



Application for a Planning Permit

Lodgement Date: **26 July 2025**
 Application Number: **PLA0124/25**
 Lodgement Method: **Online**
 Original Permit Number: **Not Applicable**

- ◆ Original Permit Number only relates to Amendment Applications
- ◆ All information in this form was submitted by the Applicant at the time of Lodgement.

The Land

Property Address*	7 Neilson Court WARRAGUL VIC 3820
Land Legal Description*	V 11304 F 389 Lot 1 PS 647696Y Drouin East Parish
Other Related Property	
Other Related Land	

The Proposal

Category*	Change of Use
Proposal*	Use and development of land for an indoor recreation facility within an existing industrial building
Estimated Cost*	\$600000.00

Application Information

Pre-Application Meeting*	No
Existing Land Use*	Industry and Warehouse
Encumbrances on Title*	No

Applicant and Owner Details

Applicant Details*

Surname/Company:	Alvarez
First Name:	Gabriel
Postal Address:	13/49 Napier Street FOOTSCRAY VIC 3011

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Mobile Phone:

Home Phone:

Advertised

Work Phone:

Email Address:

Agent/Contact Details

Surname/Company: **Alvarez**

First Name: **Gabriel**

Postal Address:

Mobile Phone:

Home Phone:

Work Phone:

Email Address:

Owner Details*

Surname/Company:

First Name:

Attachment Details

00775586220012025072521030001 (DOC-25-82638)

00775586220022025072521030001 (DOC-25-82639)

7 Neilson Court planning permit final (26-07-25) compressed (DOC-25-82640)

7 Neilson Court planning permit final (26-07-25) compressed[1] (DOC-25-82641)

Applicant Declaration

I understand and declare that:

- I am the Applicant;
- all information provided within this application is true and correct; and
- the property/land owner (if not myself) has been notified of the application.

*I agree to the declaration terms**

Yes

The personal information requested on this form is being collected to enable Council to consider the permit application. Council will use this information for this purpose or one closely related and may disclose this information to third parties for the purpose of their consideration and review of the application.

These third parties generally include, but are not limited to:

Transport Infrastructure Agencies such as VicRoads and VLine

Energy/Utilities Providers

Catchment Management Authorities and Water Corporations

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The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies. Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review of the application as part of a planning process specified in the Planning and Environment Act 1987.

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 11304 FOLIO 389

Security no : 124126566081C
Produced 26/07/2025 07:03 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 647696Y.
PARENT TITLE Volume 11023 Folio 498
Created by instrument PS647696Y 23/09/2011

REGISTERED PROPRIETOR

Estate Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

AGREEMENT Section 173 Planning and Environment Act 1987
AC834126M 03/05/2004

DIAGRAM LOCATION

SEE PS647696Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 7 NEILSON COURT WARRAGUL VIC 3820

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 12/07/2023

DOCUMENT END

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Document Type	Plan
Document Identification	PS647696Y
Number of Pages (excluding this cover sheet)	2
Document Assembled	26/07/2025 07:03

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PS647696Y

PLAN OF SUBDIVISION

Stage No.

LRS use only

EDITION 1

22/09/2011 \$609.90 PS



Location of Land

Parish: DROUIN EAST
Township: _____
Section: A
Crown Allotment: 18(Pt)

Title References: VOL 11023 FOL 498

Last Plan Reference: PS 548941Q (LOT 105)

Postal Address: 7-8 NEILSEN COURT
WARRAGUL, 3820

MGA 94 Co-ordinates: E 408710 Zone 55
(Of approx. centre of plan) N 5775830

Vesting of Roads or Reserves

Identifier

Council/Body/Person

NII

NII

Council Certification and Endorsement.

Council Name: BAW BAW SHIRE COUNCIL Ref: PS60226/11

1. This plan is certified under section 6 of the Subdivision Act 1988.
2. ~~This plan is certified under section 11(7) of the Subdivision Act 1988.~~
Date of original certification under section 6: _____ / ____ / ____
3. ~~This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

Open Space

(i) A requirement for public open space under section 18 of the Subdivision Act 1988 ~~has~~ / has not been made.

~~(ii) The requirement has been satisfied.~~

~~(iii) The requirement is to be satisfied in Stage~~

Council Delegate *ARULL*

~~Council seal~~

~~Date~~ _____ / ____ / ____ 14/7/11

~~Re-certified under section 11(7) of the Subdivision Act 1988~~

Council Delegate

~~Council seal~~

Date 14/7/11

Notations

Depth Limitation: Does not apply

Staging This is not a staged subdivision.
Planning Permit No. _____

THE LAND BEING SUBDIVIDED IS SHOWN ENCLOSED
BY CONTINUOUS THICK LINES.

Survey:- This plan is not based on survey.

To be completed where applicable.

This survey has been connected to permanent marks no(s). _____

In proclaimed Survey Area no. _____

Easement Information

Legend: E- Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance
A- Appurtenant Easement R- Encumbering Easement (Road)

LRS use only

Statement of Compliance
/ Exemption Statement

Received



Date 22/09/2011

LRS use only

PLAN REGISTERED

TIME 12:30PM

DATE 23/09/2011

ALLAN BAGULEY

Assistant Registrar of Titles

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ROSS & WORTH PTY. LTD.
LAND & ENGINEERING SURVEYORS

* 5/61 SMITH STREET WARRAGUL 56232257
26 CONTINGENT ST. TRAFALGAR 56331577
213B PRINCES HIGHWAY MORWELL 51341368

LICENSED SURVEYOR GEOFFREY STUART FEDDERSEN

SIGNATURE *G. Feddersen* DATE 13/4/2011

REF 12009 DRG No. 12009PS.LCD

Page 6 of 54
VERSION 01

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

Advertised

PLAN OF SUBDIVISION

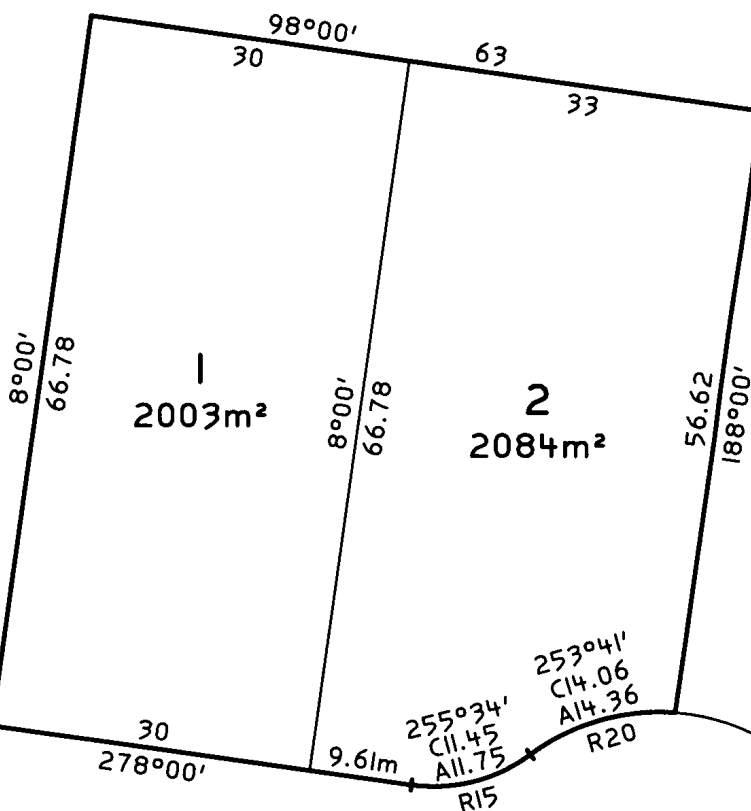
Stage No.

Plan Number

PS 647696Y



AMG
ZONE 55



COURT

NEILSON

ALBERT ROAD

ROSS & WORTH PTY. LTD.
LAND & ENGINEERING SURVEYORS
*5/61 SMITH STREET WARRAGUL 56232257
26 CONTINGENT ST TRAFALGAR 56331577
213B PRINCES HIGHWAY MORWELL 51341368

ORIGINAL
SHEET SCALE
SIZE
A3 1:500
SCALE
5 0 5 10 15 20
LENGTHS ARE IN METRES

LICENSED SURVEYOR GEOFFREY STUART PEDDERSEN

SIGNATURE *[Signature]*

DATE 13/4/2011

REF 12009

DRG No. 12009PS.LCD

VERSION 01

SHEET 2

DATE 14/7/11

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APPLICATION FOR RECORDING OF AN AGREEMENT
SECTION 181(1) PLANNING & ENVIRONMENT ACT, 1987

F

Lodged by:
 Name: O'Halloran Davis
 Phone: 03 5623 5166
 Address: 38 Queen Street, Warragul
 Ref: AG:LP
 Customer Code: 2881A



AC834126M
 03/05/2004 \$59 173

The authority or council having made an agreement requires a recording to be made in the Register for the land.

Land:

Certificate of Title Volume 8752 Folio 721

Authority or Council:

Baw Baw Shire Council
 Civic Place
 WARRAGUL VIC 3820

Section and Act under which agreement is made:

Section 173 of the Planning & Environment Act, 1987

A copy of the agreement is attached to this application.

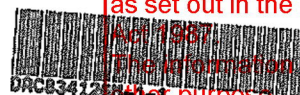
DATED the 28th day of April, 2004.

SIGNED

POSITION HELD IN COUNCIL

Director Corporate & Community Services
 Baw Baw Shire Council
 Signed pursuant to
 Delegation dated 2 August 2002

7.5.04



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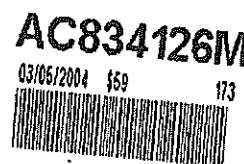
THIS AGREEMENT is made on the date set out in the Schedule between **BAW BAW SHIRE COUNCIL** of Civic Place, Warragul, 3820 (hereinafter referred to as "the Responsible Authority") and **CENTRAL GIPPSLAND REGIONAL WATER AUTHORITY** of Hazelwood Road, Traralgon, 3844 (hereinafter referred to as "the Water Authority") of the one part and the party named in the Schedule as the Owner (hereinafter referred to as "the Owner") of the other part.

WHEREAS:

- A. The Owner is the registered proprietor of the land described in the Schedule ("the land").
- B. The Owner has made application to the Baw Baw Shire Council for a planning permit to subdivide the land and the Baw Baw Shire Council has resolved to issue a permit on certain terms and conditions the number of which permit is set out in the Schedule ("the permit").
- C. That it is a condition of the permit that the Owner will enter into an agreement pursuant to Section 173.

NOW THIS AGREEMENT WITNESSES:

1. The parties confirm the recitals to this agreement.
2. This agreement is made pursuant to Section 173 of the Planning & Environment Act, 1987.
3. The Owner acknowledges that the land is in close proximity to the Warragul sewage treatment plant of the Water Authority.
4. The Owner acknowledges that those lots on the attached plan which are within 300 metres of the northern boundary of the Waste Water Treatment Plant in Albert Road, Warragul may occasionally experience detriment from odour emanating from the Plant should "upset" conditions (such as technical problems with the running of the plant) arise.
5. The Owner of those lots specified in Clause 4 above will make any prospective purchaser of such lot aware prior to the sale of the lot that they may occasionally experience detriment



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from odour emanating from the plant should "upset" conditions (such as technical problems associates with the running of the plant) arise.

6. The Owner shall pay all of the Responsible Authority's and the Water Authority's legal costs of and incidental to registering this agreement on title.



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SCHEDULE



Owner:

Land: Lot 2 on LP83130 and being the whole of the land described in Certificate of Title Volume 8752 Folio 721 and known as 95 Copelands Road, Warragul.

Permit: 03055

IN WITNESS WHEREOF the parties hereto have placed their hands and seals on the 28th day of April 2002.

THE COMMON SEAL of)
)
 was hereunto affixed in)
 accordance with its Articles of Association in the)
 presence of:)

..... Director

..... Secretary



THE COMMON SEAL of **CENTRAL**)
 GIPPSLAND REGIONAL WATER AUTHORITY)
 was hereunto affixed in the presence of:)

.....

