.5\text{-}250Hz)} \leq 35\ dB}$, within the adjacent commercial tenancies. Note is made that the installation of impact reducing flooring, must be coupled with a suitable Plan of Management for the gym.

4 RECOMMENDATIONS

Acoustic Dynamics' calculations and analysis indicate the following recommendations should be incorporated into the design and use of the gym to ensure noise emission is adequately managed and minimised.

4.1 CONSTRUCTION RECOMMENDATIONS

The following design advice is to be implemented within the fitout of the gym:

1. The rear roller door is to be infilled using high density insulation (density ≥ 14kg/m^3) and then sealed with a layer of 13mm plasterboard, or a layer of 9mm Fibre Cement sheeting;

2. All perimeter joints between the rear new wall and the highlight windows are to be sealed with a flexible mastic sealant;

3. The gap above the roller door highlight windows is be infilled using high density insulation (density ≥ 14kg/m^3) and then sealed with a layer of 13mm plasterboard, or a layer of 9mm Fibre Cement sheeting. All perimeter joints are to be sealed with a flexible mastic sealant; and

4. The rear fire door is to be fitted with compressible acoustic seals to the perimeter so that the door forms and airtight seal when closed (i.e. no airgaps).

4.2 RECOMMENDATIONS FOR POSITIONING OF EQUIPMENT

4.2.1 FREE WEIGHTS & CARDIO EQUIPMENT

Where feasible, Acoustic Dynamics recommends that any free weight be positioned as close as practical to the most rigid part of the subject tenancy. Such locations are likely to be next to load bearing walls or as close as practically possible to structural columns. Strict adherence and enforcement of a "no weight drops" policy will be required to ensure the protection of the amenity of commercial uses adjacent.

Where possible cardio equipment should also be placed as close as practical to the most rigid locations within the tenancy, however this is less critical than the location of the free weights and pin and plate loaded weights equipment.

Note that no free-weights should be used in the group training areas, unless adequate impact absorbing flooring is installed.

4.3 RECOMMENDATIONS FOR PIN & PLATE LOADED WEIGHTS EQUIPMENT

Acoustic Dynamics recommends the incorporation of springs and/or soft rubber supports and mounts to pin and plate loaded weights equipment, where feasible.

Although unlikely to offer such treatments without prompting or specific request, Acoustic Dynamics understands that most manufacturers/suppliers of pin and plate loaded weights equipment are now able to fit springs and/or soft rubber supports/mounts to the pin and plate loaded weights equipment they supply.

Acoustic Dynamics understands that a number of manufacturers/suppliers of pin and plate loaded weights equipment have liaised with various spring suppliers including Embelton Ltd™ and Mason Mercer™ to obtain suitable spring and soft rubber mounts for their equipment. Once sourced, we understand that the service technicians for these equipment manufacturers/suppliers can fit these to the equipment. For further assistance please contact:

- Embelton: Web: www.embelton.com, Ph: 02 9748 3188; and
- Mason Mercer: Web: www.masonmercer.com.au, Ph: masonmercer.com.au.

Alternatively, the 30mm thick gym flooring can be trimmed to suitably sized isolation pads to be installed beneath the feet of the pin and plate loaded machines (see figures in **Appendix A**).

Any frames and equipment fasteners should be de-coupled from the building structure via the use of a **resilient pads or sleeves**. Care must be taken to ensure that resilient pads or sleeves are not over-compressed. Acoustic Dynamics advises suppliers of appropriate decoupling systems are:

- Embleton Ltd; and
- Mason Mercer Pty Ltd.

Acoustic Dynamics' experience and measurements are indicative that regenerated sound and vibration resulting from the use of this equipment can be **significantly reduced** following the incorporation of such springs and/or soft rubber supports and mounts.

4.4 RECOMMENDATIONS FOR TREADMILLS & CARDIO

Although not likely to cause disturbance in the same manner as weight drop impacts, noise associated with the use of treadmills and cardio equipment should be considered.

Acoustic Dynamics advises the use of suitably resilient pads, mounts, platforms or springs can be installed under the feet of cardio equipment.
It is recommended that an Embelton "**Isolated Cardio Platform**" (or equivalent) be installed under each treadmill, to reduce the transmission of noise and vibration (see image and data sheet in **Appendix A**).

Acoustic Dynamics understands that most manufacturers/suppliers of cardio equipment are now able to fit springs and/or soft rubber supports/mounts to the equipment they supply. A supplier of suitable springs, mounts and cardio platforms is Embelton, Ph: 02 9748 3188.

4.5 MECHANICAL PLANT

Compliance with the Noise Protocol requirements can be achieved inclusive of the following practicable and feasible mechanical plant controls:

1. Should additional plant be proposed to be installed, an appropriately qualified acoustic consultant should be engaged to assess the proposed location and plant to identify any mitigation required;

2. Reduce mechanical plant vibration through inspection and where necessary maintenance and repair of any fans, motors or ductwork. Inspection and maintenance should include motors, shafts, bearings, belts and tightening of any loose parts or connections; and

3. Where further control of mechanical noise emission is deemed necessary, this could be achieved through installation of noise reduction cards (to reduce the plant capacity during the night time), addition of noise barriers, or relocation of condenser units. Acoustic Dynamics anticipates that such controls will not be required and the implementation of the above mitigation will provide adequate protection to neighbouring properties.

Further to the above, Acoustic Dynamics advise that noise emission resulting from the operation of the existing installed mechanical plant can be appropriately managed to protect the acoustic amenity of the adjacent sensitive receivers.

4.6 PLAN OF MANAGEMENT

A management plan implementing measures to protect the acoustic amenity of the surrounding area is to be implemented by the proprietor. Such a management plan is to outline policies and procedures to ensure noise emission from the gym are kept to a minimum, including:

1. All doors and windows to the gym are to be kept closed at all times (doors can be opened to allow the ingress/egress of patrons);

2. Restricting the use of low frequency speakers (sub-woofers). Music to be kept to background music levels only;

3. Speakers should be small format (i.e. it is preferable to install a number of smaller satellite speakers as opposed to fewer larger speakers);

4. Speakers and televisions must be isolated from the building structure through the use of resilient pads or mounts;

5. Management must ensure that music levels are kept at a reasonable level (i.e. conversation can be held within the gym without exertion) to ensure compliance

with the music noise limits determined in accordance with the requirements of the Environment Protection Regulations;

6. The use of weights (dumbbells, barbell, kettlebells, plates, slam balls and medicine balls) and pin loaded machines is to be restricted areas within the gym where appropriate impact isolating flooring has been installed;

7. No free weights over 40kg are permitted to be used on level 1 of the gym;

8. No free weights (including medicine balls or similar) heavier than 20kg to be used in the Level 1 functional training area and no free weights (including medicine balls or similar) heavier than 26kg to be used in the ground functional training area. All free weights heavier than 20kg must be used in the designated free weight area;

9. The use of free weights (including dumbbells, barbell, kettlebells, plates and medicine balls, battle ropes) and pin/plate loaded machines is to be **restricted** to areas within the gym where appropriate impact isolating flooring has been installed;

10. Maximum 20kg weights are to be used in functional training areas;

11. Put in writing and enforce a membership condition that allows management to revoke a patron's membership if they are found to repeatedly drop weights within the gym and cause a potential disturbance to the neighbouring occupants;

12. Communicate to staff the strict requirement that members must not conduct activities likely to generate excessive vibration (i.e. no dropping weights, or using weights in restricted areas);

13. Communicate to all patrons the strict requirement that when using the gym they must not conduct activities likely to generate excessive noise and vibration (i.e. dropping weights or using weights in restricted areas);

14. Monitoring of members using weights (both free weights and weight machines) within the gym, providing immediate warnings to members that drop weights or allow weights to drop;

15. The erection of clearly visible signage throughout the gym advising members that they must not drop weights or allow weights to drop onto the gym floor, or use weights outside the allowed areas;

16. The erection of clearly visible signage at the exit of the gym reminding members to be quiet when leaving the gym and to consider the amenity of neighbouring residents;

17. Implement the use of non-resilient mounts or springs, wherever possible, on all weights machines to ensure weights come to a less abrupt halt or stop should they be dropped;

18. Where a valid verbal complaint is made, the person receiving the complaint will:

- Identify themselves, listen, record details and determine what the complainant wants;
- Confirm the details received;
- Explain the complaints resolution process and advise of alternative course of action;
- Resolve the complaint immediately if possible, or make a commitment to resolve the complaint within a given time frame; and
- Follow up the complaint as appropriate e.g. provide the complainant with feedback regarding the result of action taken.

Implementation of the above recommendations will ensure that noise emission associated from the use and operation of the proposed gym can be satisfactorily controlled and the amenity of neighbouring residents will be protected.

4.7 MUSIC NOISE CONTROLS

The following music control measures are to be implemented:

1. The sound system volume control panel being locked within a case and the staff employment manual detailing noise obligations for staff and penalties for misuse of the sound system;

2. Music levels shall be set by management such that conversation can be held without exertion including within the group class room training area;

3. Alternatively, if required, following the gym fitout and installation of the sound system, an acoustic consultant could be engaged to assist in calibration of the sound system, and to provide music management advice including identifying and marking out maximum settings on the amplification system, to ensure compliance with the noise limits is uncomplicated for staff;

4. Once the sound system configuration has been appropriately set, the sound system cabinet should be locked with access being restricted to management only; and

5. All staff should be instructed not to alter the settings on the sound system.

5 CONCLUSION

Acoustic Dynamics has conducted an assessment of potential noise impacts associated with the proposed 24-hour fitness studio (gym) located at 98 Nicholson Street, Abbotsford, in accordance with the requirements of Yarra Council and the EPA.

Acoustic Opinion

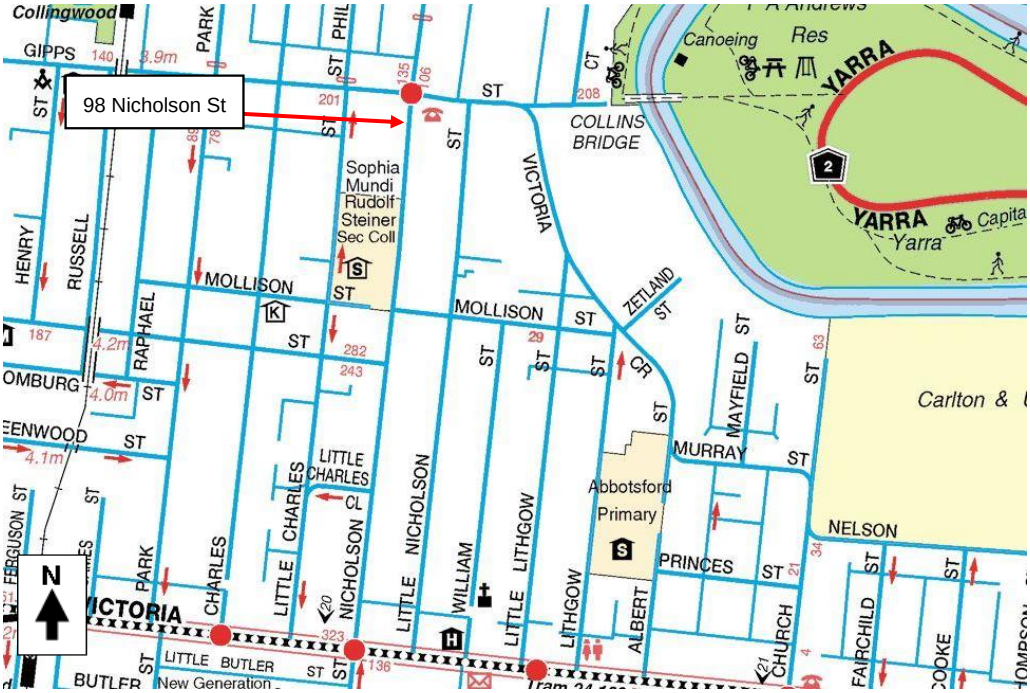
Further to the measurements conducted, our review of the relevant acoustic criteria and our calculations, Acoustic Dynamics advises that noise emission associated with the proposed gym is predicted to comply with relevant noise emission limits and objectives of Yarra Council, EPA Victoria, the AAAC, and relevant Australian Standards, subsequent to the incorporation of the recommendations and controls outlined within Section 4.

It is our opinion that the acoustic risks associated with the proposal can be adequately controlled and the amenity of neighbouring properties and residents can be satisfactorily protected.

