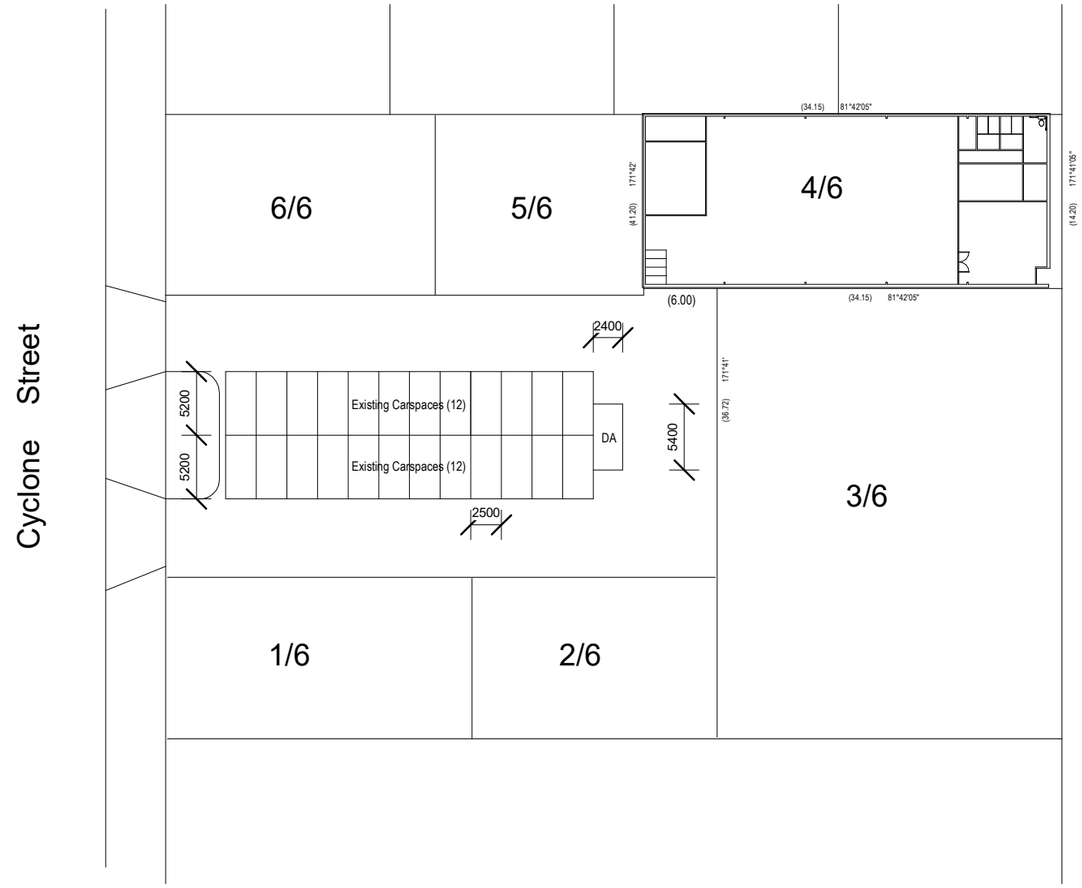


SITE INFORMATION

Municipality	_Bass Coast_
Property No	__33060__
Soil Classification	___M___
Wind Classification	__"N 3"__
Climate Zone	___6___
Bushfire Proned Area	___12.5___
Zoning	___IN1Z__