.....



THE COMMON SEAL of the Mayor, Councillors)
 and Citizens of the Baw Baw Shire Council was)
 affixed in the presence of:)

Councillor

Councillor

Authorised Officer
Chief Executive Officer



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0AC834126M-5-3



AC834126M



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1. Preface

Preliminary Submission – Pending Final Documentation

This application has been prepared to initiate consultation with **Baw Baw Shire Council** for a proposed athlete development centre located at **7 Neilson Court, Warragul**. While several supporting technical documents (e.g. Traffic Impact Assessment and Final Floor Plans) are still being finalised, this submission aims to provide sufficient detail for preliminary review and feedback to streamline the formal application process:

- Traffic Impact Assessment / Car Parking Demand Assessment (Traffkd)
- Final site plan and floor plan (fully dimensioned)
- Elevation plans including proposed signage details

This early submission is intended to invite feedback from Council and ensure that any further documentation aligns with expectations — with the aim of expediting the approval process.

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2. A full written response including:

Site Address: 7 Neilson Court, Warragul VIC 3820

Zoning: Industrial 1 Zone (IN1Z)

Title: [Insert Lot/Plan details]

Site Area: ~2,003 m²

Building Area: ~1,373 m² (warehouse 1,201 m² + office 172 m²)

2.1 Surrounding Context:

The site lies within a mixed light-industrial and commercial precinct characterised by large-format buildings and sealed parking. It's immediately adjacent to distribution/trade businesses, but there are no sensitive uses (e.g., residential) in the immediate 500 m radius.

Comparable and Complementary Facilities (within ~5 km)

Identifying current successful recreational and sports facilities in Warragul demonstrates both demand and precedent for your proposal:

- **Warragul Leisure Centre (21 Burke St)**
 - Operated by YMCA for Baw Baw Shire
 - Offers swimming, group fitness, a **double-court indoor stadium** for casual and junior basketball/netball leagues
[TidyHQ+15bawbawshire.vic.gov.au+15book.trialsession.com+15](#)
 - Community-focussed, with strong local engagement and significant investment (stadium expansion ~2019, \$12.8M) [bawbawshire.vic.gov.au](#)
- **Warragul District Amateur Basketball Association (WDABA)**
 - Hosts junior and senior competitions at Warragul Leisure Centre and **Bellbird Park Indoor Centre** [bawbawshire.vic.gov.au+15warragul.ymca.org.au+15TidyHQ+15](#)
 - Develops athletes through programs including representative squads (U10–U18) [TidyHQ](#)
- **Chalkies Basketball Club (Warragul)**
 - Domestic youth basketball club offering inclusive summer/winter teams U10–U19
[FitFit Fitness+15chalkiesbasketball.com.au+15warragul.ymca.org.au+15](#)
- **Outdoor Sports Reserves (Western Park & Eastern Park)**
 - Include basketball/netball courts among other facilities for community sport
[bawbawshire.vic.gov.au+13Wikipedia+13Wikipedia+13](#)

Summary:

- These facilities clearly demonstrate:
 - Strong local demand for programs, particularly for junior basketball and community sport
 - Council's willingness to support and invest in sporting infrastructure

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- The proposed UAC Warragul facility builds on this foundation by offering **specialised, high-performance training and dedicated recovery services**—filling a gap not addressed by broader community facilities
- In terms of zoning and usage, UAC complements rather than duplicates existing service offerings, providing a **natural progression** for serious athletes in the area

By establishing market comparators within the statutory 5 km, this section now confirms that Warragul not only sustains but actively supports specialised indoor sports and fitness operations. Your facility would be a valuable and logical enhancement to the local recreation ecosystem.

2.2 Existing Warehouse Features (As Built)

The property at **7 Neilson Court, Warragul** is a high-spec, modern industrial facility with a **total building area of 1,373 m²**, comprised of:

- **Warehouse Floor Area:**
 - **1,201 m²** clear-span industrial floor space
 - **High internal clearance** (approx. 9 m), ideal for overhead installations such as ceiling-mounted basketball hoops, lighting rigs, and acoustic baffles
 - **Two (2) motorised roller doors**, each approx. **4.5 m wide × 5.0 m high**, located on opposite sides of the warehouse for through-access or zoned delivery logistics
 - **Reinforced concrete flooring**, suitable for heavy fitness equipment, high-traffic use, and potential wet area fit-out
- **Ground Floor Office Area:**
 - **86 m²**, suitable for reception, admin, first-aid, or casual lounge space
 - Glazed frontage with client-facing entry and HVAC installed
- **First Floor Office / Mezzanine Area:**
 - **86 m²**, overlooking warehouse floor
 - Ideal for dry recovery zone, yoga/stretching space, or semi-private wellness lounge
 - Separate staircase access, suitable for passive-use separation from ground activity
- **Amenities Block:**
 - Integrated into ground floor area
 - Includes unisex accessible toilet, staff toilet, and kitchenette (approx. **20–25 m²**)
- **Access & Parking:**
 - **Dual driveways** onto Neilson Court
 - Secure fencing with **electric gates**
 - **17 on-site car spaces**, allowing for peak hour traffic without overflow concerns
 - Truck-manoeuvrable turning circle and designated loading area
- **Services:**
 - **3-phase power**, data cabling, fire safety systems in place
 - Building presents as near-new, minimal retrofitting required for recreation use

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2.3 Proposed Facility Fit-Out and Use

The proposed fit-out for Universal Athlete Centre (UAC) Warragul includes a high-performance indoor training environment designed for basketball skill development, athletic conditioning, and recovery services. The facility is structured to operate as a hybrid model combining coach-led group sessions with 24/7 member access, delivered within a fully enclosed, stand-alone industrial building.

Key elements of the fit-out include:

- Full-size basketball court area (~650 m²), incorporating approximately 8 shooting bays
- Premium hardwood sports flooring supplied and installed by Enlio (FIBA-approved), selected for both elite-level performance and acoustic management
- Professionally engineered, ceiling-mounted basketball rings, designed and certified to meet safety and load-bearing requirements
- 80 mm high-density wall padding installed along all perimeter zones to enhance player safety and significantly dampen sound reverberation within the space
- Strength and Conditioning (Gym) area (~500 m²) equipped with commercial-grade weight training, mobility, and performance equipment
- Enclosed wet recovery suite (~100 m²), featuring hot/cold plunge tubs, steam sauna, and infrared sauna to support athlete rehabilitation and longevity
- Upstairs dry recovery lounge (~86 m²), equipped with Normatec compression boots, stretching/yoga mats, and soft-tissue recovery tools
- Ground floor reception and member services area (~86 m²), repurposed for check-in, administration, and casual waiting space for parents and guardians

All fit-out works are non-structural and largely reversible. Installations are surface-mounted or modular in nature (e.g., training rigs, recovery tubs), ensuring minimal long-term impact on the building's integrity. The facility layout has been deliberately designed to preserve flexibility, contain all activity indoors, and operate with low external impact.

The overall use supports:

- Structured, small-group basketball and athletic development
- Controlled, appointment-based access for recovery and gym services
- Positive community engagement, youth wellbeing, and athlete pathway development within the Baw Baw region

This fit-out transforms the existing warehouse into a purpose-built, high-functioning indoor recreation centre, providing long-needed infrastructure to service growing demand for basketball and allied athletic programs in Gippsland and surrounding areas.

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2.3.1 Zoning – Industrial 1 Zone (Clause 33.01)

The site is within the **Industrial 1 Zone (IN1Z)** under the **Baw Baw Planning Scheme**. The proposal falls under the definition of **Indoor Recreation Facility**, which is a **Section 2 (permit-required) use** in the IN1Z.

The proposed use:

- Is entirely indoors and low-impact
- Supports worker and community wellbeing
- Avoids interference with surrounding industrial uses
- Represents an appropriate and beneficial adaptive reuse of industrial floorspace

2.3.2 Car Parking – Clause 52.06

The standard rate is **3.5 spaces per 100 m²** of net floor area. For an estimated 1,300 m² of usable space, this equates to approx. **46 car spaces**.

A **formal Car Parking Demand Assessment** (pending from Traffkd) will support a reduction request based on:

- Peak operating times outside business hours
- Controlled group sizes and appointment-only sessions
- Historical usage patterns from UAC West and Williamstown
- Sufficient on-site and on-street parking availability during peak usage

2.3.3 Amenity and Neighbour Impacts – Clause 65

- All activity is **indoors**
- Minimal external works proposed
- No external noise emissions or amplified events
- Controlled access system and 24/7 CCTV
- Sound-dampening wall-padding and session-based occupancy planning
- Peak activity will occur outside standard 9am–5pm hours

2.3.4 Precedent and Consistency with Surrounding Land Uses

The proposed facility is consistent with the established and evolving character of the industrial precinct surrounding Neilson Court. Within a **5 km radius**, there are a number of **complementary and recreational uses** operating within industrial or commercial premises, including:

- **Warragul Leisure Centre** (Burke Street) – includes indoor basketball courts and gym
- **Bellbird Park Indoor Centre** – used for junior/senior community basketball competitions
- **WDABA / Chalkies Basketball Club** – host training and skills development for youth
- **Local martial arts and fitness studios** in the Warragul CBD fringe and Hazel Drive precinct

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These uses demonstrate a trend toward diversification in the use of industrial and commercial land to include **health, fitness, and structured recreation services**. Council has previously supported similar low-impact recreation uses in industrial areas, provided they meet noise, traffic, and safety standards — all of which are addressed in this application.

Furthermore:

- **No sensitive interfaces** (e.g. residential or education) exist immediately adjacent to the site
- **Peak usage** (weekday evenings and weekend mornings) occurs outside standard business hours
- The **internal-only, low-noise nature** of the proposal ensures it will not interfere with nearby industrial operations

This proposal aligns with recent interpretations of **Clause 65 and Clause 33.01**, which allow for the adaptive reuse of industrial buildings for community benefit, provided the core purpose of the zone is not undermined — in this case, it is not.

2.3.5 Local Planning Policy Framework (LPPF)

This proposal supports key Baw Baw Shire Council planning objectives:

- Encourages **active lifestyles and youth engagement**
- Supports **diversification of industrial areas** into appropriate service and recreational uses
Provides **community health and wellbeing infrastructure**
- Leverages **existing buildings** for future-focused, sustainable ou

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2.4. The purpose of the use and the types of activities which are carried out to all areas of the site.

The proposed use of the site is as an **indoor recreation facility**, primarily focused on delivering **structured, small-group basketball development, strength and conditioning programs, and recovery services**, with limited general member access outside of staffed hours. The facility model is built on athlete development through professional coaching, scheduled training sessions, and supporting physical recovery modalities — all within a safe, controlled, and fully indoor environment.

The centre is designed to operate on a **hybrid model** that combines structured group programming with supervised gym and recovery access, while also allowing **24/7 secure entry for approved members**.

The facility is comprised of four key functional zones:

2.4.1. Basketball Court Zone (Approx. 650 m²)

This is the core of the facility, containing a **full-size training court** with approximately **8 integrated shooting bays** and **professionally engineered ceiling-mounted basketball rings**. The space is purpose-built for:

- Structured youth and teen basketball development programs
- One-on-one skills sessions and small group training clinics
- Team strategy sessions and fundamentals workshops
- Light-use shooting access for advanced athletes during off-peak hours
- Development pathway programming for VJBL, Big V, or AAU aspirants

This zone will operate under **scheduled sessions** during peak periods (typically 4:00 PM – 9:00 PM weekdays), and will be used intermittently during off-peak hours by cleared athletes for low-impact, unsupervised individual skill work.