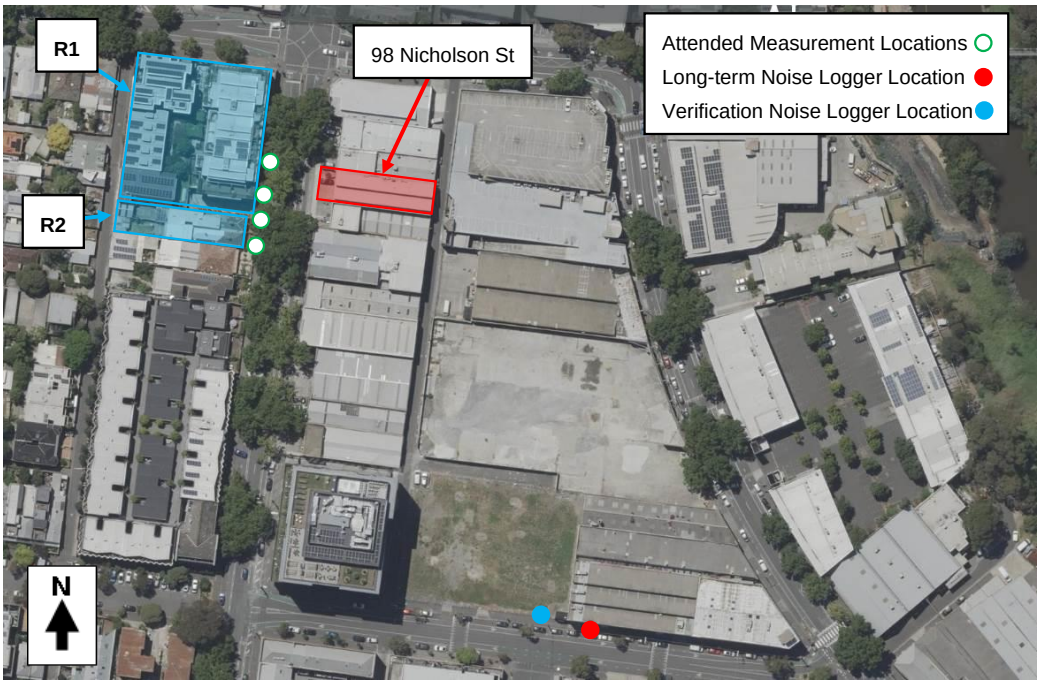
We trust that the above information meets with your requirements and expectations. Please do not hesitate to contact us on 03 7015 5112 should you require more information.