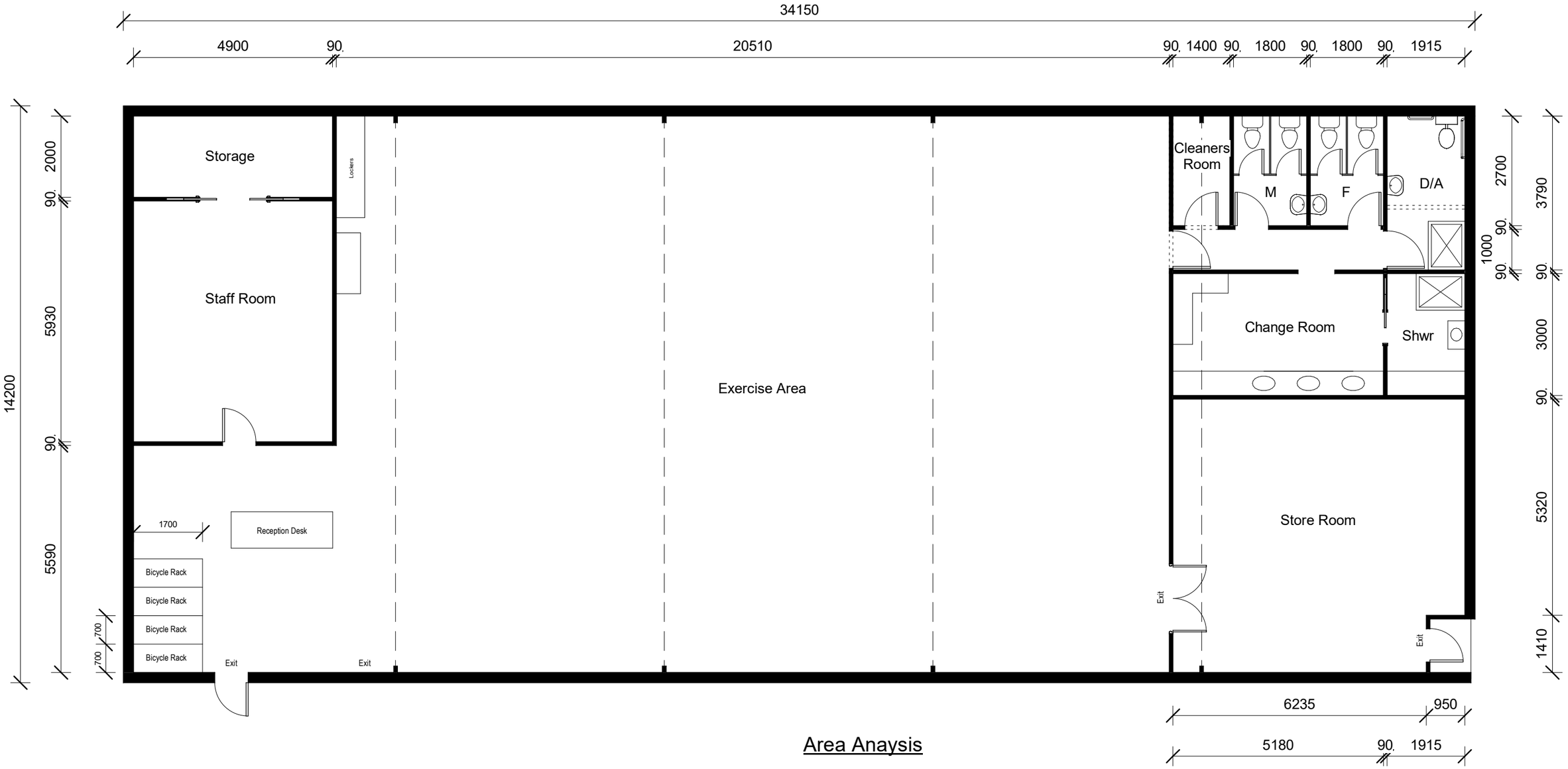
1 Site Plan

1 : 500

Mitech BUILDING DESIGNS
9 Dallas Crt
Warragul 3820
PH 56235478
MOB 041 6201980
Email:admin@mitechdesigns.com.au

PROPOSED FITNESS CENTRE FOR,
NICAL & CO, 4/6 CYCLONE ST, WONTHAGGI, 3995.

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Area Anaysis

Exercise Area	340.93 Sqr Mtrs
Reception Area	28.00 Sqr Mtrs
Staff Room Area	40.00 Sqr Mtrs
Storage Area	48.00 Sqr Mtrs
Amenities Area	28.00 Sqr Mtrs
Total Area	484.93 Sqr Mtrs

1 Floor Plan

1 : 100

Mitech BUILDING DESIGNS
9 Dallas Crt
Warragul 3820
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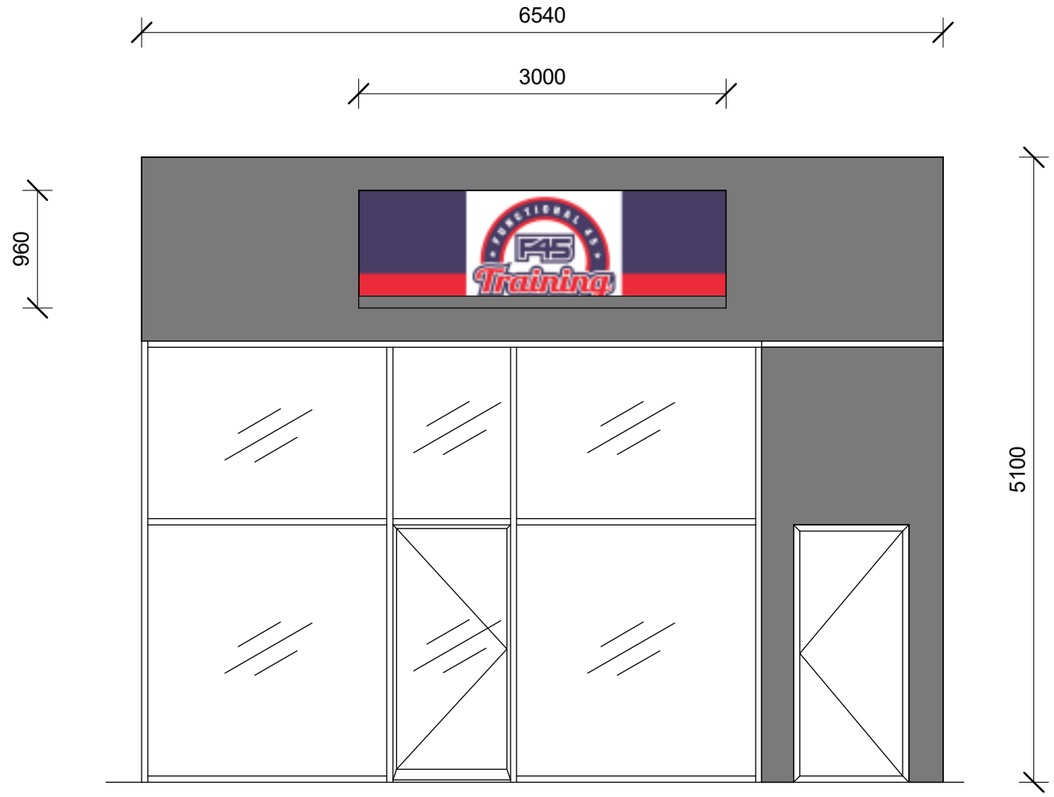
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DWG No 21061686