2.4.2. Gym Area (Approx. 500 m²)

This area is equipped with commercial-grade strength & conditioning equipment, including platforms, barbells, selectorised machines, and functional training tools. Usage includes:

- Structured S&C sessions for Academy athletes (juniors and teens)
- Supervised small-group strength blocks for advanced basketball athletes
- Scheduled coaching hours for form correction, mobility, and injury prevention
- Optional open gym access for general members who have completed onboarding
- After-hours use for recovery-oriented movement (e.g. foam rolling, stretching)

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The gym will not operate as a casual drop-in facility with 24/7 access. Only members who have gone through an extensive induction process and have signed a strict contract will have 24/7 access (must be over 18 to qualify)

2.4.3. Wet Recovery Suite (Approx. 100 m²)

A fully enclosed, monitored area located adjacent to the gym floor. Features include:

- Hot and cold plunge tubs for contrast therapy
- Infrared sauna and traditional steam sauna
- Tiled drainage system and slip-resistant surfacing
- Controlled access during staffed hours and limited monitored access during off-peak

This space is designed to support athlete longevity, recovery, and injury management. Usage is staggered and capped to ensure quiet operation and adequate supervision where required.

2.4.4. Dry Recovery Lounge (Mezzanine Level – Approx. 86 m²)

A quiet, low-impact space ideal for passive recovery and down-regulation, featuring:

- Normatec compression boots and massage chairs
- Yoga/stretching mats and foam rolling stations
- General lounge seating and hydration station
- Ambient lighting, soft flooring, and sound-dampening treatments

This area is separated from active training spaces and functions as a self-regulated space for members seeking rest, relaxation, or post-session decompression.

2.4.5. Entry & Check-in Zone (Ground Floor Office – Approx. 86 m²)

Located at the front of the facility, this area will serve as:

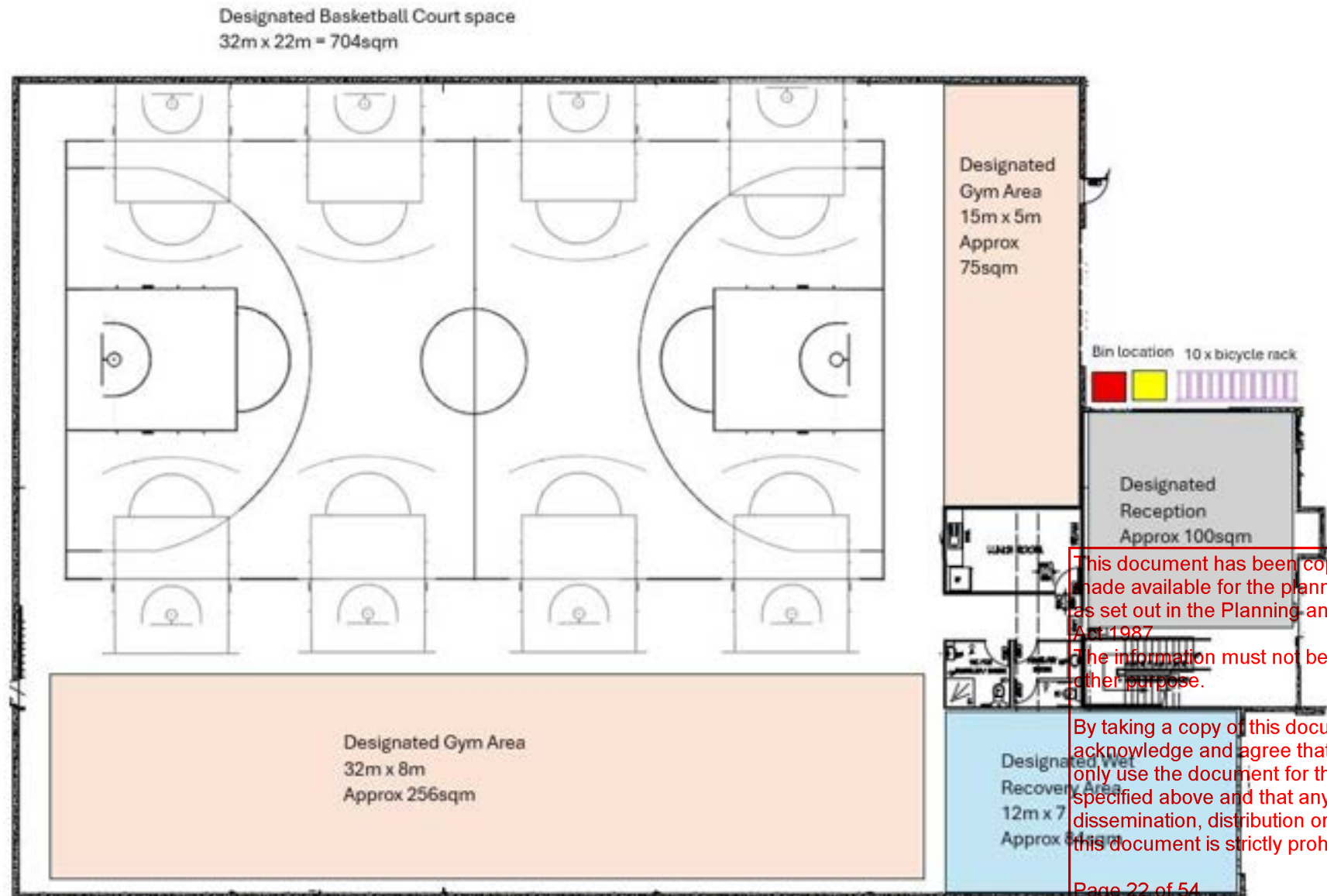
- Member check-in and booking point
- Parent/guardian waiting lounge
- Retail and merchandise pick-up
- General information and support desk
- Admin workstation for staff, coaches, and allied health

During peak hours, this area will be staffed by admin and customer experience personnel to assist with flow, safety, and scheduling. Outside these hours, secure FOB access controls all entries.

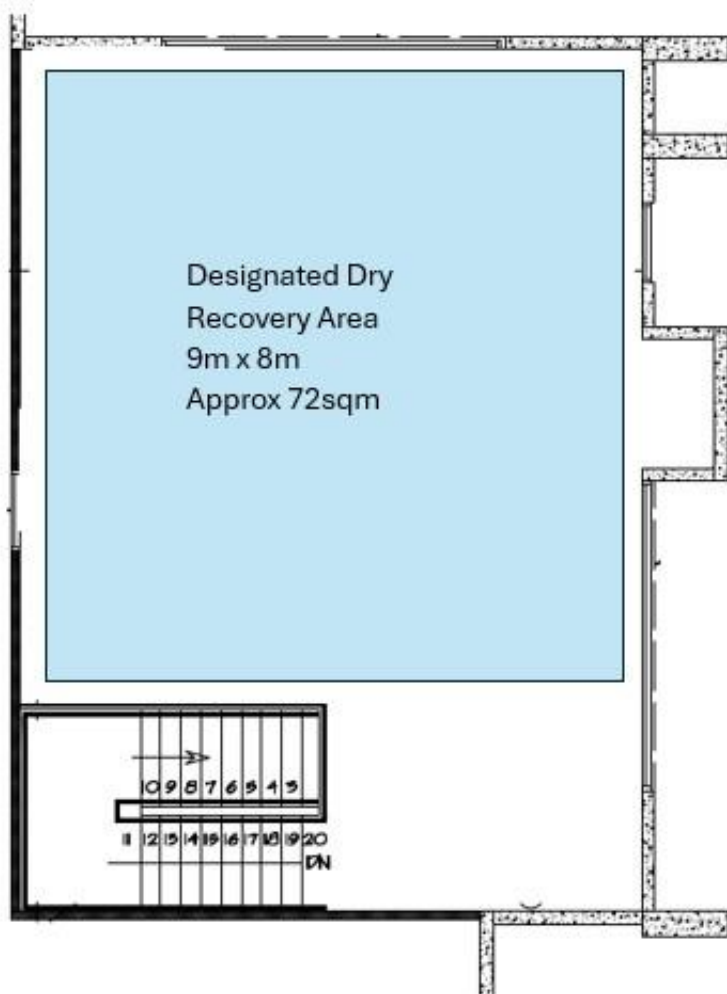
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Proposed Warragul Floorplan



First Floor Layout

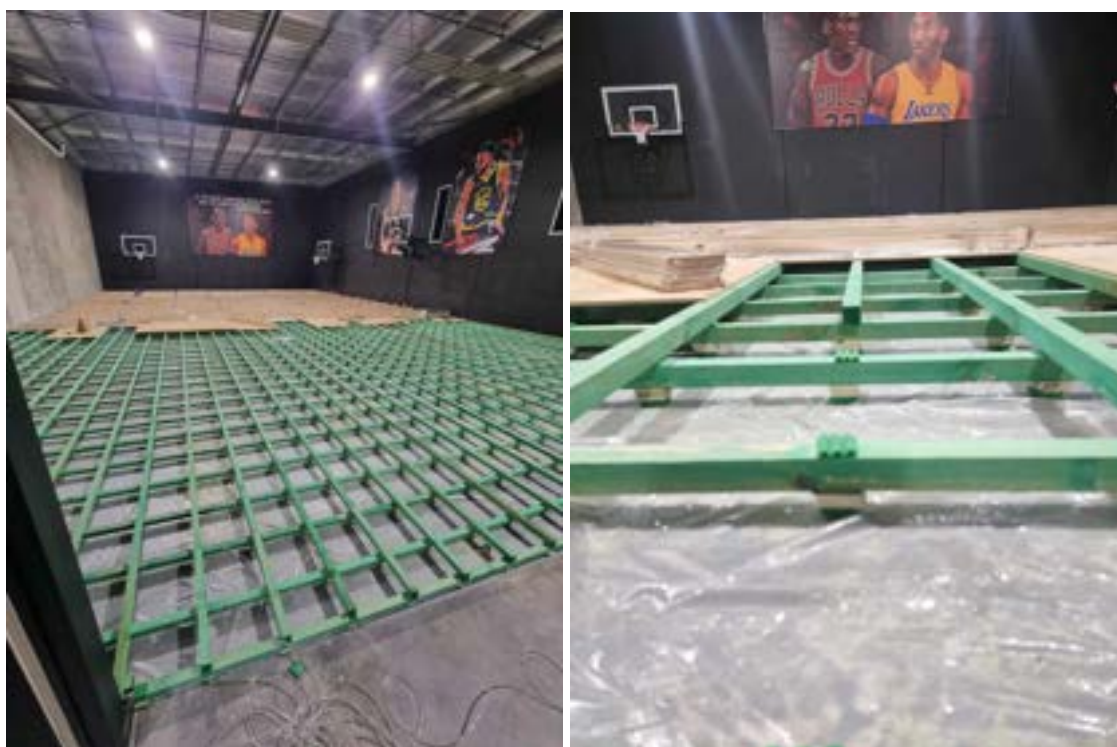


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UAC Warragul will be using the Premium FIBA-approved Hardwood flooring as supplied by Enlio (official suppliers of the Olympics)



Current Ground floor basketball court layout at current facility (Warehouse 4, Akuna Drive, Williamstown)



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2.4.6 Programming and Use Model

The centre is built around a **structured, session-based model** that prioritises professional instruction and athlete development. This includes:

- Timetabled group sessions for basketball and strength & conditioning
- Appointment/booking-based recovery sessions
- One-on-one or small group private coaching by approved UAC contractors
- 24/7 secure member access for low-impact or recovery-based individual usage

All usage is pre-vetted and monitored, with real-time occupancy limits enforced by the booking platform and CCTV review.

While the facility will offer **24/7 access**, the vast majority of programming occurs between:

- **Weekdays:** 4:00 PM – 9:00 PM
- **Saturdays:** 8:00 AM – 1:00 PM
- **Sundays:** As required (e.g. clinics or recovery sessions)

This structure ensures that **peak usage occurs outside of standard industrial business hours**, with predictable, low-volume activity patterns and full operational oversight.

2.5. The number of staff members in total and at any one point in time.

Maximum number of staff will be three at any one time, with two coaching in the facility and one in reception/administration.