APPENDIX A – LOCATION MAPS, DRAWINGS & PHOTOGRAPHS

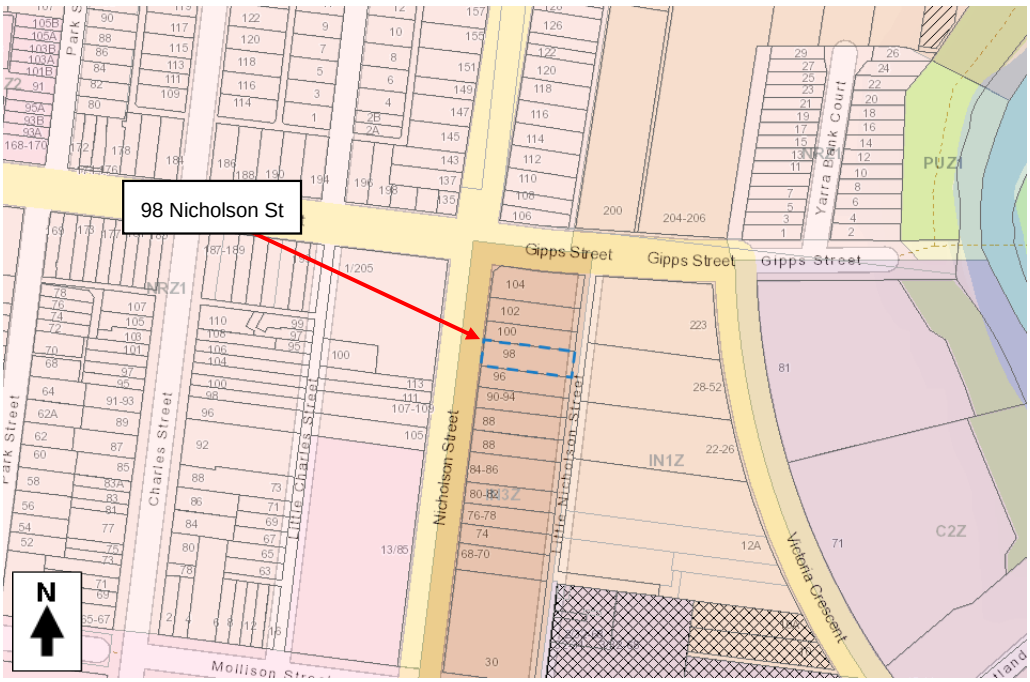
A.1 LOCATION MAP



A.2 AERIAL IMAGE

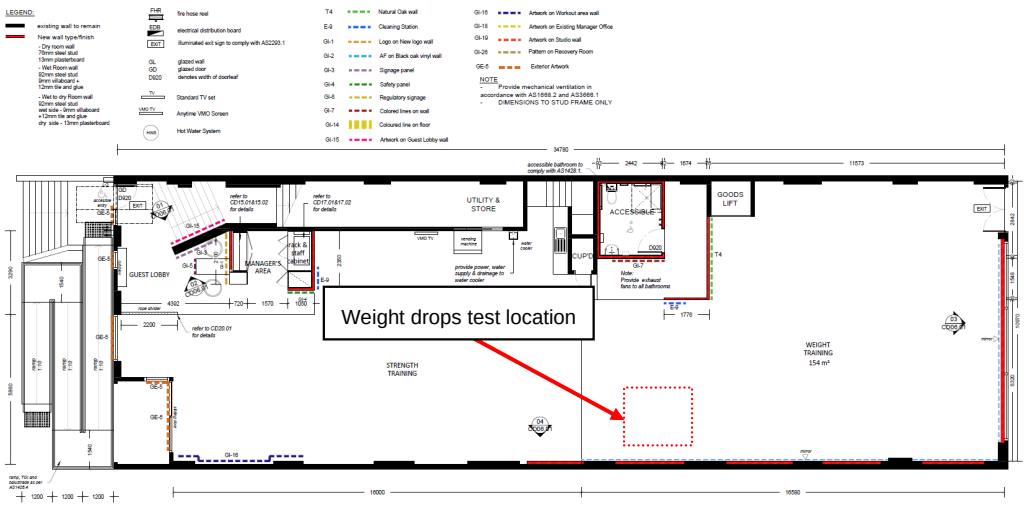


A.3 PLANNING MAP



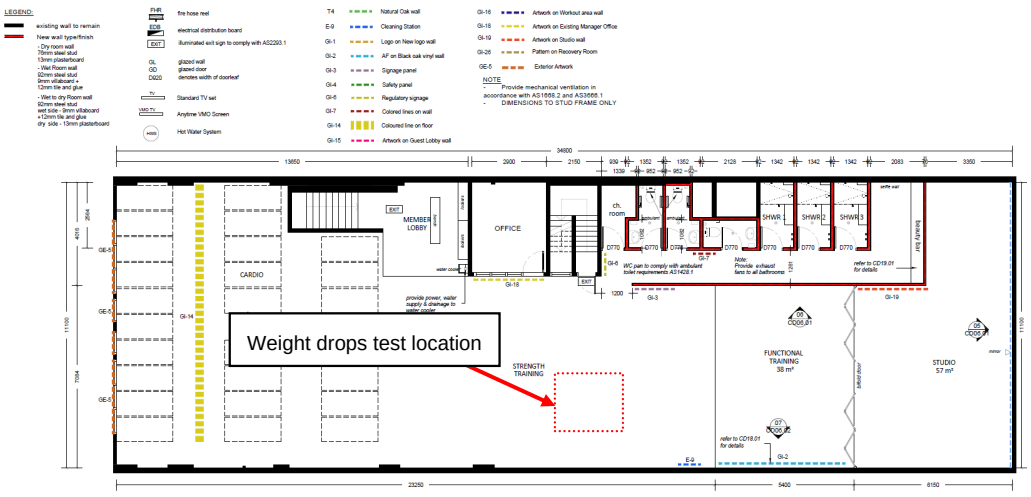
A.4 DRAWINGS

A.4.1 GROUND FLOOR PLAN



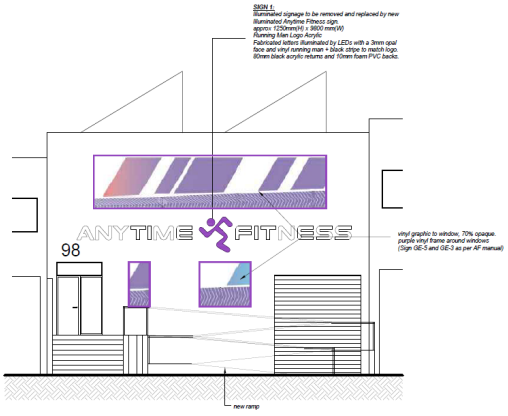
PROPOSED GROUND FLOOR PLAN

A.4.2 FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

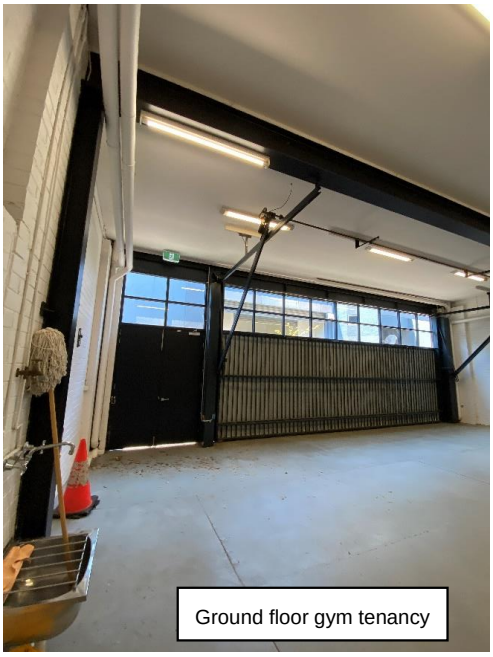
A.4.3 WEST ELEVATION

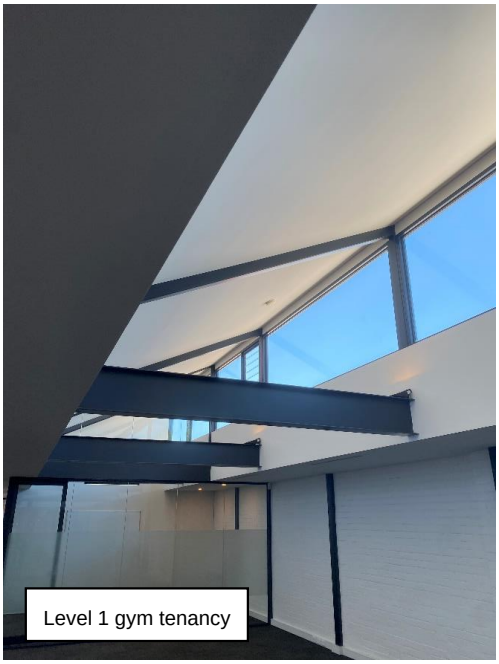


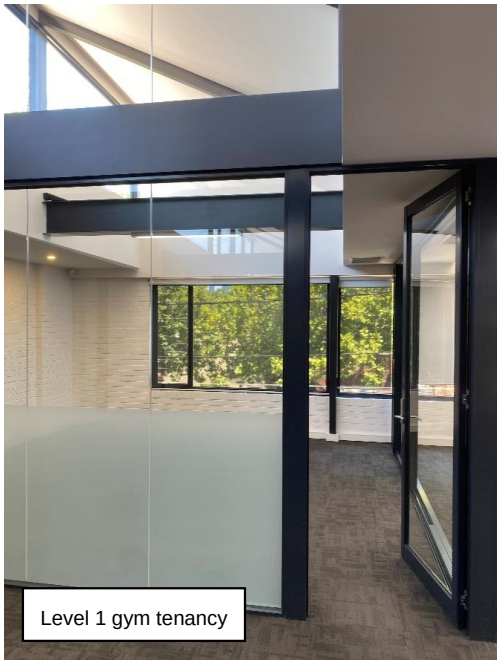
WEST ELEVATION

A.5 PHOTOGRAPHS


Ground floor gym tenancy


Ground floor gym tenancy

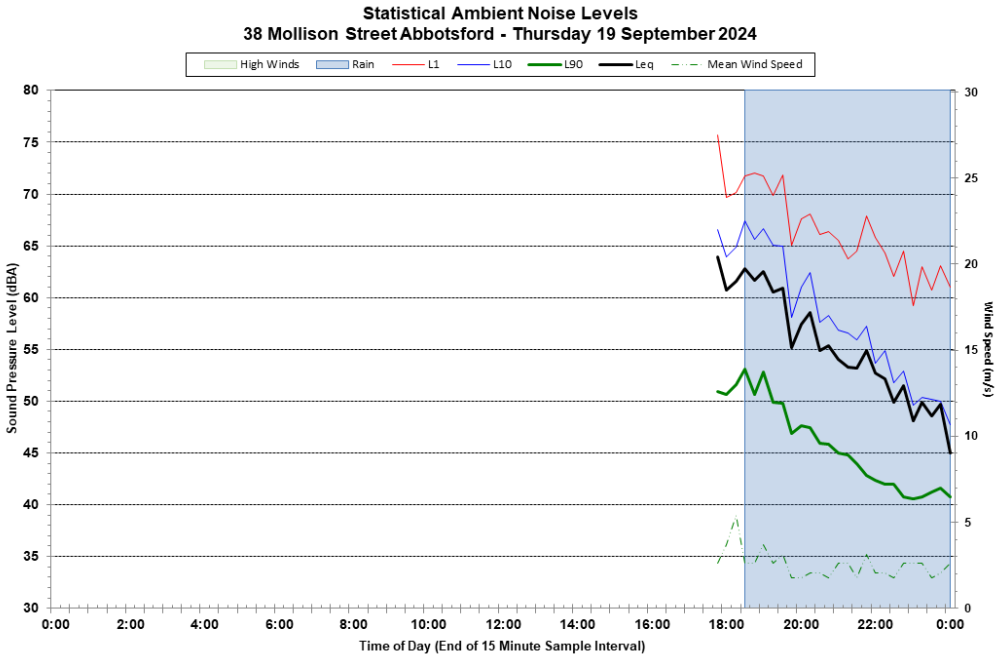

Level 1 gym tenancy

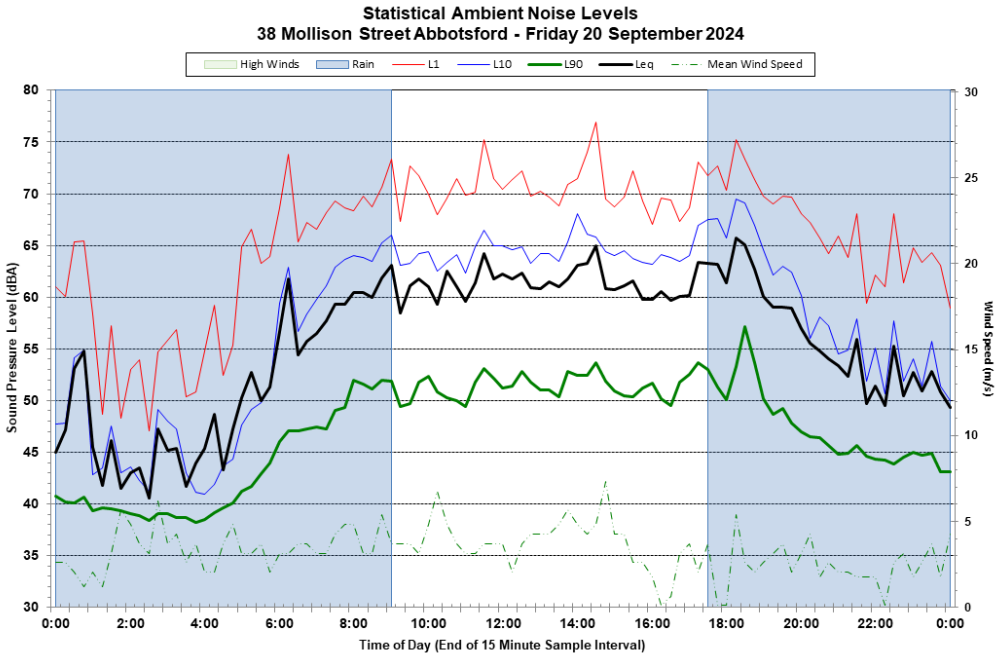

Level 1 gym tenancy

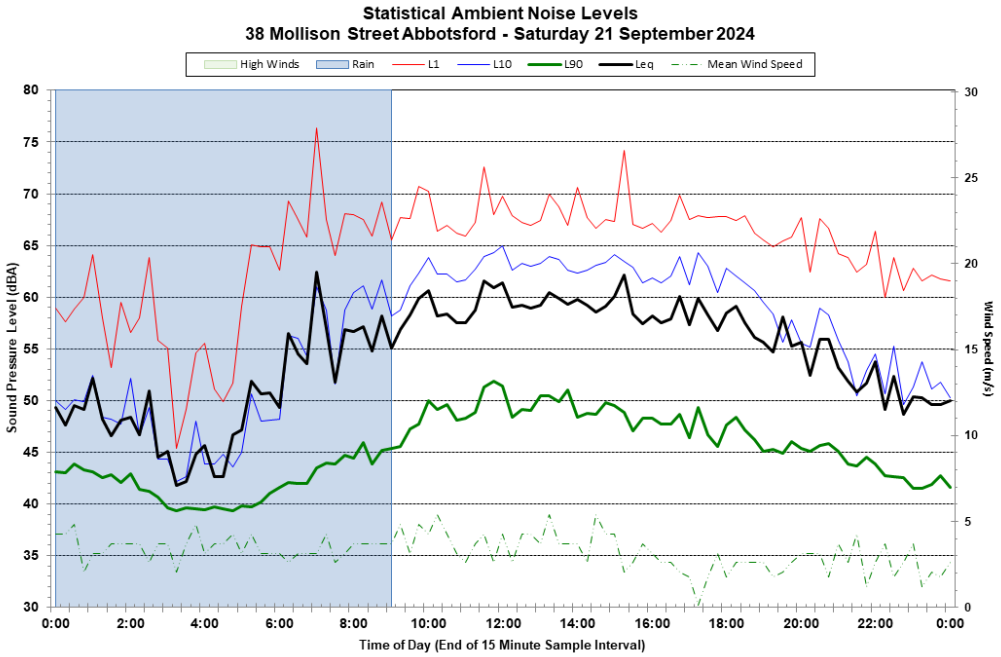

Verification logger

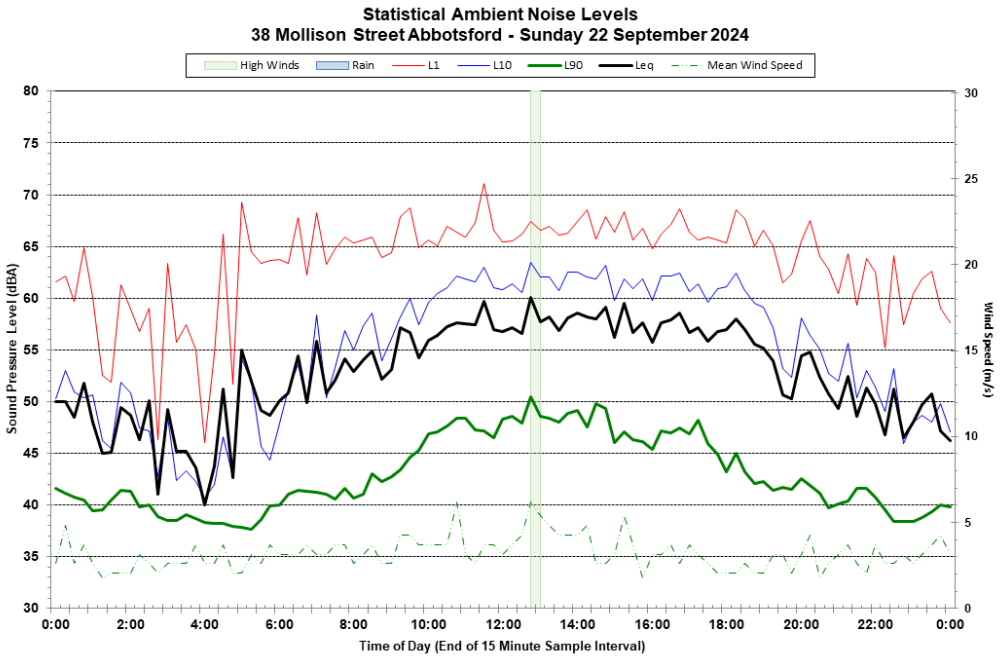

Level
38
38
Unattended noise logger

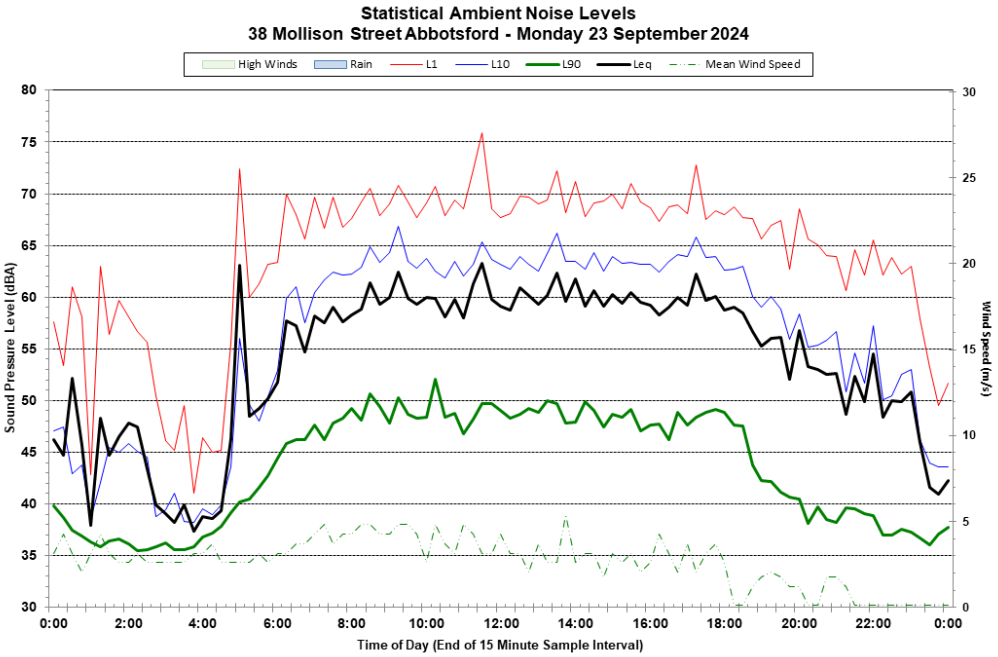
APPENDIX B – UNATTENDED NOISE LOGGER DATA