The facility will be staffed 2pm to 8pm

Additional contractors (e.g. cleaners) may attend outside business hours.

2.6. How many people will be on the premise at any one point in time.

The facility operates on a structured, coach-led session model with limited group sizes. At peak times, the maximum number of people expected on-site — including athletes, coaching staff, and reception — is approximately **40 individuals**.

This figure is based on operational data from existing Universal Athlete Centre locations and reflects a controlled, scheduled environment rather than open-access or drop-in usage.

Peak usage periods are expected during:

- **Monday to Friday:** 4:00 PM – 7:00 PM
- **Saturday:** 7:00 AM – 10:00 AM

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The facility is staffed during all peak hours to ensure supervision, access management, and adherence to safety protocols. Outside these times, attendance is significantly lower, with occasional use for individual recovery sessions.

This operational model ensures consistent and predictable occupancy, with **minimal impact on local traffic and parking demand**, particularly given that activity primarily occurs outside of normal business hours in the surrounding precinct.

2.7. The operation hours in detail of who would be permitted on site at any hour of the day.

The proposed facility is not expected to generate any adverse effects on the surrounding neighbourhood or adjoining land uses. It is a **fully enclosed, stand-alone complex** with no shared walls, no strata involvement, and no direct interface with sensitive uses such as residential housing, childcare, or hospitality. All activities are conducted indoors and designed to produce **minimal off-site impact**.

In accordance with **Clause 13.05-1S (Noise Abatement)** of the **Baw Baw Planning Scheme**, the facility has been designed to minimise noise emissions and support an appropriate level of amenity for the surrounding industrial precinct. Several key mitigation strategies have been incorporated into the facility's design and programming:

2.7.1 Flooring System – Enlio Premium Hardwood (FIBA Approved)

Unlike synthetic or concrete floors, the proposed basketball surface is a **professional-grade hardwood flooring system** supplied and installed by **Enlio**, a **FIBA-approved surface provider**. While designed for performance, the flooring incorporates **shock absorption and noise-dampening underlayers**, which substantially reduce impact noise typically generated by basketball drills.

The selected product meets international standards for acoustic performance in indoor sports venues and has been successfully implemented in similar high-performance training facilities with no recorded off-site noise impacts.

2.7.2 Wall Padding & Acoustic Control

The internal perimeter of the court will be fitted with **80mm-thick high-density safety wall padding** — double the industry standard thickness. This material serves a dual function:

- **Athlete safety and impact protection**
 - **Acoustic dampening**, particularly on lateral rebound noise and incidental contact with walls.
- The wall padding has been specifically upgraded for this facility as a proactive amenity control measure to reduce overall reverb and echo within the building envelope.

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2.7.3 Music Volume and Operational Controls

- Music will be played at **low to moderate levels** during supervised hours only
- Volume is managed via a **staff-controlled central system**, with strict limits on decibel output
- The facility is programmed to promote focused training — not loud or high-energy group fitness classes commonly associated with gyms

2.7.4 Hours of Operation and Peak Activity Periods

The facility operates under a hybrid model with:

- **Staffed Hours:**
 - Weekdays: 4:00 PM – 9:00 PM
 - Saturdays: 8:00 AM – 1:00 PM
- **Unstaffed 24/7 Access:**
 - Restricted to inducted members
 - Access is FOB-controlled, monitored by 24/7 CCTV
 - Night use is limited to low-impact recovery or individual training (typically 1–2 people at any given time)

These hours ensure that **peak use occurs outside of standard business hours**, minimising overlap with other tenants and preserving daytime amenity in the industrial area.

2.7.5 Building Design and Site Separation

- The building is **detached** and physically isolated from neighbouring lots
- **Tilt-slab concrete construction** with sealed perimeter minimises external noise transfer
- There are **no outdoor areas** used for training, and no external audio systems installed
- All patron movement, activity, and use is confined entirely within the building envelope

2.7.6 Operational History and Precedent

Universal Athlete Centre has successfully operated similar facilities in Sunshine West, Williamstown, and Keysborough. Across these locations:

- All sites use indoor training models with acoustic and access controls
- No formal or informal complaints regarding noise or disruption have been received
- Staff are trained in amenity awareness and enforce site rules consistently

This proposal has been designed to ensure that:

- **Noise levels remain low and highly predictable**
- **Peak activity aligns with after-hours and weekend usage**
- **No material off-site effects** are generated
- **Amenity protection and risk mitigation** are built into both infrastructure and programming

The facility is therefore deemed appropriate for the zone, fully compatible with surrounding uses, and unlikely to generate any negative impact on the industrial precinct or broader Warragul community.

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3. Car Parking Demand Assessment Including Traffic Impact Assessment.

A formal **Car Parking Demand Assessment and Traffic Impact Assessment** is currently being prepared by **Traffkd** and will be submitted as part of this application.

This report will be completed in accordance with **Clause 52.06 (Car Parking)** of the **Baw Baw Planning Scheme**, which requires **3.5 car spaces per 100 m² of net floor area** for an **indoor recreation facility**. Based on a proposed total net usable area of approx. **1,300 m²**, this equates to a theoretical parking requirement of **approximately 46 car spaces**.

Parking Provision On-Site

The site at **7 Neilson Court, Warragul** is a **stand-alone industrial premises**, not part of a strata complex. It includes:

- **16 marked on-site car spaces**, located in the sealed front forecourt
- **1 additional accessible/shared space**, positioned at the primary entrance
- Wide **dual driveway access** to Neilson Court, allowing efficient circulation and queuing
- Full fencing and electric gate system, providing secured access during non-operating hours

No reliance is placed on shared parking or adjacent tenancies. All car parking is **exclusive to this facility**.

Assessment of Likely Demand & Justification for Reduction

The forthcoming report by **Traffkd** will include:

- **Assessment of actual expected demand** based on operational conditions, including:
 - Controlled, pre-booked group sizes (max ~30 people on-site at peak)
 - Predictable session times aligned with school hours and early evenings
 - Appointment-only access model (no casual gym use or walk-ins)
 - After-hours usage limited to low-intensity recovery and individual athletes
- **Analysis of local traffic context**, considering:
 - The site's location within a low-traffic industrial estate
 - Minimal vehicle crossover with surrounding industrial operations (most of which occur 7:00 AM – 4:00 PM)
 - Peak UAC usage primarily occurring after 4:00 PM on weekdays and Saturday mornings
- **Justification for a parking reduction**, which will include:
 - Surplus on-site parking relative to predicted maximum occupancy
 - Low turnover rates due to structured session blocks (not high-churn visits)

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- Historic usage data from other UAC locations demonstrating minimal impact on surrounding road networks

The Car Parking Demand Assessment will demonstrate that, despite the statutory requirement of 46 spaces, the **actual parking demand will remain well below this threshold**, and the **16 on-site bays plus 1 accessible bay will be sufficient** to support all operational needs — even at peak times.

3.1 Bicycle Parking Assessment – Clause 52.34 Compliance

In accordance with **Clause 52.34 (Bicycle Facilities)** of the **Baw Baw Planning Scheme**, the proposed use (Indoor Recreation Facility) is subject to minimum bicycle parking requirements based on total net floor area and staff numbers.

Statutory Requirement Breakdown

- **Net floor area:** approx. **1,300 m²** (including court, gym, and recovery areas)
- **Peak staffing:** up to **5 personnel** at any one time

Under Clause 52.34:

- **1 bicycle space per 4 employees** → $5 \div 4 = 1.25$, rounded up to **2 employee spaces**
- **1 bicycle space per 200 m² of net floor area for visitors/users** → $1,300 \div 200 = 6.5$, rounded up to **7 visitor spaces**

Total required bicycle parking spaces: 9 (2 staff + 7 visitor)

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4. A complete set of plans including:

Plans are currently being finalised by a registered draftsman. Attached is a rough draft for reference only. The final submission will include:

4.1 Site Plan

- Property boundaries and dimensions
- Parking layout and car space calculations
- Shared access and vehicle entry

4.2 Floor Plans

- Internal layout: reception, basketball court, lounge/recovery area
- Location of safety features (defib, exits, fire extinguishers)

4.3 Elevations and Signage

The proposed signage will comply with the relevant provisions of **Clause 52.05 – Advertising Signs** under the **Baw Baw Planning Scheme**. As the site is located within the **Industrial 1 Zone**, it falls under a **Category 2 signage area**, which allows for business identification signage with a planning permit.

In Category 2 zones:

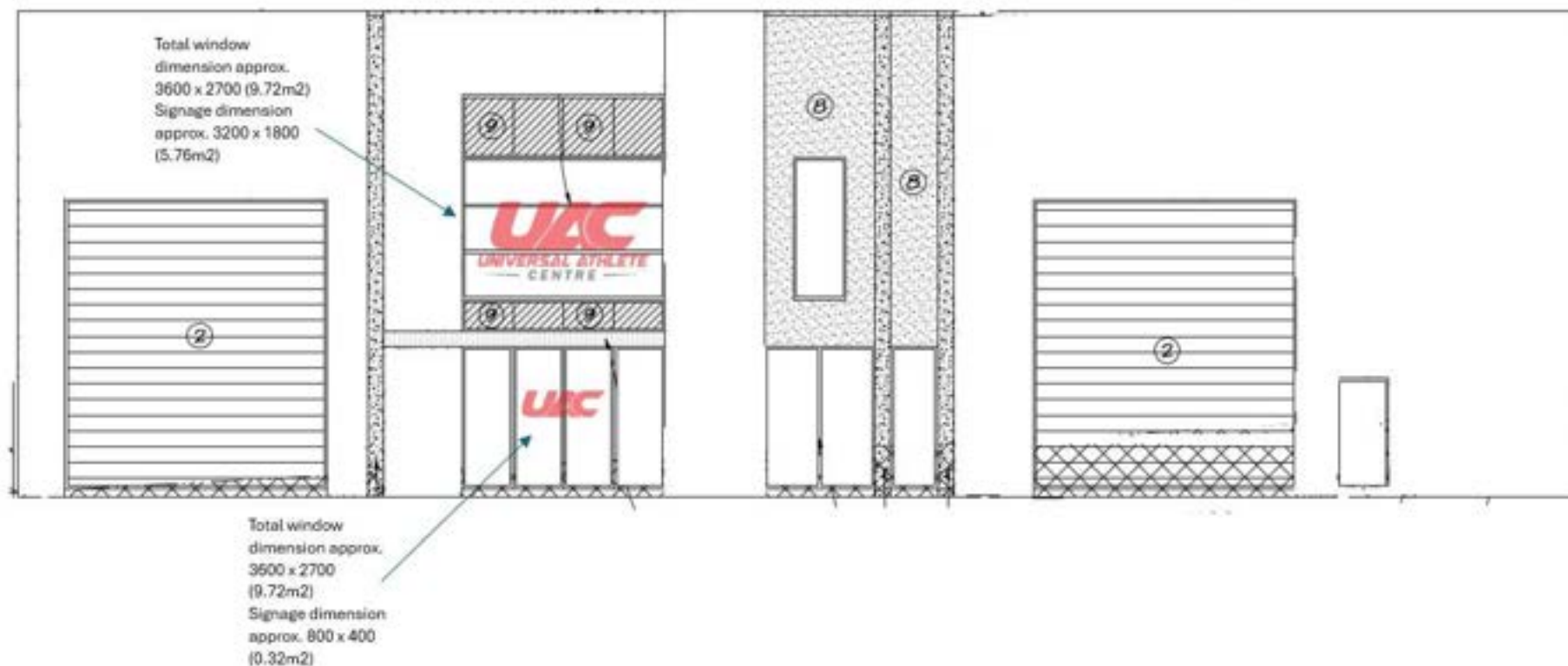
- Business identification signage is permitted with a planning permit
- No signage is to exceed **16 m²** in total display area without triggering additional assessment thresholds
- Illumination (if proposed) must not cause glare or nuisance and must comply with amenity and safety guidelines

We confirm that:

- The proposed signage will be **non-illuminated** or **low-level internally illuminated**, as required
- The **total display area will remain under 16 m²**, consistent with Council expectations
- All final elevations will clearly depict signage placement, materials, dimensions, and mounting details
- A planning permit will be sought accordingly, and the design will align with Clause 52.05 and Clause 65 decision guidelines to ensure minimal visual impact and full compliance with Baw Baw Council's urban design policies

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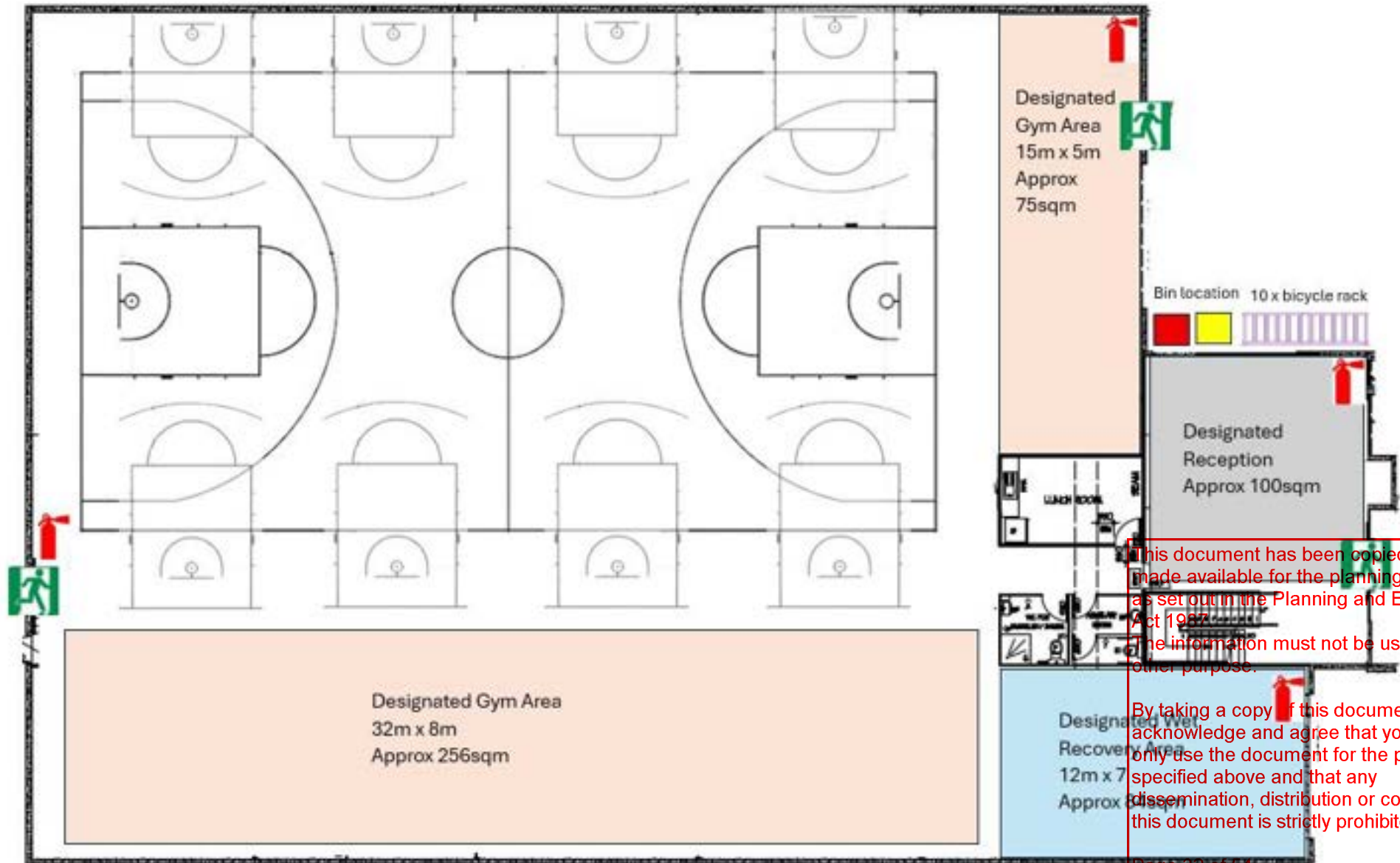


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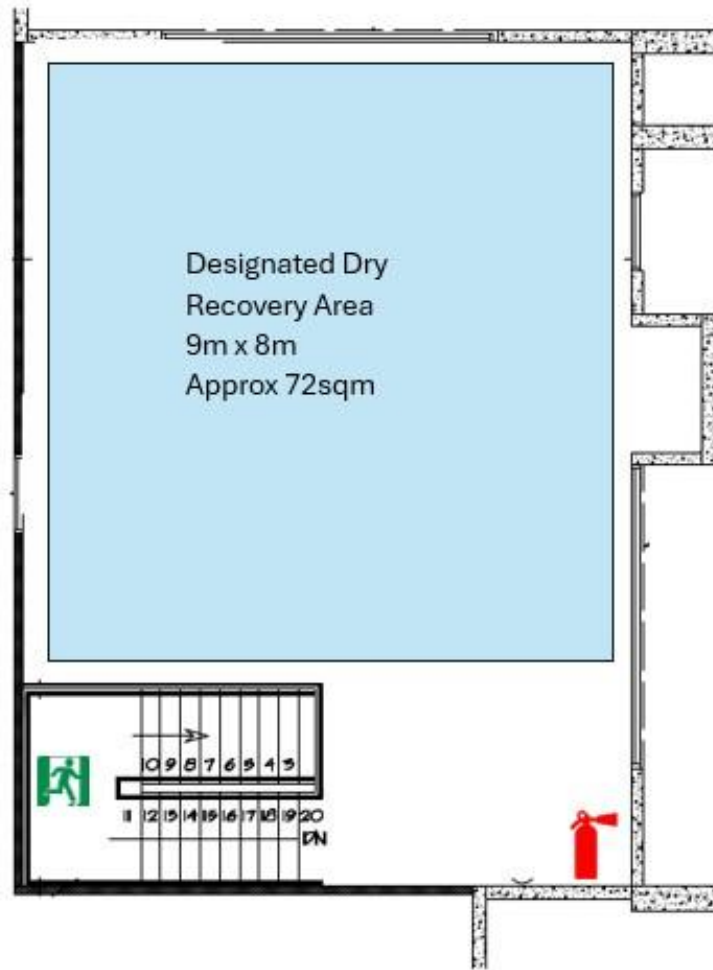
Designated Basketball Court space
32m x 22m = 704sqm



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First Floor Layout



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5. Additional information:

5.1 Health and safety

Universal Athlete Centre Warragul prioritises safety and member wellbeing through a robust set of health and operational protocols, including:

- **24/7 monitored access control** via FOB system, with all after-hours users required to complete a full induction and sign off on emergency protocols
- **MePACS personal emergency response system** installed on-site to support lone users during unstaffed hours
- **Clearly marked emergency exits**, compliant with egress and accessibility standards
- Strategically placed **fire extinguishers**, a **fully stocked first aid station**, and an **AED (defibrillator)** available at the reception/safety zone
- **Mandatory safety inductions** for all members and staff, covering emergency response, safe equipment use, recovery zone protocols, and site conduct
- **CCTV surveillance** inside and around the building perimeter to monitor member usage, entry/exit, and ensure after-hours compliance
- Full adherence to **Victorian OH&S regulations** and **WorkSafe Victoria guidelines** for indoor fitness and recreation spaces

In conclusion, this proposal represents a professionally planned, low-impact, and community-aligned use of the site. It enhances local health outcomes, supports youth and athlete development, and reactivates high-quality industrial infrastructure in a way that complements the vision and policy framework of the **Baw Baw Planning Scheme**.

We look forward to working collaboratively with **Baw Baw Shire Council** to refine and finalise this application.

5.2 Rubbish & Waste Disposal

Universal Athlete Centre Warragul will participate in the **Baw Baw Shire Council Commercial Garbage Service**, which provides standard bin infrastructure for eligible commercial premises

Proposed Waste Service (Council-Provided)

The facility will subscribe to Council's standard commercial collection package, which includes:

- **1 × 120 L general waste bin** (collected weekly)
- **1 × 240 L mixed recycling bin** (collected weekly)

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- Optional additional bins (e.g. glass recycling or organics) can be arranged with Council if required in future

This level of service is considered appropriate for the facility’s initial operating scale, given its appointment-based programming and modest staff numbers.

On-Site Waste Management Measures

To ensure compliance and maintain amenity:

- Bins will be stored in a **screened and secured enclosure**, away from the street frontage
- **Scheduled waste disposal and cleaning** will occur outside of peak usage times
- Staff will be instructed in waste separation and responsible bin use
- Waste generation will be monitored in the first months of operation; if volumes exceed expectations, UAC Warragul will either upgrade its Council service level or engage a private contractor as a contingency

UAC Warragul’s waste management strategy aligns with **Baw Baw Shire Council’s commercial waste policy** and provides a cost-effective, scalable solution appropriate to the facility’s low-impact, indoor recreational use. All waste will be contained on-site, handled responsibly, and scheduled to minimise disruption to operations or nearby properties.

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PARKING DEMAND ASSESSMENT PROPOSED RESTRICTED RECREATION FACILITY

7 Neilson Court, Warragul, VIC 3820

**Prepared for Universal Athlete Centre
11 August 2025
File Reference: 19007PD**

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www.traffkd.com
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1.0 Introduction and Scope

Traffkd has been retained by Universal Athlete Centre to prepare a Parking Demand Assessment for a proposed restricted recreation facility located at 7 Neilson Court, Warragul.

The following report addresses the adequacy of the on-site parking provision. The report concludes that there are no parking grounds that should warrant the refusal of the sought Planning Permit.

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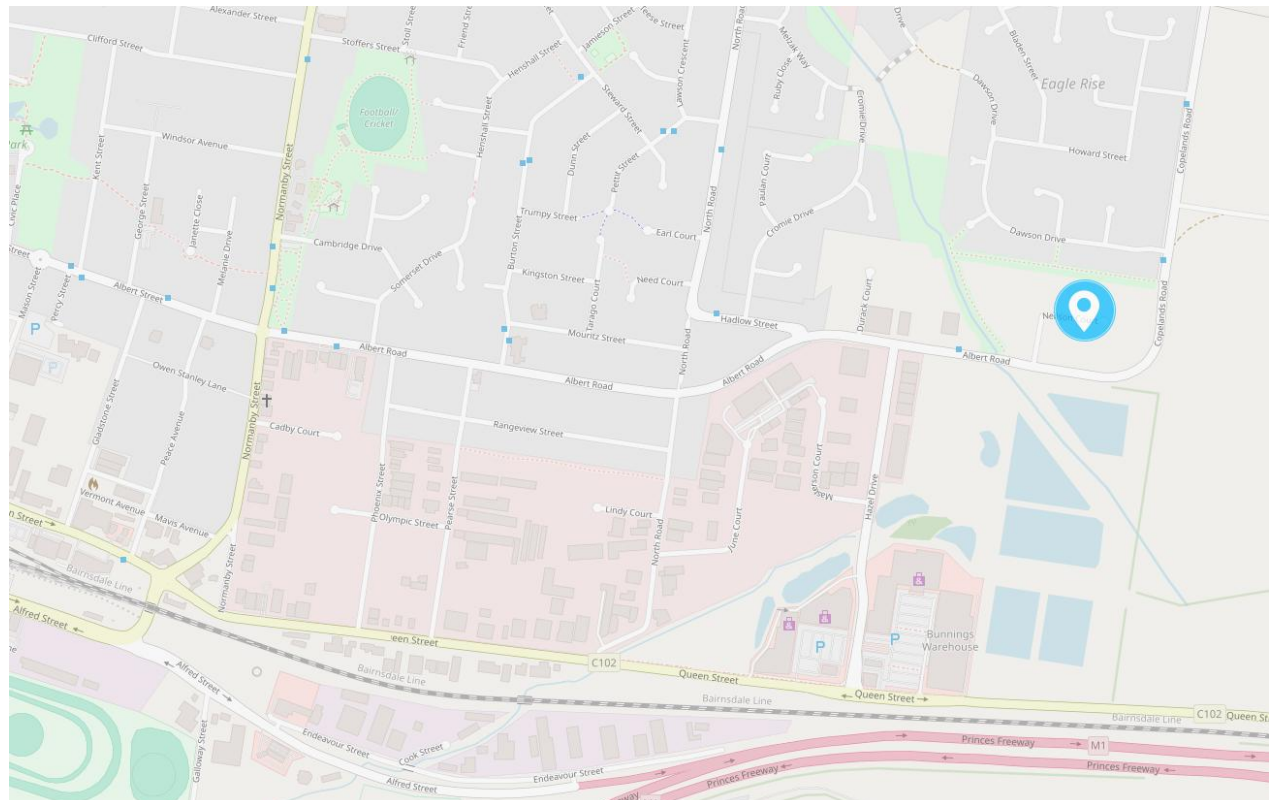
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2.0 Current Conditions of Site and Surrounds

2.1. The site

The subject site is located at 7 Neilson Court, Warragal. The site is situated near the cul-de-sac at the northeastern end of Neilson Court. The site has a total building area of 1,373 m² and a total land area of 2,003 m². Seventeen parking spaces are included within the site's off-street parking provision. Vehicular access to the site is provided via two separate crossovers, each serving access to an individual car parking area.