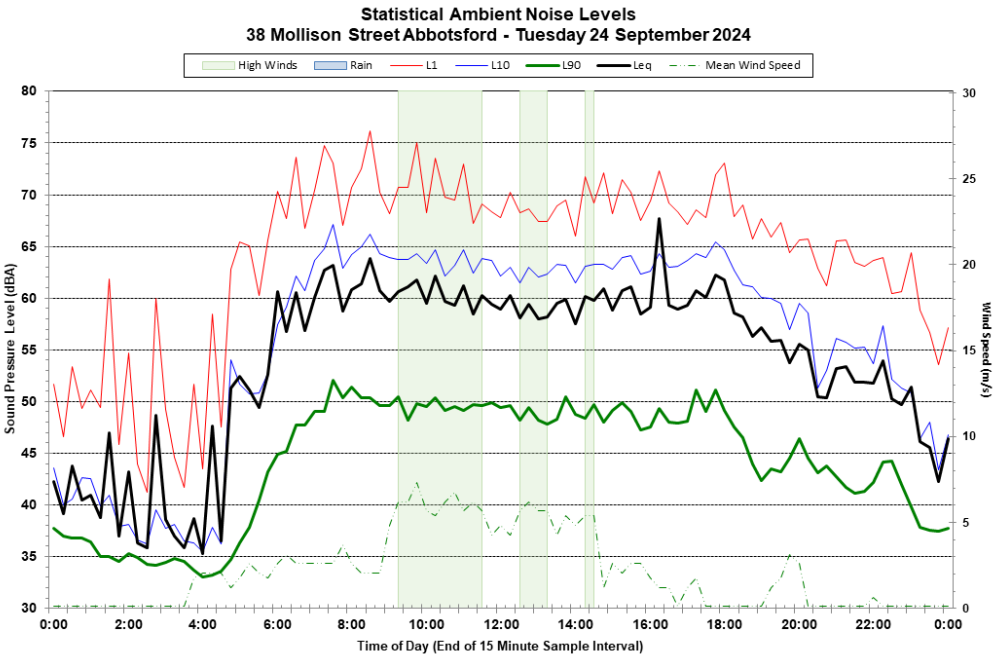


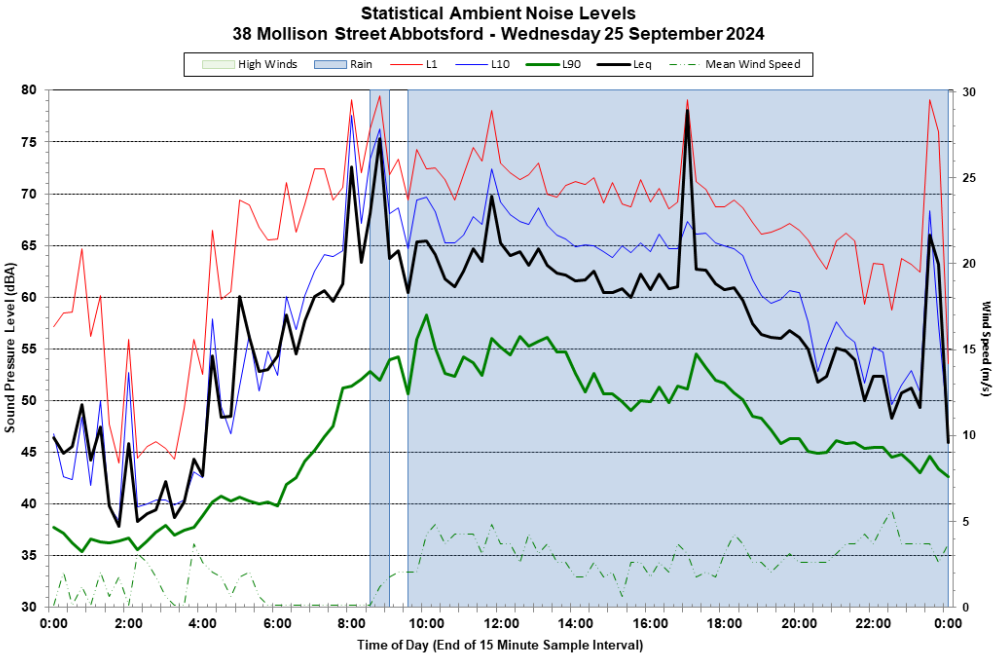


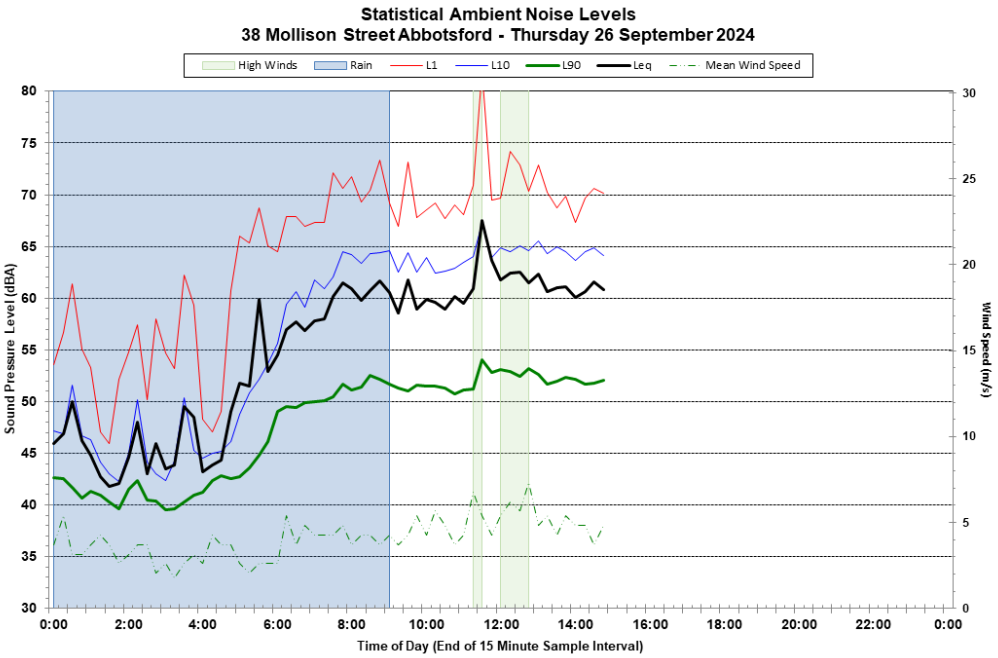

Statistical Ambient Noise Levels
38 Mollison Street Abbotsford - Saturday 21 September 2024
High Winds
Rain
L1
L10
L90
Leq
Mean Wind Speed
Sound Pressure Level (dBA)
Wind Speed (m/s)
Time of Day (End of 15 Minute Sample Interval)


Statistical Ambient Noise Levels
38 Mollison Street Abbotsford - Sunday 22 September 2024
High Winds
Rain
L1
L10
L90
Leq
Mean Wind Speed
Sound Pressure Level (dBA)
Wind Speed (m/s)
Time of Day (End of 15 Minute Sample Interval)


Statistical Ambient Noise Levels
38 Mollison Street Abbotsford - Monday 23 September 2024
High Winds
Rain
L1
L10
L90
Leq
Mean Wind Speed
Sound Pressure Level (dBA)
Wind Speed (m/s)
Time of Day (End of 15 Minute Sample Interval)


Statistical Ambient Noise Levels
38 Mollison Street Abbotsford - Tuesday 24 September 2024
High Winds
Rain
L1
L10
L90
Leq
Mean Wind Speed
Sound Pressure Level (dBA)
Wind Speed (m/s)
Time of Day (End of 15 Minute Sample Interval)


Statistical Ambient Noise Levels
38 Mollison Street Abbotsford - Wednesday 25 September 2024
High Winds
Rain
L1
L10
L90
Leq
Mean Wind Speed
Sound Pressure Level (dBA)
Wind Speed (m/s)
Time of Day (End of 15 Minute Sample Interval)


Statistical Ambient Noise Levels
38 Mollison Street Abbotsford - Thursday 26 September 2024
High Winds
Rain
L1
L10
L90
Leq
Mean Wind Speed
Sound Pressure Level (dBA)
Wind Speed (m/s)
Time of Day (End of 15 Minute Sample Interval)

From: Audrey Mueller-Schmuki
Sent: Fri, 6 Jun 2025 06:49:49 +0000
To: Audrey Mueller-Schmuki
Subject: FW: PLN25/0031 - 98 Nicholson Street, Abbotsford, VIC.
Attachments: Access Consultant Correspondence.pdf, Updated Architectural Plans - 26.05.2025.pdf

---

From: Martin De Jager <martin@prestigetownplanning.com.au>
Sent: Tuesday, 27 May 2025 7:15 AM
To: Audrey Mueller-Schmuki ; prestigetownplanning.com.au <admin@prestigetownplanning.com.au>
Subject: RE: PLN25/0031 - 98 Nicholson Street, Abbotsford, VIC.

Good morning Audrey,

As discussed and requested, please find attached herewith the Updated Architectural Plans with FFL Levels and additional Bicycle Spaces added.

Also attached, please find a copy of the Access Consultant's formal correspondence in relation to the ramp.

Should you however have any further questions, queries or concerns, or require any further information, please let me know straight away.

Thank You,
Best Regards,

Martin de Jager
Managing Director - Town and Regional Planner (BA-Pln: 56456)

PRESTIGE TOWN PLANNING
ABN: 70 646 792 467 www.prestigetownplanning.com.au
Email: admin@prestigetownplanning.com.au Tel: (02) 4308 7305

LEGEND

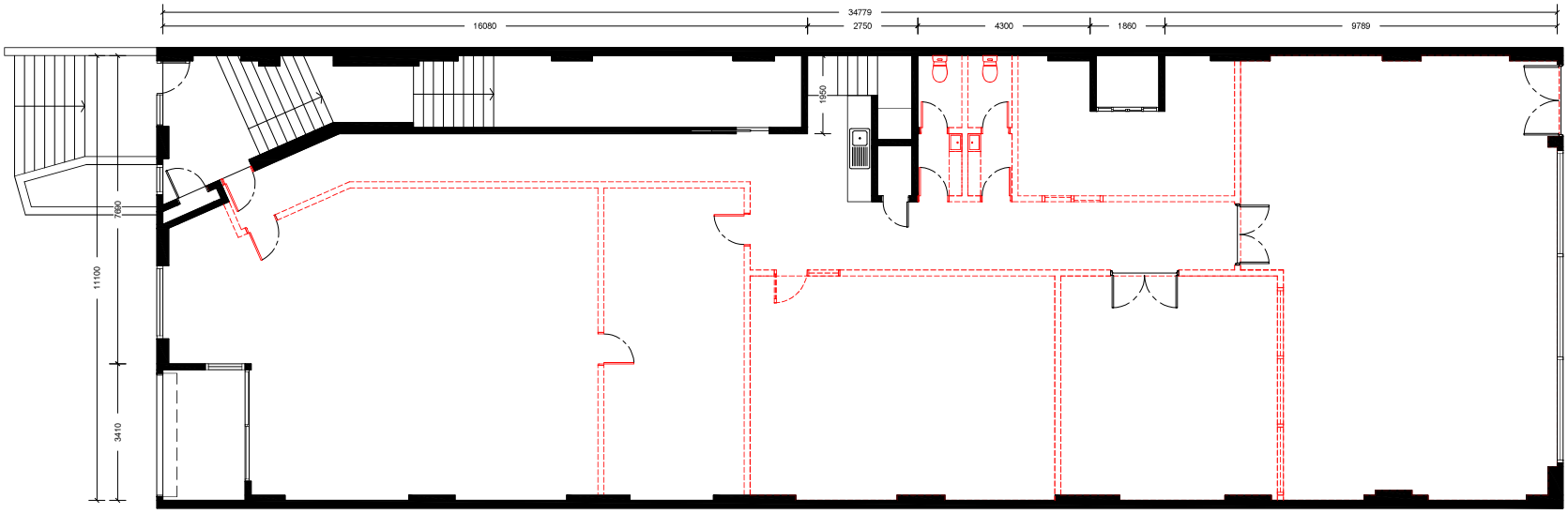
existing wall to remain

existing wall to be demolished

NOTES
All demolition works to be carried out in accordance with Safework Demolition Code of Practice. Structural engineer to inspect and provide adequacy certificate prior to any structural demolition work.

GFA
Ground Floor Area: 365 m^2

EXISTING DIMENSIONS TO BE CONFIRMED PRIOR TO FITOUT



EXISTING GROUND FLOOR PLAN

SCALE: 1:100

ARCHISPECTRUM
Nominated Architect: Martin Bednarczyk | NSW ARB #8912
Suite C5, 8 Allen St, Waterloo NSW 2017 | A.B.N. 68 662 638 413
m: 0419 670 108 | ph: (02) 8399 2807 | e: office@archispectrum.com.au

ISSUE	DATE	DESCRIPTION
A	17.02.2025	DA Issue to council

PROJECT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

SHEET TITLE:
Existing Ground Floor Plan

CLIENT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

SCALE: 1:100 @ A3
DRAWN: Peter S

SHEET SIZE: A3
DWG NO: DA01.01
REVISION: a

LEGEND

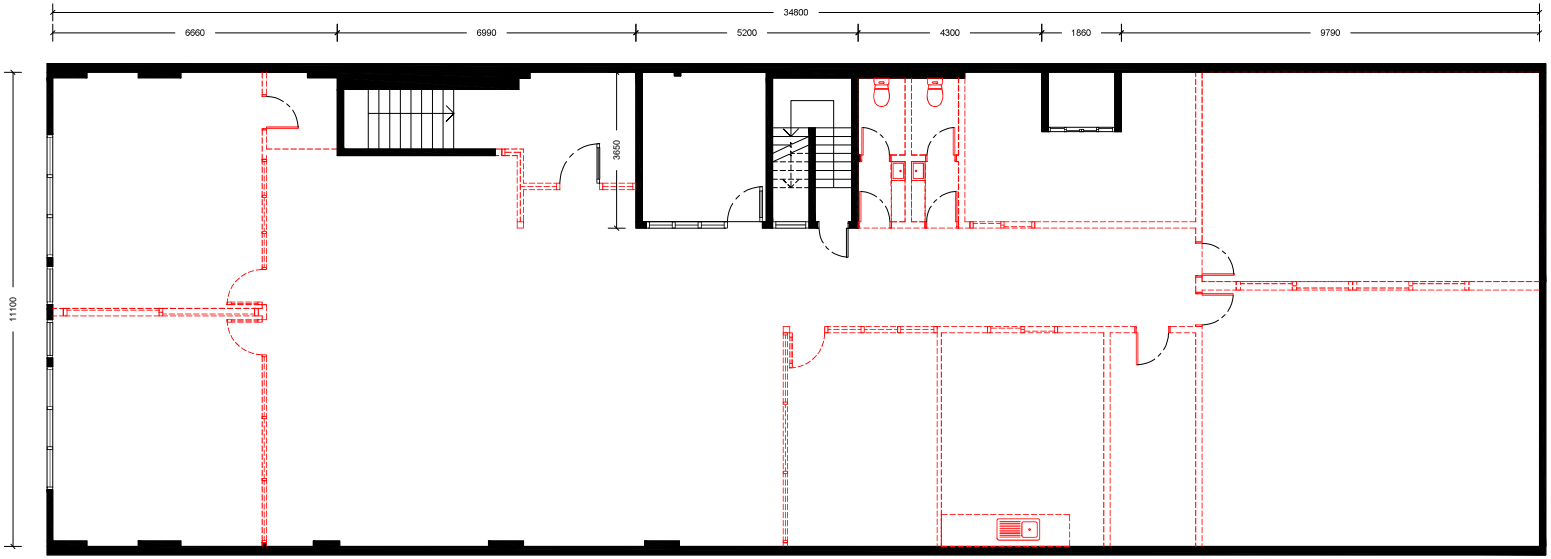
existing wall to remain

existing wall to be demolished

NOTES
All demolition works to be carried out in accordance with Safework Demolition Code of Practice. Structural engineer to inspect and provide adequacy certificate prior to any structural demolition work.