Figure 1. Location of the site within the surrounding road network.

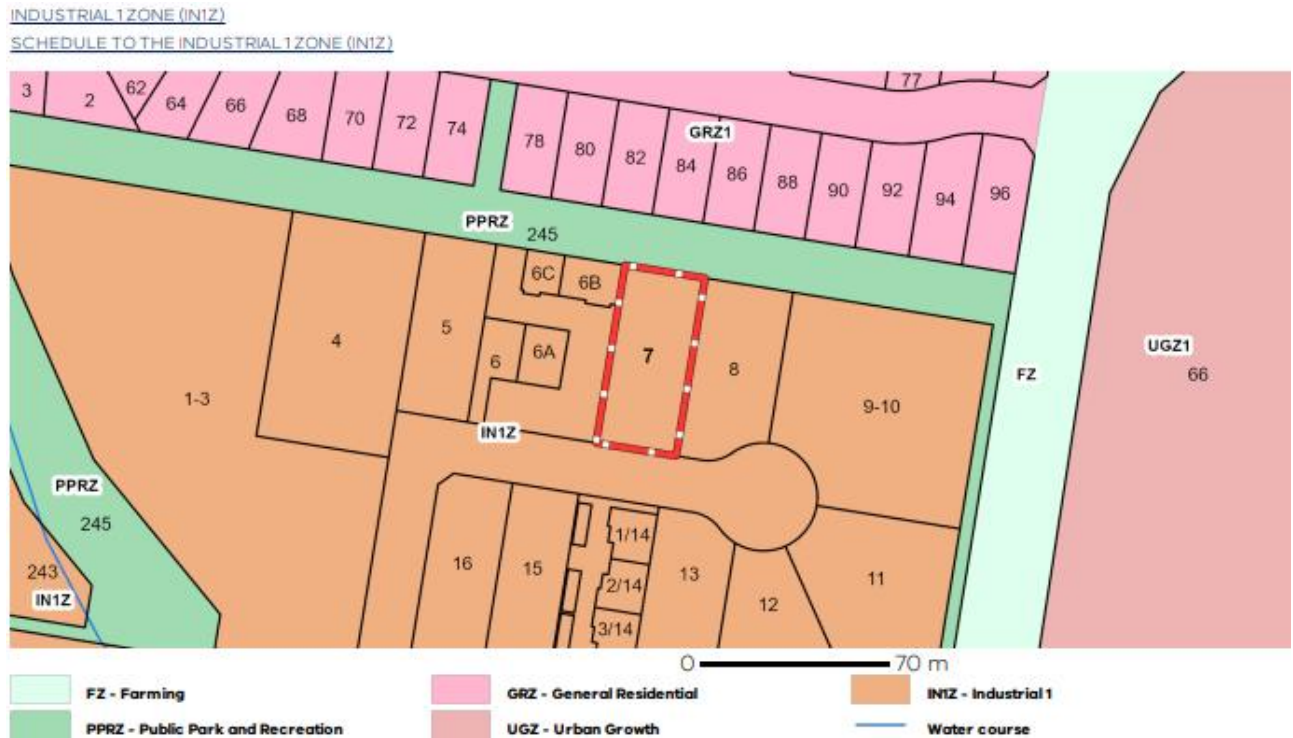


The site is located within an Industrial Zone 1 (IN1Z) as set out in the Baw Baw Shire Planning Scheme. Industrial uses surround the site south and west of the site. Residential uses are located north and west of the site. Nearby commercial uses accessed from Neilson Court include Warragal Washing Machine Service, Managed BITS (computer support services), Sape Warragal Ultimate finish (automotive repair shop), Sympac Solutions PTY Ltd (software company) and Modra Technology (engineering consultants).

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Figure 2. Planning and Zoning of the site and surrounds.



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2.2. The Street Network and Site Access

The subject site is located along the north side of Neilson Court, approximately 120 metres north-east of the entrance of Neilson Court from Albert Road. Neilson Court is aligned in an "L" shape that commences at Albert Road and terminates at a cul-de-sac, 50 metres west of the subject site. Albert Road is a local Council Road. The road's single carriageway is approximately 9.8 metres wide. Unrestricted parallel parking is accommodated on both sides of the carriageway. A default speed limit of 50 km/h applies with the absence of any signed limit.

Figure 3. Neilson Court – facing East.



Figure 4. Neilson Court – facing West.



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Figure 5. Subject Site – Aerial Image



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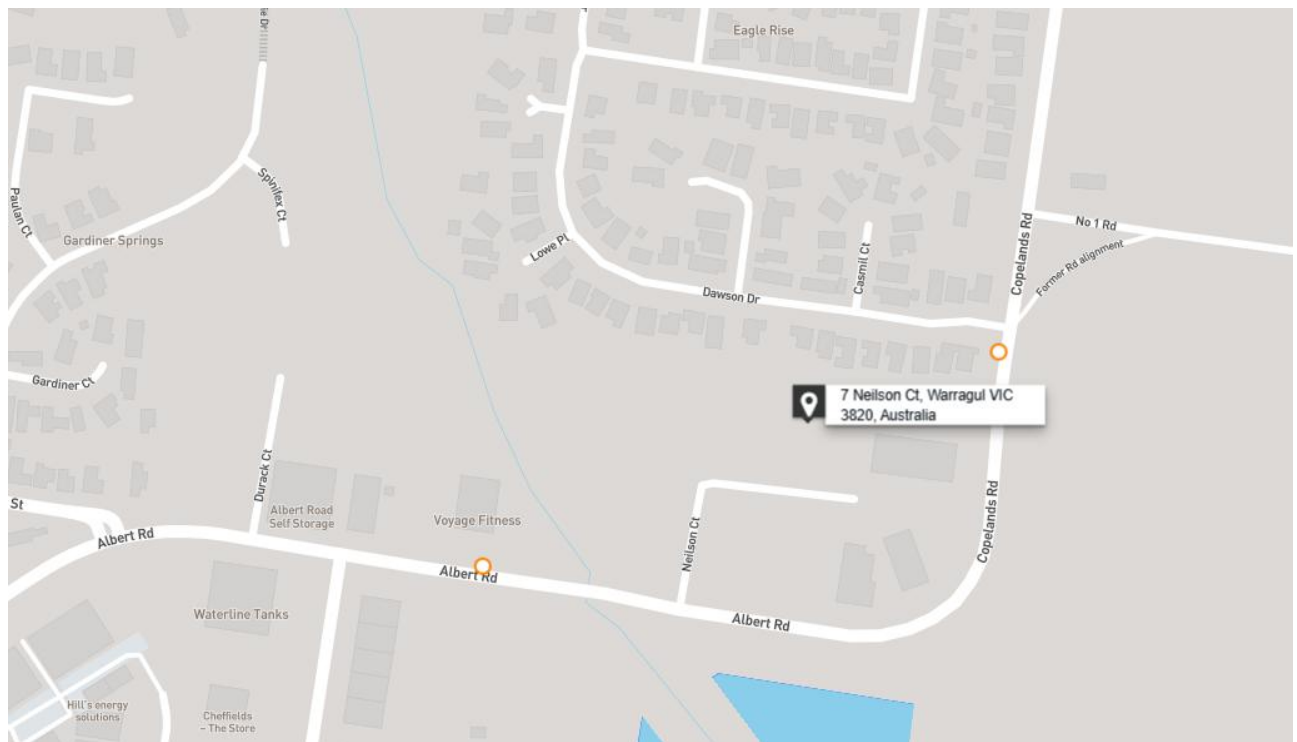
2.3. Existing Public Transport Facilities within Close Proximity of the Site

The site is accessible by public transport, with the nearest bus stop located approximately 235 metres from the site. The bus stop provides access to the #83 bus service. The #83 bus service provides connections between surrounding residential catchments, the Warragul Town Centre, and Warragul Railway Station, facilitating integration with the regional rail network. A summary of available public transport services in proximity to the site is provided in the table below.

Mode	Service	Distance of Terminus from Site
Bus	83 - Warragul Station - Warragul East via Copelands Rd	235 metres southwest of the subject site along Albert Road
Rail	Warragul Railway Station (Traralgon – City)	2.8km south-west of the subject site at Warragul Station (Gippsland Railway Line)

Figure 6 shows PTV routes proximate to the subject site.

Figure 6. Public transport provision proximate to subject site



Public transport is a practical option for staff and patrons of the site that do not have access to a given a bus service operates within a short five-minute walk from the site.

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3.0 The Proposal

3.1. The Proposed Use

The applicant has provided the following information regarding the operation of the use:

- The site will operate as a 24/7 facility however the peak operating periods of the site will be between 4pm – 9pm Monday to Friday and from 8am – 1pm on Saturdays.
- The facility will serve as an indoor recreation facility comprising of:
 - A total of 8 basketball shooting rings.
 - A strength and conditioning area.
 - A dry recovery lounge area.
- Max capacity of the venue is 40 people at any given time including both staff and patrons.
- A maximum of three staff members will be present at the facility to support the operation of the basketball academy/classes between 2 pm – 8 pm on weekdays. Whilst the use will generally be non-staffed outside these times, a maximum of one staff member may be present outside peak operating times.
- A total of 17 off-street parking bays are allocated to the site.

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4.0 Parking Demands, Requirement and Likely Impacts

4.1. Planning Scheme Parking Requirement

Clause 52.06 of the Planning Scheme stipulates the parking requirement for a variety of uses. Given that a restricted recreation facility is not a prescribed use in the Planning Scheme, therefore its parking requirement is to the satisfaction of the responsible authority.

The Planning Scheme allows the following 'decision guidelines' to be taken into account when determining an appropriate car parking rate:

- The car parking demand likely to be generated by the use; and
- Whether it is appropriate to allow fewer spaces to be provided than the number likely to be generated by the use.

An assessment of the car parking demand likely to be generated by the use must have regard to the following factors, as appropriate:

An assessment of the car parking demand likely to be generated by the use must have regard to the following factors, as appropriate:

- Multi-purpose trips within an area;
- The variation of car parking demand over time;
- The short-stay and long-stay car parking demand;
- The availability of public transport in the locality;
- The convenience of pedestrian and cyclist access to the site;
- The provision of bicycle parking and end trip facilities for cyclists; and
- The anticipated car ownership rates of likely proposed occupants (residents or employees).