GFA
First Floor Area: 377 m²

EXISTING DIMENSIONS TO BE CONFIRMED PRIOR TO FITOUT



EXISTING FIRST FLOOR PLAN

SCALE: 1:100

ARCHISPECTRUM
Nominated Architect: Martin Bednarczyk | NSW ARB #8912
Suite C5, 8 Allen St, Waterloo NSW 2017 | A.B.N. 68 662 638 413
m: 0419 670 108 | ph: (02) 8399 2807 | e: office@archispectrum.com.au

ISSUE	DATE	DESCRIPTION
A	17.02.2025	DA Issue to council

PROJECT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

CLIENT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

SHEET TITLE:
Existing First Floor Plan

SCALE: 1:100 @ A3
DRAWN: Peter S
SHEET SIZE: A3
DWG NO: DA02.01
REVISION: a

LEGEND:

existing wall to remain

New wall type/finish

- Dry room wall
76mm steel stud
13mm plasterboard

- Wet Room wall
92mm steel stud
9mm villaboard +
12mm tile and glue

- Wet to dry Room wall
92mm steel stud
wet side - 9mm villaboard
+12mm tile and glue
dry side - 13mm plasterboard

FHR fire hose reel

EDB electrical distribution board

EXIT illuminated exit sign to comply with AS2293.1

GL glazed wall
GD glazed door
D920 denotes width of doorleaf

TV Standard TV set

VMO TV Anytime VMO Screen

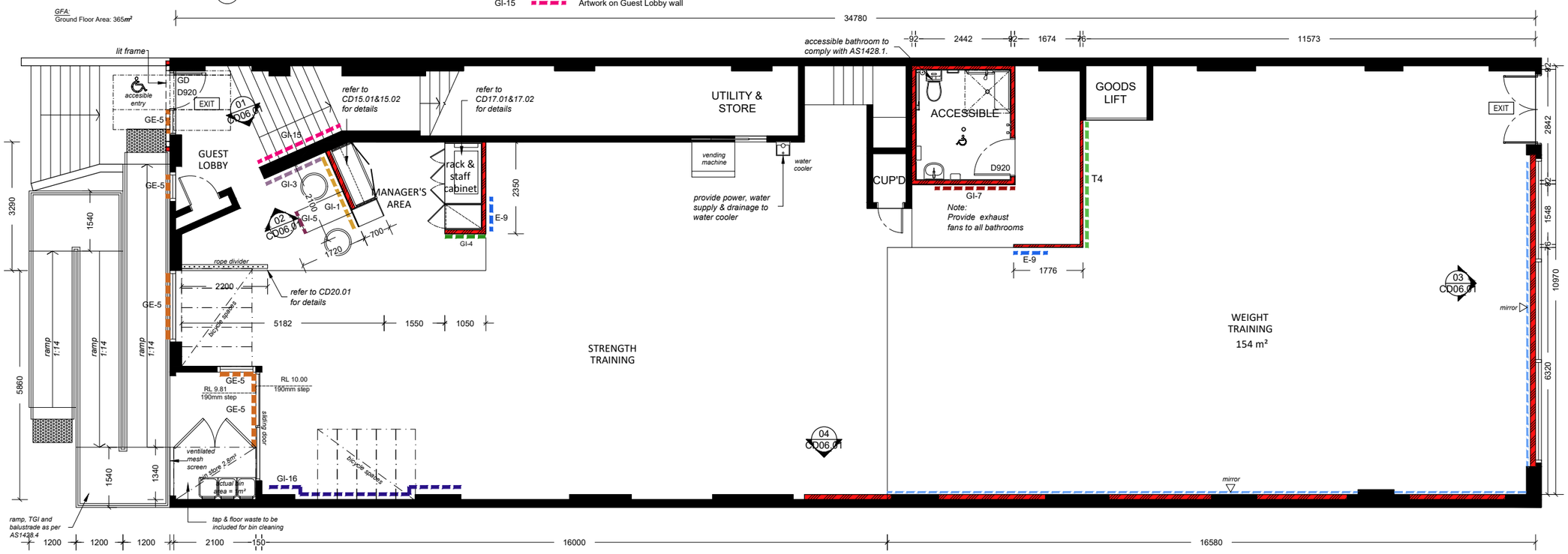
HWS Hot Water System

T4 Natural Oak wall
E-9 Cleaning Station
GI-1 Logo on New logo wall
GI-2 AF on Black oak vinyl wall
GI-3 Signage panel
GI-4 Safety panel
GI-6 Regulatory signage
GI-7 Colored lines on wall
GI-14 Coloured line on floor
GI-15 Artwork on Guest Lobby wall

GI-16 Artwork on Workout area wall
GI-18 Artwork on Existing Manager Office
GI-19 Artwork on Studio wall
GI-26 Pattern on Recovery Room
GE-5 Exterior Artwork

NOTE
- Provide mechanical ventilation in accordance with AS1668.2 and AS3666.1
- DIMENSIONS TO STUD FRAME ONLY

GFA:
Ground Floor Area: 365m²



PROPOSED GROUND FLOOR PLAN

SCALE: 1:100

ARCHISPECTRUM
Nominated Architect: Martin Bednarczyk | NSW ARB #8912
Suite C5, 8 Allen St, Waterloo NSW 2017 | A.B.N. 68 662 638 413
m: 0419 670 108 | ph: (02) 8399 2807 | e: office@archispectrum.com.au

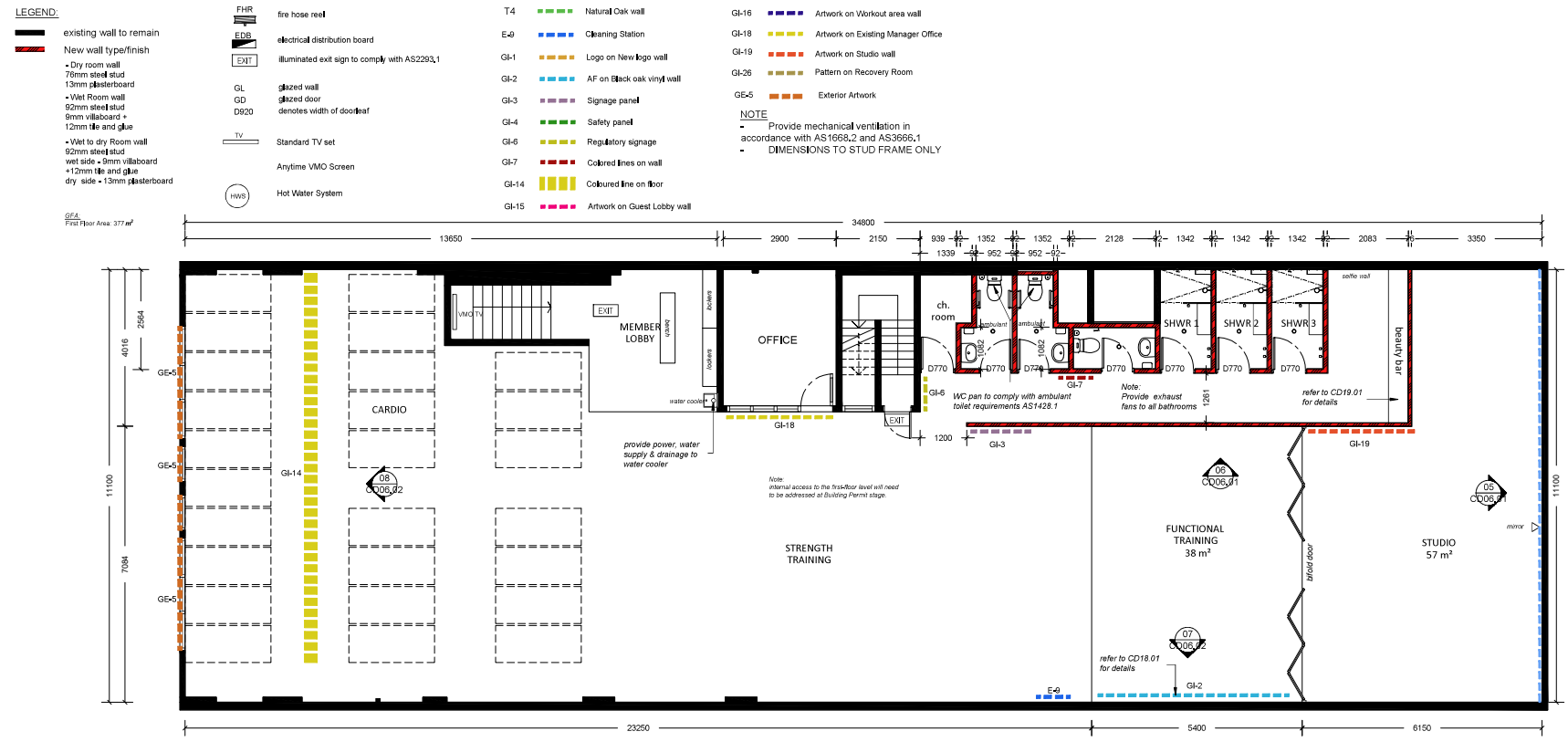
ISSUE	DATE	DESCRIPTION
A	17.02.2025	DA Issue to council
B	26.05.2025	Revised DA Issue to council

PROJECT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

CLIENT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

SHEET TITLE:
Proposed Ground Floor Plan

SCALE: 1:100 @ A3
DRAWN: Peter S
SHEET SIZE: A3
DWG NO: DA03.01
REVISION: b



PROPOSED FIRST FLOOR PLAN

SCALE: 1:100

ARCHISPECTRUM
Nominated Architect: Martin Bednarczyk | NSW ARB #8912
Suite C5, 8 Allen St, Waterloo NSW 2017 | A.B.N. 68 662 638 413
m: 0419 670 108 | ph: (02) 8399 2807 | e: office@archispectrum.com.au

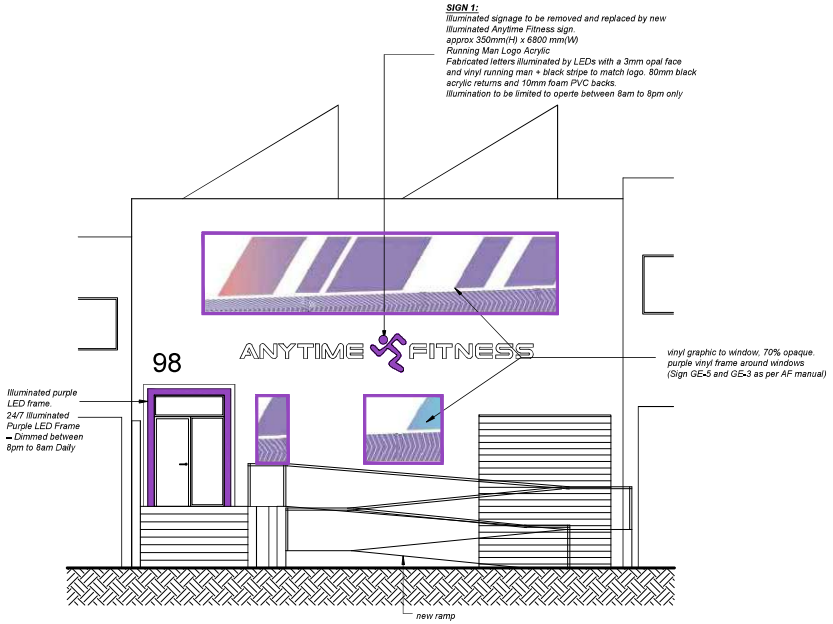
ISSUE	DATE	DESCRIPTION
A	17.02.2025	DA Issue to council

PROJECT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

CLIENT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

SHEET TITLE:
Proposed First Floor Plan

SCALE: 1:100 @ A3
DRAWN: Peter S
SHEET SIZE: A3
DWG NO: DA04.01
REVISION: a



WEST ELEVATION
SCALE: 1:100

ARCHISPECTRUM
Nominated Architect: Martin Bednarczyk | NSW ARB #8912
Suite C5, 8 Allen St, Waterloo NSW 2017 | A.B.N. 68 662 638 413
m: 0419 670 108 | ph: (02) 8399 2807 | e: office@archispectrum.com.au

ISSUE	DATE	DESCRIPTION
A	17.02.2025	DA Issue to council

PROJECT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

CLIENT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

SHEET TITLE:
External (West) Elevation & Signage Details

SCALE: 1:100 @ A3
DRAWN: Peter S
SHEET SIZE: A3
DWG NO: DA05.01
REVISION: a

SITE PLAN
SCALE: 1:250

ARCHISPECTRUM
Nominated Architect: Martin Bednarczyk | NSW ARB #8912
Suite C5, 8 Allen St, Waterloo NSW 2017 | A.B.N. 68 662 638 413
m: 0419 670 108 | ph: (02) 8399 2807 | e: office@archispectrum.com.au

ISSUE	DATE	DESCRIPTION
A	17.02.2025	DA Issue to council

PROJECT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

SHEET TITLE:
Site Plan

CLIENT:
Anytime Fitness Abbotsford VIC
98 Nicholson St, Abbotsford VIC 3067

SCALE: 1:250 @ A3
DRAWN: Peter S

SHEET SIZE: A3
DWG NO: DA06.01
REVISION: a

PURELY ACCESS
CONNECTING PEOPLE AND PLACES

Reference: 30360

Date: 22 May 2025

Juan Cruz
Anytime Fitness

Via email: juan.cruz@anytimefitness.com.au

Dear Juan,

RE: Accessibility Requirements for Anytime Fitness, 98 Nicholson Street, Abbottsford VIC 3067

Further to your query regarding the requirements to provide access for people with disabilities to the proposed Anytime Fitness site at 98 Nicholson Street, Abbottsford, I can confirm that there are requirements under the National Construction Code Building Code of Australia (BCA) in this regard. Should permission be granted under the Planning Application it will then be necessary to obtain a Building Permit prior to commencing any construction work.

In order to obtain a Building Permit it will be necessary to demonstrate compliance with the performance requirements set out in the BCA. The BCA sets out a number of deemed to satisfy requirements with respect to providing access for people with disabilities.

In particular, *D4D3 Access to Buildings* requires an accessway from the main points of entry at the allotment boundary to the building. In addition, there is a requirement to provide an accessway through the principal entrance.

For the proposed site at 98 Nicholson Street, there is an existing stairway which provides the access to the main entrance of the building. The change in height is approximately 1170mm. Stairs are not considered an accessible path of travel as people who use wheelchairs or similar mobility aids cannot access and use stairs. Therefore, in order to ensure an accessible path of travel into the building is provided, it will be necessary to upgrade the access into the building by providing either a ramp or a lift.

A lift has been discounted due to the limitations placed on certain types of lifts under the *E3D7 Passenger lift types and their limitations* of the BCA. As the change in level in which the lift would have to travel exceeds 1000mm a low rise platform lift is not permitted. A stairway platform lift or low rise, low speed constant pressure lift are also not permitted due to the proposed use and occupancy of the building. This would mean that an electric passenger lift would need to be provided. However, an electric passenger lift would require a suitable pit and overrun and further investigations would need to be undertaken to ascertain the suitability of the site to install an electric passenger lift and all of its necessary features. In particular the impacts of the existing building in relation to structural design would need to be considered. A lift may not be feasible in this instance.

If an electric passenger lift were to be provided, it would require a minimum lift car size of 1100mm wide by 1400mm long which would require a larger lift shaft (in the region of 1800mm wide by 2000mm long) to accommodate a lift car of this size. A larger lift may also be necessary if the lift doors are not in the same plane. In addition, the lift would require a minimum 1500mm by 1500mm clear circulation space in front of the lift doorway at each level in order for people to be able to enter and exit from the lift as well as a clear path of travel leading to the lift.

A ramp is currently proposed which will be required to meet the requirements contained within the BCA and referenced Australian Standards, notably AS 1428.1 2009 *Design for access and mobility. Part 1 General requirements for access.* Due to the height differential, the proposed ramp takes up the entire width of the property, resulting in the loss of the existing car parking spaces. If a lift were to be considered, the overall space that a lift would take up would also result in the loss of at least 2 car parking spaces due to the necessary spatial requirements.

In this circumstance a ramp is the preferred method of upgrading the accessibility into the building. This is because it will provide a permanent structure that will be available at all times. A single lift will have

ABN: 14 644 236 153

www.purelyaccess.com.au
info@purelyaccess.com.au
1300 596 406

periods where the lift is unavailable for use due to necessary maintenance or where the lift has broken down. This increases the risk to Anytime Fitness of receiving a complaint under the Disability Discrimination Act 1992 as there would not be equitable access for people with disabilities at all times.

The option to provide an accessible entrance to the rear of the building from Little Nicholson Street has also been explored, however, as can be seen from the image taken from Google maps below, this would also not provide an equitable experience for people with disabilities and may be considered to be discriminatory. It has therefore been discounted as an option.

In summary, the provision of a new ramp to provide the accessible path of travel for people with disabilities to and into the building is considered to be the only suitable option to meet the requirements of the BCA and to ensure that Anytime Fitness provide equitable access to and into the building.

If you wish to discuss in more detail. please do not hesitate to contact the undersigned on 1300 596 406.

Yours Sincerely,

N. Jackson

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TRAFFIC AND PARKING IMPACT ASSESSMENT REPORT

98 Nicholson Street, Abbotsford

Proposed Anytime Fitness Gym at Abbotsford, Victoria

Prepared for:	Anytime Fitness Abbotsford
Date Prepared:	20 February 2025
Revision:	1.0

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Introduction

Background

A Planning Permit Application (PLN25/0031) has been submitted to Yarra City Council (Council) for the use of the existing tenancy located at 98 Nicholson Street, Abbotsford, to be utilised as an "Indoor Recreation Facility" (24-hour 'Anytime Fitness' gymnasium). The subject proposal includes an internal fit-out for the proposed purpose (buildings and works), extended 24/7 hours of operation, associated business identification signage and an on-site car parking variation.

The subject property comprises of ground and first floor with a total Gross Floor Area (GFA) of 742m².

The proposed architectural plans prepared by Archi Spectrum for the alterations and additions to the existing facility are reproduced in **Appendix A** of this report.

AusWide Consulting was commissioned by Anytime Fitness Abbotsford to prepare this Traffic and Parking Impact Assessment for the proposed development.

Anytime Fitness Gym Operation Details

Following are the operational details of the proposed gym:

- Open 24hrs a day, 7 days a week, including all bank and public holidays;
- Maximum 2 staff on site (gym manager and assistant/personal trainer depending on demand) during staffed hours 10:00am – 7:00pm Monday – Thursday; 10:00am – 5:00pm Friday, 10:00am – 2:00pm Saturday; and Sunday unstaffed; (staffing hours are subject to change as required by market demand);
- Expected absolute maximum usage of 60 patrons at any one time with average hourly usage during peak times of 25 – 30 patrons per hour, based on usage statistics for numerous similar and surrounding Anytime Fitness gymnasiums.

Purpose of this Report

This report sets out an assessment of the anticipated traffic and parking implications of the proposed gym, including consideration of the following:

- the existing site conditions;
- the proposal;
- existing traffic and parking conditions;
- the adequacy of the proposed parking provision;
- the traffic impact of the proposal on the surrounding road network.

Existing Conditions

Site

The development site is located at 98 Nicholson Street, Abbotsford and is zoned as - Industrial 3 Land Use Zone (IN3Z). The site has frontages with Nicholson Street to the west, little Nicholson Street to the east and other retail/commercial developments to the north and south.

The proposed Anytime Fitness facility is to tenant the entire development, including the ground and first floor, which consists of a total GFA of 742m².

The location of the subject site is shown in **Figure 1** below whilst **Figure 2** on Page 6 shows the western frontage of the site facing Nicholson Street**.**

Figure 1: Location of the subject site

Figure 2: Site frontage to Nicholson Street *Source: Google Street View*

Road Network

Nicholson Street

Nicholson Street is a municipal road, and in the vicinity of the site; it is aligned in a north-south direction. The road is set within an approximately 13m wide carriageway with a vehicle traffic lane and bicycle lane in each direction. Kerbside parking is generally permitted on each side of the street. In the vicinity of the site, the road has a posted speed limit of 40kph. **Figure 3** below shows Nicholson Street (looking south).

Figure 3: Nicholson Street (looking south) *Source: Google Street View*

Mollison Street

Mollison Street is a municipal road located south of Nicholson Street. The street is aligned in a east-west direction and is set within an approximately 14m wide carriageway, allowing traffic movements in both directions. To the east of Nicholson Street, Mollison Street consists of one vehicle lane and one bicycle lane on each side. On-street parking is generally permitted on both sides of the street. In the vicinity of the site, the road has a posted speed limit of 50kph. **Figure 4** following shows Mollison Street looking east.

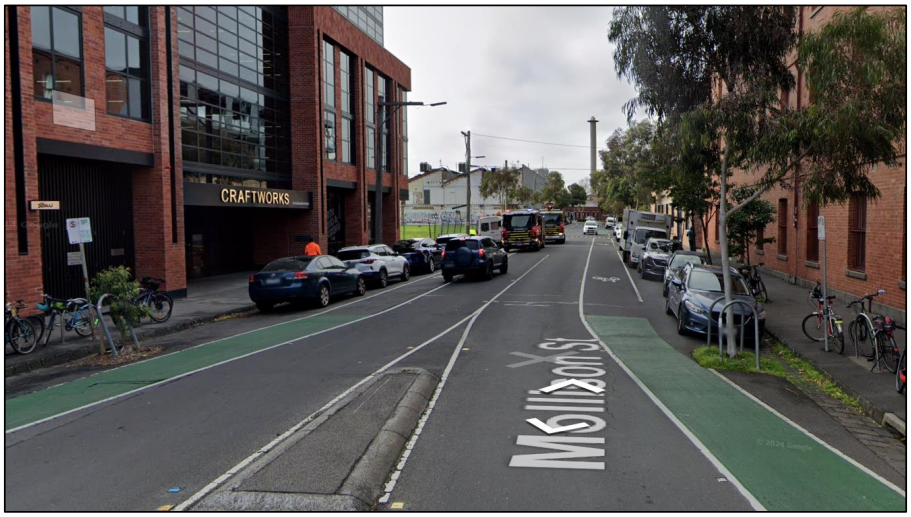


Figure 4: Mollison Street (looking east) Source: Google Street View

Gipps Street

Gipps Street is a municipal road located north of Nicholson Street. The street is aligned in a east-west direction and is set within an approximately 14m wide carriageway, allowing traffic movements in both directions, with one bicycle and kerbside parking lane on each side. In the vicinity of the site, the road has a posted speed limit of 40kph. **Figure 5** following shows Gipps Street looking west.

Figure 5: Gipps Street (looking west) Source: Google Street View

Public Transport

Tram

The nearest tram stop to the site is 20-Lennox St/Victoria St (Richmond), which is located some 450m south of the site at an approximate walking distance of only 6 minutes. The stop is serviced by routes 12 (St Kilda (Fitzroy St) to Victoria Gardens and 109 (Port Melbourne to Box Hill).

Train

The nearest train station to the site is Collingwood Station, which is located some 300m northwest of the site at an approximate walking distance of only 4 minutes. The station is serviced by Mernda and Hurstbridge lines and connects the area to a broader metro train network.

Bus

The nearest bus stops to the site are located along Hoddle Street (see **Figure 6** following). The following high-frequency bus routes service these bus stops.

- 246 (Elsternwick - Clifton Hill via St Kilda)
- 302 (Box Hill Station via Belmore Road and Eastern Fwy)
- 303 (Ringwood North via Park Road)
- 304 (Doncaster SC via Eastern Fwy)
- 305 (City – The Pines SC via Eastern Fwy)
- 309 (City – The Pines SC via Eastern Fwy and Reynolds Road)
- 318 (City – Deep Creek)
- 350 (City – La Trobe University via Eastern Fwy)
- 905 (City – The Pines SC via Eastern Fwy)
- 907 (City – Mitcham via Eastern Fwy)
- 908 (City – The Pines SC via Eastern Fwy)

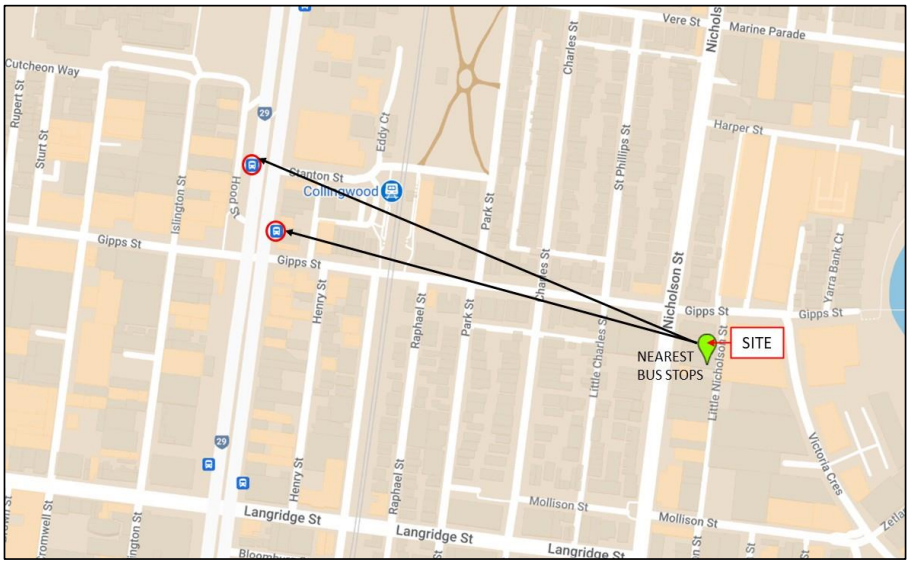


Figure 6: Walking distance to/from bus stops on Hoddle Street

Figure 7 below shows the location of the subject site in the context of Council's Travel Smart Map. Based on the above, the subject site is considered well-connected with the public transport infrastructure.