An assessment of the appropriateness of allowing fewer spaces to be provided than the number likely to be generated by the must have regard to the following as appropriate:

- *The Car Parking Demand Assessment;*
- *Any relevant local planning policy or incorporated plan;*
- *The availability of car parking including:*
 - *Efficiencies gained from the consolidation of shared car parking spaces.*
 - *Public car parks intended to serve the land.*
 - *On street parking in non-residential zones and streets in residential zones specifically managed for non-residential parking.*
 - *On street parking in residential zones for residential use;*
- *The practicality of providing car parking on the site, particularly for lots less than 300 square metres;*
- *Any adverse economic impact a shortfall of parking may have on the economic viability of an activity centre;*
- *The future growth and development of an activity centre;*
- *Any car parking deficiency associated with the existing use of the land;*
- *Any credit that should be allowed for car parking spaces provided on common land or by a Special Charge Scheme or cash-in-lieu payment;*
- *Local traffic management;*
- *The impact of fewer car parking spaces on local amenity including pedestrian amenity and the amenity of nearby residential areas;*
- *The need to create safe, functions and attractive parking areas;*
- *Access to or provision of alternative transport modes;*
- *The equity of reducing the car parking requirement having regard to any historic contributions by existing businesses;*
- *The character of the surrounding area and whether reducing the car parking provision would result in a quality/positive urban design outcome; and*
- *Any other relevant consideration.*

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4.2. Parking Demand Considerations

4.2.1. Previous VCAT Decisions

At the VCAT hearing of Dekoma PTY LTD vs Moonee Valley CC & Ors [2010] VCAT, the Member considered the parking rate for a 'place of assembly' appropriate to determine the likely parking demand generated by a fitness centre proposal at 333 – 339 Keillor Road, Essendon.

The applicable rate as per the Planning Scheme for a 'place of assembly' is 0.3 spaces to each patron. The applicant has indicated a maximum number of 40 patrons to attend the site at any one time. Subsequently, the applicable parking requirement as per place of assembly is 12 spaces. It is noted 17 parking bays are specifically allocated to the site. If the site was to be assessed as per the VCAT hearing specified above, the proposal's off-street parking provision exceeds the statutory requirements of Clause 52.06 of the Planning Scheme.

4.2.2. Empirical Assessment

Traffkd has reviewed modal data from a comparable facility operated by the same provider at 2/236 Fairbairn Road, Sunshine (referred to as UAC West). This site has provided empirical patron arrival data from June 2025 which forms the basis for comparison with the subject site.

A comparison of the two sites is summarised below:

- **Off-Street Parking Provision**
UAC West has 12 dedicated parking bays under its lease, equating to an off-street parking rate of 0.4 spaces per patron. The subject site, by contrast, has access to 17 dedicated parking bays, representing a provision rate of 0.43 spaces per patron.
- **Public Transport Accessibility**
UAC West is located within 520 metres of two bus stops, while the subject site is within a shorter 235-metre walk of one bus service.
- **Walking and Cycling Infrastructure**
UAC West benefits from established cycling infrastructure, whereas the subject site has limited cyclist connectivity. However, pedestrian access at the subject site is better facilitated due to shorter walking distances from nearby residential catchments and commercial areas.

Assessment Summary

Data collected from UAC West indicates a parking demand of:

- 0.32–0.35 vehicles per patron on weekdays.
- 0.36 vehicles per patron on weekends.

This data is presented in Appendix A of this report. For the purposes of this assessment, a conservative approach has been adopted by applying the upper-end weekday rate of 0.35 vehicles per patron to the subject site and a rate of 0.36 vehicles per patron on weekends.

Forecast Parking Demand – Subject Site

Applying the above rate to anticipated patron numbers, the subject site is projected to generate a parking demand of:

- 14 spaces on weekdays
- 15 spaces on weekends

With 17 off-street parking bays available the site is expected to be self-sufficient in accommodating parking demand generated by both staff and patrons.

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4.2.3. The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.

The proposed restricted recreation facility will form part of an established cluster of commercial uses along Neilson Court. Applying trip-chaining principles, it is reasonable to expect that a proportion of visits will be undertaken as part of multi-purpose trips rather than as standalone journeys.

Workers within the broader Warragul industrial and commercial precinct are likely to visit the facility before or after work or during lunch breaks, integrating the trip with their regular commute. Several other restricted recreation facilities operate within a 600-metre radius of the subject site, including F45 Training Warragul, Voyage Fitness Warragul, CR Strength and Conditioning Coach, BFT Warragul, Prjct Transform, and CrossFit Warragul. Patrons of these nearby businesses may attend the subject site for cooldown or recovery sessions immediately after other training activities.

In these circumstances, visitors are already present in the locality, meaning their attendance at the subject site would be part of a multi-purpose trip and would not generate additional vehicle trips or parking demand.

The site is also within a short walking distance of residential areas to the north and west, making it likely that some patrons will travel on foot rather than by private vehicle.

Accordingly, the actual parking demand generated by the proposed use is expected to be lower than that indicated by standalone parking rate benchmarks, supporting the conclusion that the available on-site and surrounding parking supply will be sufficient to accommodate demand.

4.2.4. The site's proximity to Public Transport Infrastructure.

The site is located approximately 240 metres from the #83 Warragul Station – Warragul East bus stop on Copelands Road, representing a walk time of under four minutes. The bus service operates through key commercial and residential catchments within Warragul and provides a direct link to Warragul Railway Station. This proximity facilitates practical and efficient public transport access for staff and patrons, reducing reliance on private vehicles.

4.2.5. The convenience of pedestrian and cyclist access to the site.

While Warragul features some cycling routes, connectivity between these routes and Neilson Court, where the subject site is located, remains limited. The nearest designated bike lanes are along Albert Road, approximately 800 metres west of the site. However, Albert Road's 60 km/h speed limit and absence of dedicated cycling infrastructure are likely to discourage less confident cyclists from sharing the road with motor vehicles.

Experienced cyclists accustomed to mixed-traffic environments may choose to cycle to the site; however, for less experienced riders or those prioritizing safety and comfort, the existing on-road cycling infrastructure near the site poses significant challenges.

Consequently, the number of patrons and staff arriving by bicycle is expected to be low.

Conversely, footpaths extend along the site's frontage and connect to a broader network within the residential catchments to the west and north. This pedestrian infrastructure is likely to encourage walking as a viable and attractive access mode for staff and patrons from the surrounding area.

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5.0 Bicycle Facilities

Clause 52.34 of the Baw Baw Shire Planning Scheme specifies the following statutory rates associated with bicycle parking provision for a minor sports and recreation facility.

Proposed Use	Planning Scheme Bicycle Parking Rate	Inventory	Planning Scheme Parking Requirement
Minor Sports and Recreation Facility			
Staff	1 to each 4 employees	3 staff members	1
Patrons	1 to each 200 sqm of net floor area	1300 sqm	7

Clause 52.34 stipulates the requirement of bike storage for eight bicycles for the proposal with seven bike spaces to be allocated to patrons and one space allocated to staff. It is noted there is limited on-road bicycle infrastructure located within the vicinity of the site. The statutory bicycle parking requirement of seven bicycle spaces would assume that 20% of all staff and patrons would arrive at the site by bicycle. Given the limited-on road bicycle infrastructure for patrons and staff to use when arriving at the site, this is considered to be excessive in this instance. Based on our assessment it would be recommended that the site has an off-street bicycle parking provision of 4 spaces to accommodate approximately 10% of trips to the site via a bicycle when the site is operating at a peak capacity.

It is recommended that four bicycle parking spaces be provided within the building to support patrons and staff arriving at the site by bicycle, specifically the bike storage unit specified below. This can be implemented by way of permit condition.

https://www.bunnings.com.au/4-bike-stand-bicycle-rack-floor-parking-holder-instant-storage-portable-black_p0581918

Figure 7. Image of recommended bicycle parking rack to be installed within the site.



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6. Loading Demand and Refuse Requirements

6.0 Loading/Deliveries

The Applicant has indicated that once the site is operational all future deliveries to the site will be able to be accommodated via a standard passenger vehicle. The manager of the site will undertake such deliveries outside of peak times, most commonly during the late morning or early afternoon.

Deliveries to the site via large commercial vehicles will not be required once the site is operational.

6.1 Refuse Collection

Waste generation by the proposal will be collected by a private contractor outside of peak periods. This will occur infrequently on a as required basis.

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7. Summary and Conclusion

The proposed restricted recreation facility at 7 Neilson Court, Warragul has been assessed in accordance with Clause 52.06 requirements, relevant VCAT precedents, and site-specific operational characteristics.

Based on a maximum patronage of 37 and three staff members, the calculated parking demand is 12 spaces. The site provides 17 dedicated off-street parking spaces, demonstrating sufficient capacity to accommodate the anticipated parking demand generated by the use.

Additionally, the site benefits from convenient access to public transport within a short walking distance, as well as pedestrian connectivity to adjacent commercial uses and nearby residential catchments. An empirical parking demand assessment included in this report confirms that the existing on-site parking supply will adequately accommodate all future parking needs associated with the facility.

Having reviewed the anticipated parking demand alongside the off-street parking provision and the relevant Clause 52.06 requirements, it is concluded that the proposed parking provision is appropriate and sufficient to service the proposed use.

Yours sincerely,

Traffic Engineer
B. Eng Civil (Hons)
Traffkd Pty Ltd

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APPENDIX A

Empirical Data - 2/236 Fairbairn Road, Sunshine

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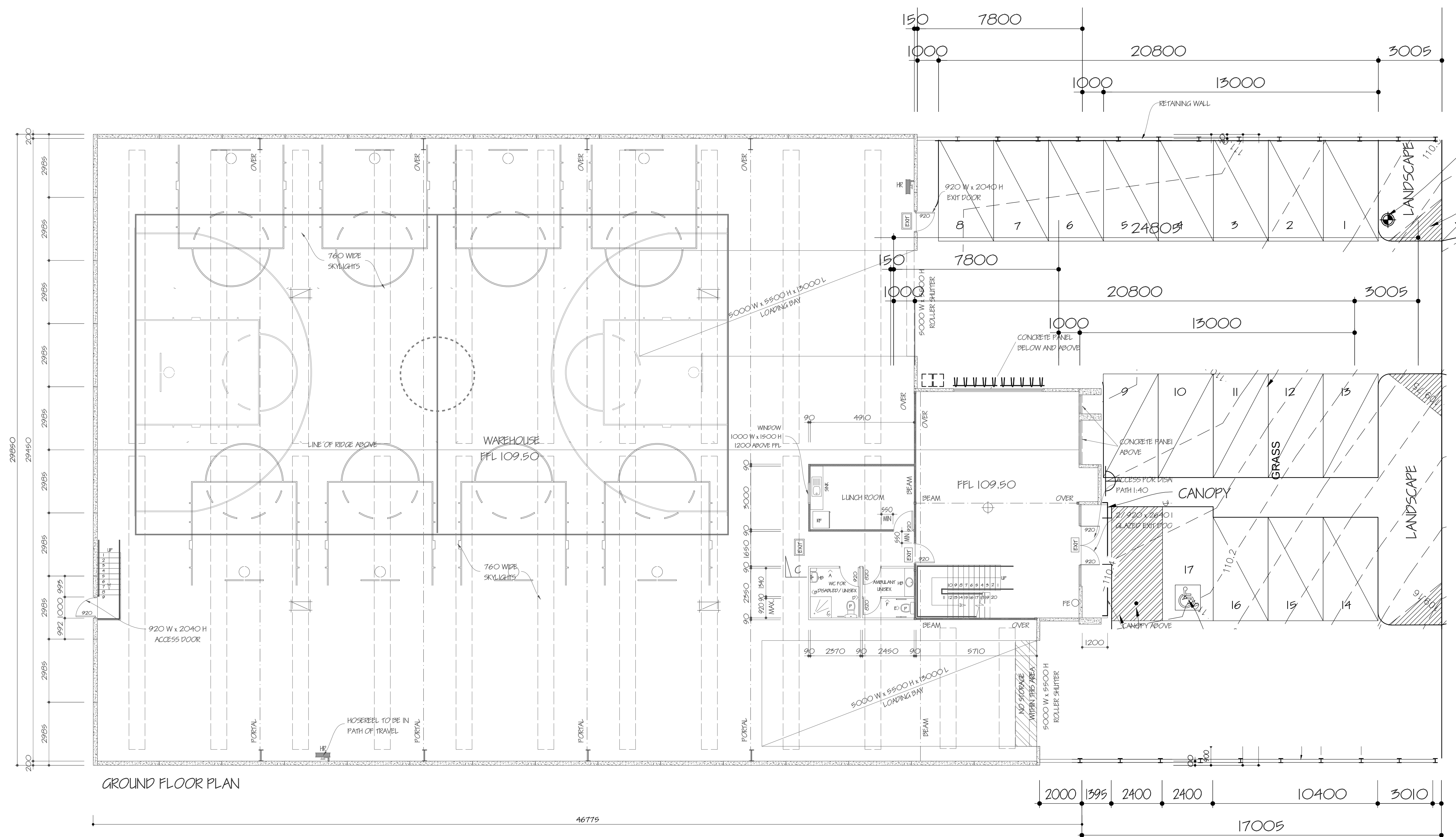
Tuesday 3 June 2025			
Patron	Time of arrival	Method of arrival to site	
		As a driver in my private vehicle	Mode of Travel to site
1	2:35pm	Driver	Car
2	3:05pm	Driver	Car
3	3:05pm	Passenger	Car
4	3:20pm	Driver	Car
5	4:45pm		Bus
6	4:45pm		Bus
7	4:45pm		Bus
8	4:45pm		Bus
9	4:45pm		Bus
10	4:50pm	Driver	Car
11	4:50pm	Passenger	Car
12	4:50pm	Passenger	Car
13	5pm	Driver	Car
14	5pm	Passenger	Car
15	5pm	Passenger	Car
16	6pm	Passenger	Car
17	6pm	Passenger	Car
18	6pm	Passenger	Car
19	7pm	Driver	Car
20	7pm	Driver	Car
Parking generation (vehicles/ per patron)			0.35