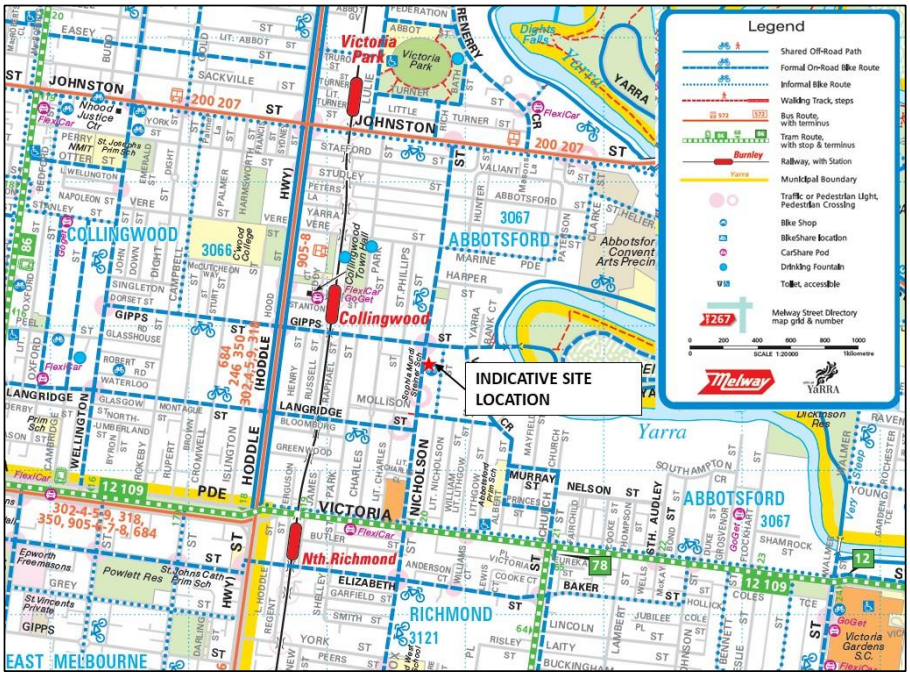


Figure 7: Yarra Local City Council – Travel Smart Map

On Street Parking

There is currently a reasonable supply of on-street car parking located in close proximity to the site, including spaces along Nicholson Street, Gipps Street and Mollison Street.

To understand the existing on-street parking demand and inventory during anticipated peak gym usage hours, Auswide undertook an on-street parking occupancy survey on Thursday, January 30, 2025.

Figure 8 overleaf shows the extent of the on-street parking area observed in the parking occupancy survey. The surveyed on-street parking falls within a reasonable distance from the site, where patrons are expected to park their vehicles and walk to the site.

The survey was completed between 6:00 a.m. and 6:00 p.m., based on half-hourly intervals. The survey hours were selected to capture the usage of on-street parking during the anticipated peak operational hours of the gym.

Figure 8: On-street parking in the vicinity of the site

The outcome of the on-street parking occupancy survey is summarised in **Table 1**, whereas a graphical representation of the overall on-street parking survey results is provided in **Figure 9**. Detailed survey results are provided in **Appendix B** of this report.

Table 1: Peak on-street parking occupancy

Street	Parking Capacity	Minimum Vacancy Level	Occupancy Peak
Gipps Street	18	2	11:00 a.m.
Mollison Street	29	0	
Nicholson Street	40	1	
Total	**87**	**3**	

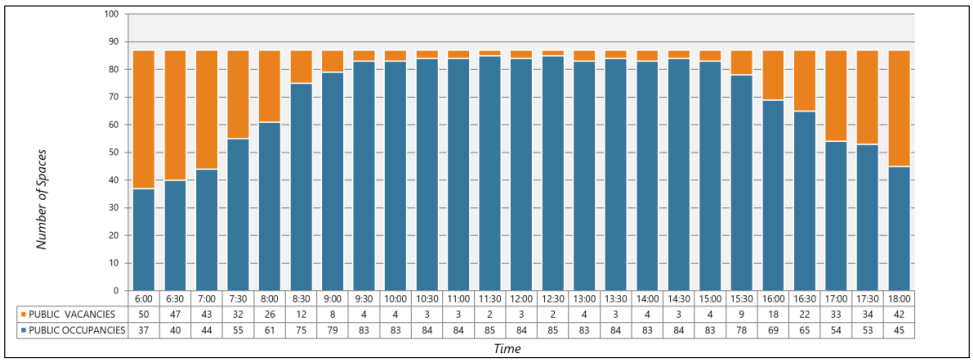


Figure 9: On-street parking occupancy survey (Thursday, January 30, 2025)

Based on the graph in **Figure 9**, on-street parking in the surrounding area sees its peak (i.e., 97% occupancy) between 11:00 a.m. and 12:00 p.m. The trend shows that the on-street parking in the surrounding streets starts getting busier from 7:30 a.m., reaches its peak between 11:00 a.m. and 12:00 p.m. and shows a steady demand until 4:30 p.m.

Considering the above results, it is evident that on-street parking in the surrounding area remains busy throughout the day and reflects the commercial nature of the area. However, it is noted that the parking demand gradually decreases from 4:00 p.m. onwards, whilst ample parking opportunities are noted in the early morning and late evening hours, which coincide with the anticipated peak operational hours at Anytime Fitness (Gym).

Cycling

In the vicinity of the site, dedicated bicycle lanes are available along Nicholson Street, Mollison Street and Gipps Street. **Figure 10** below shows the available cycle tracks in the surroundings of the proposed development. As such, the area offers a variety of cycling infrastructure catering to recreational and commuter cyclists and connects with several key cycling routes.

Figure 10: Available bicycle path in the surrounding of the site

Walkability

The subject site was assessed for nearby features that would encourage staff and patrons to walk/cycle. The 'walkability' of a site is a measure of its proximity to other facilities by walking and can be ascertained from www.walkscore.com. The subject site with a walk score of 94 is rated as "Walker's Paradise" (meaning that daily commutes do not require a car).

Figure 11 overleaf shows the walking catchment area of the site from www.walksore.com.

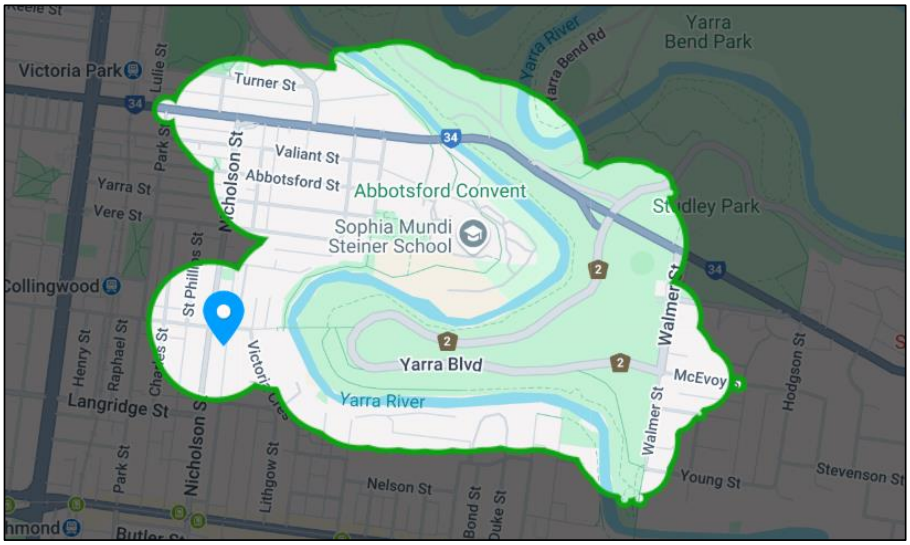


Figure 11: Walkscore map

Parking

Statutory Car Parking Requirements

Clause 52.06 of the Yarra Planning Scheme sets out the requirements for the provision of car parking for a variety of land uses. However, it does not outline the statutory car parking requirement for a "24/7 Gym" or a “Restricted Recreation Facility”, which applies to the subject site. As a result, car parking is to be provided to the satisfaction of Council, and an empirical assessment of the car parking demand for the proposed development has been undertaken.

Transport for NSW Parking Requirements

Transport for NSW’s Guide to Transport Impact Assessment provides parking rates for gymnasiums.

Based on the guide, a gymnasium in metropolitan regional areas where the facility is in close proximity to rail/bus services, requires 3 spaces per 100m^2 GFA.

Upon application of the above parking provision rates on the proposed GFA of 742m^2, the development could generate a peak parking demand of **22 spaces**.

Based on the Guide to Transport Impact Assessment, a gymnasium is defined as a space used for organised or instructed indoor exercise, typically including aerobics, weight/circuit training, etc. The proposed development, being a 24/7 gym, operates differently as the peak usage time of such a fitness centre is not concentrated around specific class times.

On the above basis, it is anticipated that the parking demand based on the TfNSW parking rate will be biased and will not reflect a rational demand relevant to the proposed GFA of the site.

Empirical Car Parking Demand Assessment

Based on past experience, the parking demand for 24/7 gyms varies depending on its location. In order to understand a site-specific parking demand, a reference has been made to a travel mode survey completed at Anytime Fitness Manly in Sydney on Wednesday, 11 September 2024. The surveyed site is well connected with public transport options and is centrally located within the suburb of Manly, with established walking and cycling infrastructure.

As such, in terms of transport characteristics, the surveyed site is considered relevant to the subject site, given that the travel mode survey of Anytime Fitness Manly is considered as an appropriate reference to estimate empirical parking demand of the proposed Anytime Fitness Gym in Abbotsford. The table below outlines the results of the travel mode survey completed on a typical weekday, with detailed survey results provided in **Appendix B** of this report.

Table 2: Travel mode survey at Anytime Fitness Manly

Travel mode	No. of Patrons Interviewed	% of Patrons
Car	14	30%
Public transport	4	9%
Bicycle	3	7%
Walk	24	52%
Total	**46**	**100%**

Based on the survey, 52% of patrons walked to the site, whilst only 30% of the patrons visited the facility via private vehicle.

In addition, based on the existing usage statistics of Anytime Fitness Manly, the gym sees a maximum average hourly usage of approx. 15-20 patrons, which is similar to what is expected at the proposed gym.

Nevertheless, for a conservative assessment, it is assumed that the proposed facility is likely to have a 1.5 times peak person accumulation than the surveyed site. Given that, the proposed Anytime Fitness could see a peak person accumulation of up to 30 patrons during peak operational hours. Upon application of observed travel mode percentages, the proposed facility is likely to generate a peak parking demand of up to **9 parking spaces**.

Parking Provision and Adequacy

The site provides no off-street parking spaces, whereas the proposed development could see a parking demand of 9 parking spaces during peak operational hours.

Whilst the site does not provide dedicated parking spaces, it is still considered appropriate for the proposed development due to the following reasons:

- Based on prior experience and on client feedback, the demand for Anytime Fitness premises is expected to have two notable peaks: 6:00am to 7:00am in the morning and 5:00pm to 6:00pm in the afternoon with this demand likely to occur from Monday to Wednesday. Whereas Thursday to Sunday patron visitations are generally less in numbers. The anticipated peak hours do not coincide with the on-street parking peak in the area. As such, the demand for 9 parking spaces can easily be managed within the on-street parking availability on the surrounding streets;
- The peak usage times of Anytime Fitness gyms are not concentrated around specific class times, whilst the extended trading hours of the proposed facility contribute to the lower demand for parking in comparison to other gymnasiums or health clubs;
- The site also benefits from access to a range of alternative transport modes with bus stops, trains and trams available within 450m walking distance from the site;
- The site further benefits from established cycling routes on the surrounding streets and is likely to attract patrons using bicycles to access the site;
- The site is located within a highly pedestrian-friendly area with sealed footpaths available along all the surrounding streets. According to 'walkscore.com' the subject premises achieves a

"WalkScore" of 96 out of a possible 100, a score which is described as "Walker's Paradise" and that "Daily errands do not require a car";

- Parking activities associated with the nearby light industrial tenancies will not be in peak operation during the same time as the peak period of the proposed Anytime Fitness gym;
- In addition, Anytime Fitness will operate 24 hours a day and seven days a week, with patron access available via FOB Key. This mode of operation allows gym members to access the gym during the early and late hours of the day, subsequently resulting in lessening the peak usage times during the typical rush hours;
- Members of the Anytime Fitness Abbotsford gymnasium are generally noted to be sourced from the local commercial areas and surrounding residential uses. The typical proximity of the Anytime Fitness member base is within 2km of the site, as Anytime Fitness features a vast network of facilities with a facility in nearly every suburb of the state. This enables members to either walk, run or cycle to the local facility without the need to drive**;**
- Nevertheless, in a worst-case scenario, the peak parking demand of up to 9 parking spaces is likely to occur in the early morning or evening hours when surrounding on-street parking inventory shows sufficient capacity to accommodate this parking demand;
- And should the client wish to provide employment opportunities to the local residents of the area, then staff, being local residents, would be encouraged to use public transport or walk to the site.

Bicycle Parking

Clause 52.34-5 of the Yarra Planning Scheme sets out the requirements for the provision of bicycle parking for 'Minor sports and recreation facility'.

The Planning Scheme requirements include 1 bicycle space per 4 employees and 1 space per 200m^2 of net floor area.

Based on the proposed GFA of 742m^2 and a maximum of 2 staff members, the proposed development requires 5 bicycle parking spaces.

The proposed development includes 5 bicycle parking provision within the building premises (shown in **Figure 12** following). As such, this bicycle parking provision is likely to fulfil the bicycle parking demand generated by the patrons of the proposed gym.

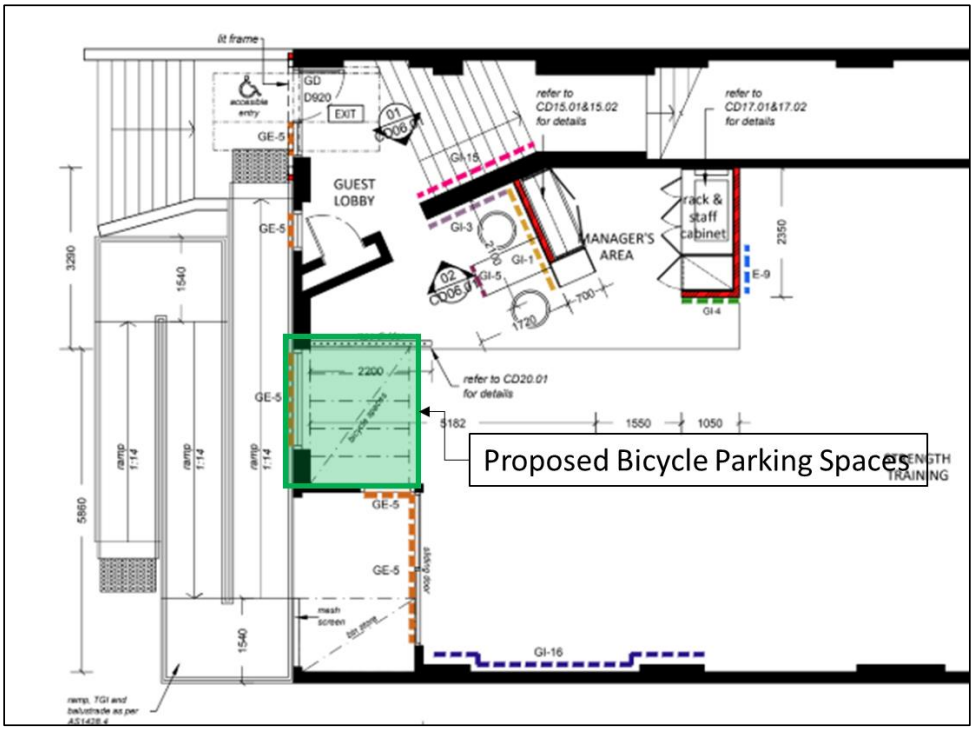


Figure 12: On-site bicycle parking provision

Traffic Impact Assessment

Based on the TfNSW Guide, gymnasiums in a metropolitan, regional CBD area could generate 3.6 trips per 100m^2 of GFA in a peak hour. As such, the proposed development with a total GFA of 742m^2 could generate up to 27 peak-hour trips.

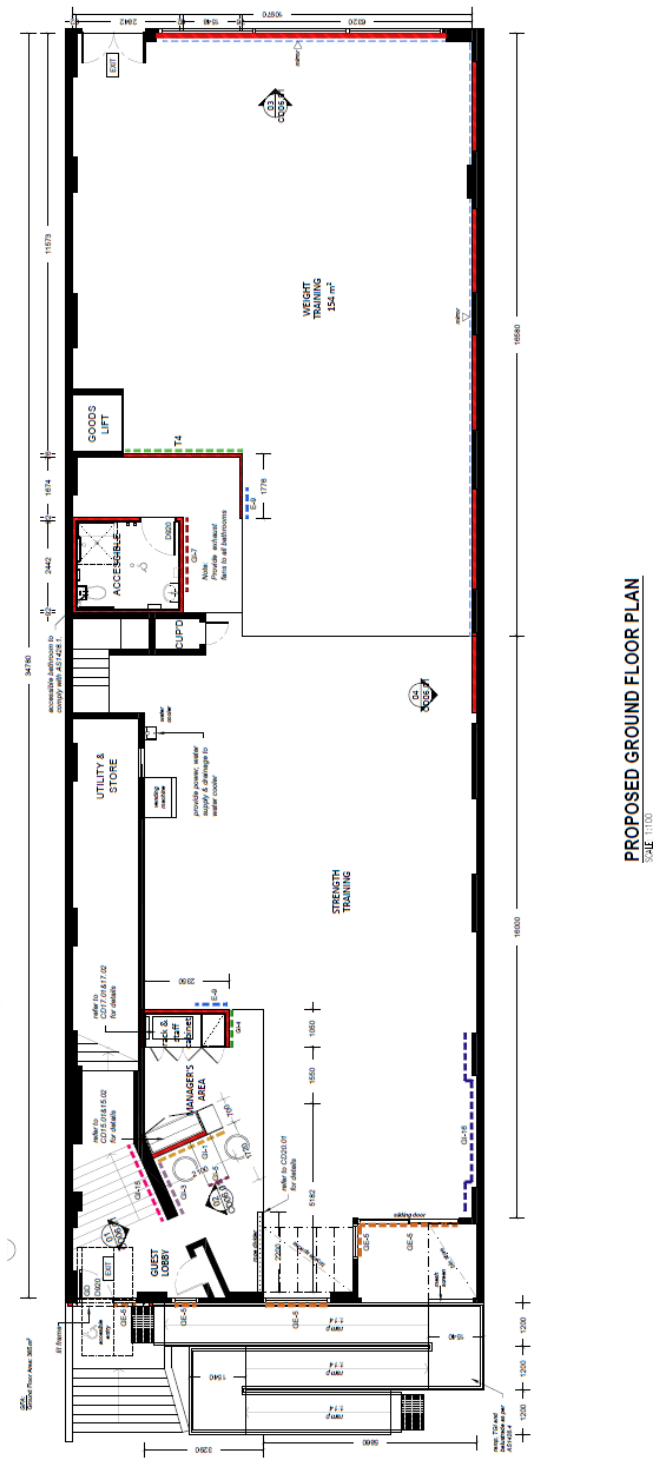
The trip generation of this level outside of peak business hours of surrounding businesses is not anticipated to perceptibly impact the existing road operations as they are currently operating. As such, there will be no undue implications resulting from the proposal.

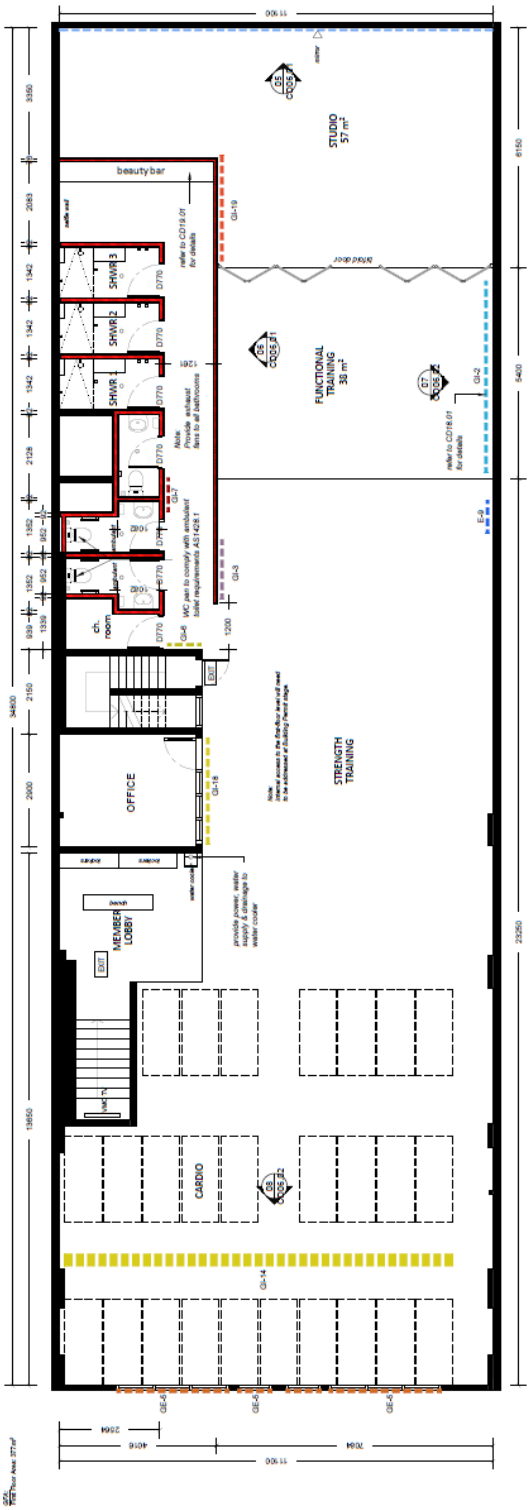
Conclusion

The assessment of the traffic and parking impacts of the proposed development has concluded that:

- The traffic implications as a result of the proposed development will be negligible;
- The development is anticipated to generate a peak parking demand of 9 parking spaces. The shortfall in parking provision can easily be catered with on-street parking available within the surrounding streets.
- The development is supportable on traffic planning grounds.

Appendix A – Proposed Architectural Plans





PROPOSED FIRST FLOOR PLAN

SCALE 1:100

Appendix B – On-Street Parking Survey

Parking Abbotsford

TRANS TRAFFIC SURVEY
trafficsurvey.com.au

Parking Occupancy Survey

Date:	Thursday, 30 January 2025
Location:	Abbotsford
GPS:	-37.805894, 144.996720
Weather:	Fine
Customer:	AUSWIDE

Public Parking (1/0)	Map Ref	Street	Section (GPS/Street Address if Off-Street Car Park)	Side	Restriction	Clear Way	Capacity	Parking Occupancy																								
								6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	14:30	15:00	15:30	16:00	16:30	17:00	17:30	18:00
1		Gipps St	From Victoria Cres To Nicholson St	N	1P 7:30am-5:30pm Mon-Fri 7:30-12:30pm Sat		9	3	4	4	5	6	7	8	9	9	9	9	9	9	9	9	9	9	9	9	8	6	6	5	5	4
1				S	Unrestricted		3	1	1	2	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2
1			From Nicholson St To St Phillips St	N	2P 7am-7pm Mon-Fri		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1				S	2P 7am-7pm		3	1	1	1	1	2	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2	2
1					No Stopping Authorised Vehicles Excepted		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1					1/4P 7am-7pm		1	0	0	0	0	0	1	1	1	1	1	0	1	0	1	0	1	0	1	1	0	0	0	0	1	1
1		Mollison St	From Litle Nicholson St To Nicholson St	N	1P 7:30am-5:30pm Mon-Fri 7:30am-12:30pm Sat		4	2	2	2	3	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	3	3	2	2	2
1				S	2P 7am-7pm Mon-Sat		5	2	2	2	3	3	4	4	5	5	5	5	5	5	5	5	5	5	5	5	5	4	4	3	3	3
1			From Nicholson St To Litle Charles St	N	4P 7:30am-5:30pm Mon-Fri		15	8	8	9	10	12	14	15	15	15	15	15	15	15	15	15	15	15	15	14	14	14	12	10	9	8
1				S	Unrestricted		5	3	3	3	4	4	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	4	4	4
1		Nicholson St	From Mollison St To Gipps St	W	2P 7:30am-5:30pm Mon-Fri		4	0	1	2	3	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	3	3	2
1					2P 7:30am-5:30pm Mon-Fri 7:30am-12:30pm Sat		10	4	5	6	7	8	9	10	10	10	10	10	10	10	10	10	10	10	10	10	9	8	7	6	5	4
1					P Disabled 7:30am-5:30pm Mon-Fri		1	0	0	0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
1					Permit Zone		4	3	3	3	3	2	2	2	2	2	2	3	3	4	4	3	3	3	3	3	3	3	2	2	3	3
1				E	2P 7:30am-5:30pm Mon-Fri		7	3	3	3	4	5	6	7	7	7	7	7	7	7	7	7	7	7	7	7	7	6	6	5	5	4
1			From Gipps St To End	W	2P 7:30am-5:30pm Mon-Fri		7	3	3	3	4	5	6	6	7	7	7	7	7	7	7	7	7	7	7	7	6	4	4	3	3	2
1				E	2P 7:30am-5:30pm Mon-Fri		7	3	3	3	4	4	5	5	6	6	7	7	7	7	7	7	7	7	7	7	6	5	5	4	4	3
	PUBLIC CAPACITY							**87**	**87**	**87**	**87**	**87**	**87**	**87**	**87**	**87**	**87**	**87**	**87**	**87**	**87**	**87**	**87**	**87**	**87**	**87**	**87**	**87**	**87**	**87**	**87**	**87**
	PUBLIC OCCUPANCIES							**37**	**40**	**44**	**55**	**61**	**75**	**79**	**83**	**83**	**84**	**84**	**85**	**84**	**85**	**83**	**84**	**83**	**84**	**83**	**78**	**69**	**65**	**54**	**53**	**45**
	PUBLIC VACANCIES							**50**	**47**	**43**	**32**	**26**	**12**	**8**	**4**	**4**	**3**	**3**	**2**	**3**	**2**	**4**	**3**	**4**	**3**	**4**	**9**	**18**	**22**	**33**	**34**	**42**
	PUBLIC % OCCUPANCIES							**43%**	**46%**	**51%**	**63%**	**70%**	**86%**	**91%**	**95%**	**95%**	**97%**	**97%**	**98%**	**97%**	**98%**	**95%**	**97%**	**95%**	**97%**	**95%**	**90%**	**79%**	**75%**	**62%**	**61%**	**52%**

not available for public parking