Wednesday 4 June 2025			
Patron	Time of arrival	Method of arrival to site	
		As a driver in my private vehicle	Mode of Travel to site
1	3:10pm	Driver	Car
2	3:10pm	Passenger	Car
3	3:20pm	Driver	Car
4	4:45pm		Bus
5	4:45pm		Bus
6	4:45pm		Bus
7	4:45pm		Bus
8	4:50pm	Driver	Car
9	4:55pm	Passenger	Car
10	4:55pm	Passenger	Car
11	5pm	Passenger	Car
12	5pm	Driver	Car
13	5pm	Passenger	Car
14	5pm	Passenger	Car
15	6pm	Passenger	Car
16	6pm	Passenger	Car
17	6pm	Passenger	Car
18	7:10pm	Driver	Car
19	7:15pm	Driver	Car
Parking generation (vehicles/ per patron)			0.32

Saturday 7 June 2025			
Patron	Time of arrival	Method of arrival to site	
		As a driver in my private vehicle	Mode of Travel to site
1	7:20am	Passenger	Car
2	7:20am	Passenger	Car
3	7:30am	Passenger	Car
4	7:30am	Passenger	Car
5	7:30am	Passenger	Car
6	10:10am	Driver	Car
7	10:10am	Passenger	Car
8	10:30am	Driver	Car
9	11:45am	Driver	Car
10	12:50pm	Driver	Car
11	1:25pm		Bus
Parking generation (vehicles/ per patron)			0.36

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PRELIMINARY

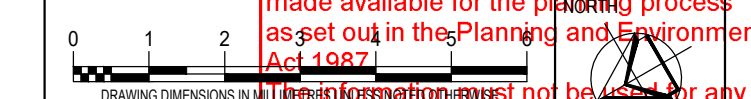
UAC LOGO

ARCHIT

	CLIENT

PROJECT
UNIVERSAL ATHLETIC CENTRE (UAC)
LOT 1 PROPOSED OFFICE & WARHOUSE
7 NEILSON COURT,
WARRAGUL

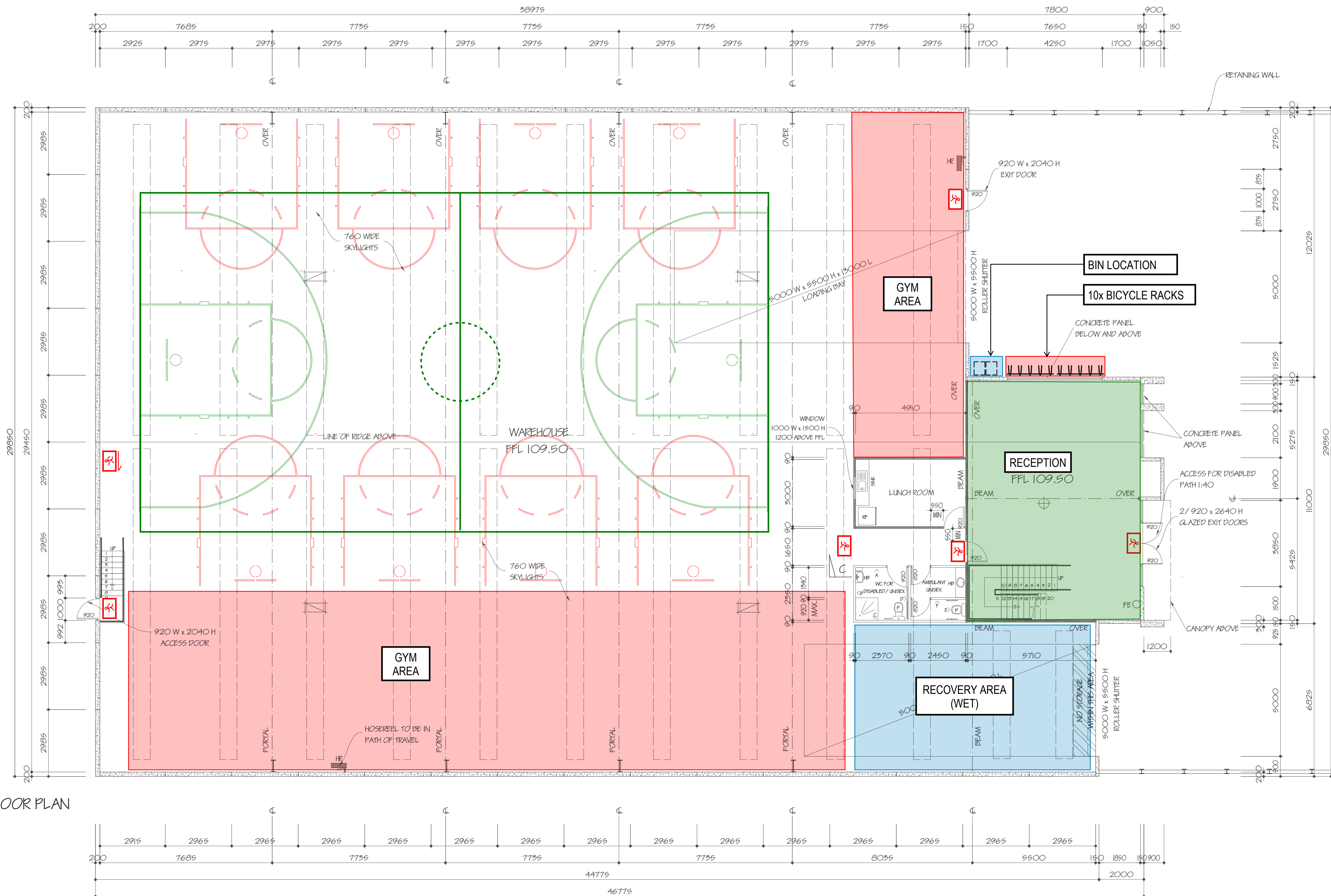
TITLE
PROPOSED SITE PLAN



PROJECT NUMBER	COMMENCED DATE	DRAWING NUMBER
SCALE	REVISION	

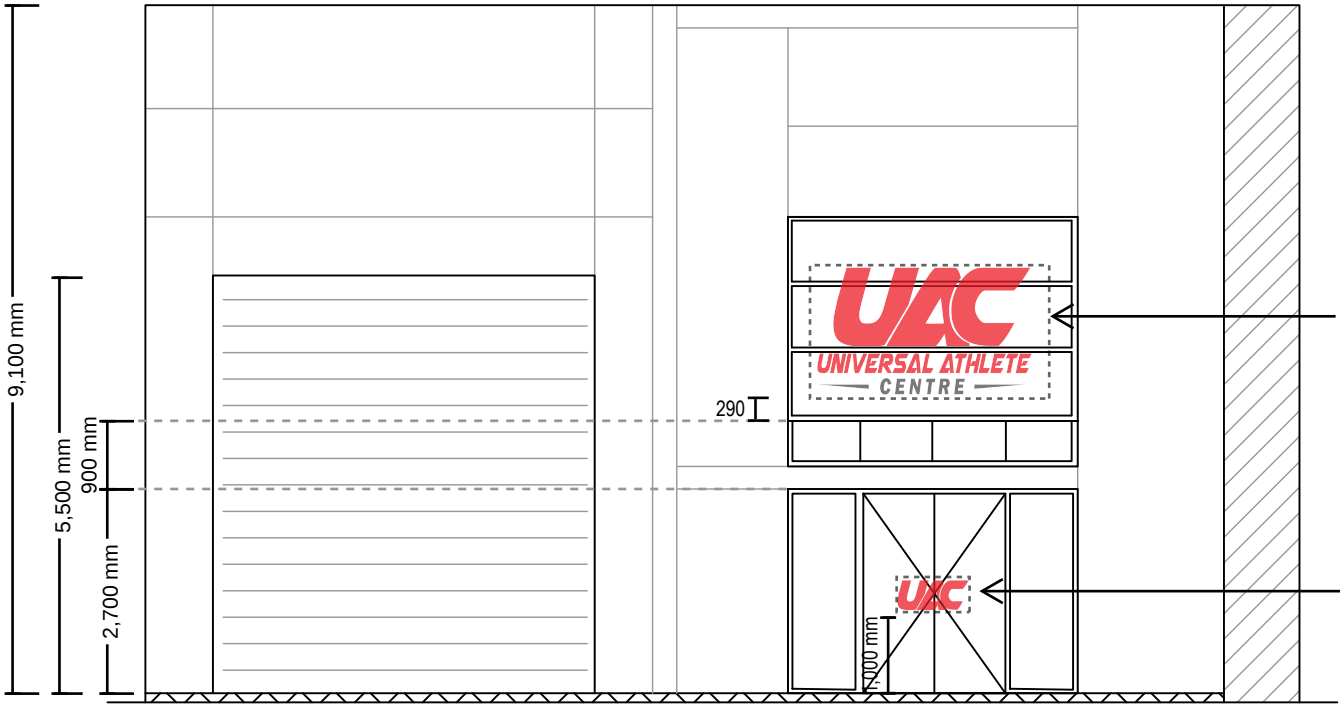
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GROUND FLOOR PLAN

[illegible]



SIGNAGE DIMENSION:
approx. 3200mm x 1800mm
SIGNAGE MATERIAL:
HIGH QUALITY VINYL ADHESIVE
STICKER.

SIGNAGE DIMENSION:
approx. 800mm x 400mm
SIGNAGE MATERIAL:
HIGH QUALITY VINYL ADHESIVE
STICKER

REV.	DATE	DESCRIPTION
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PRELIMINARY



PROJECT
UNIVERSAL ATHLETIC CENTRE (UAC)
LOT 1 PROPOSED OFFICE & WARHOUSE
7 NEILSON COURT,
WARRAGUL

TITLE
ELEVATION



SCALE
1/100 @ A3

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