SHEET 2 OF 3

DRAWING TITLE
PLANNING



1 Signage

1 : 50

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COLOUR SCHEMES & PAINT COLOURS

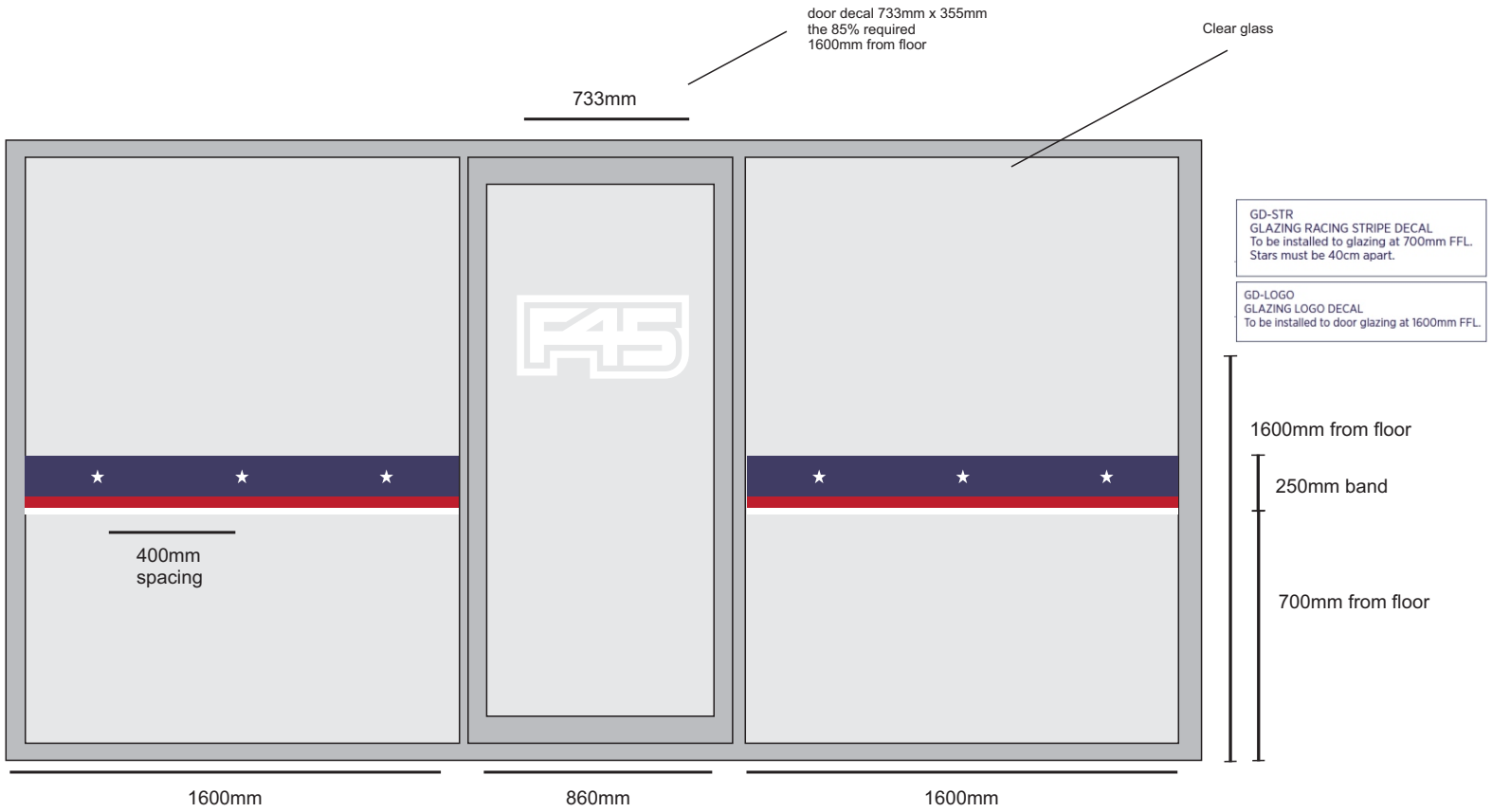
Set out below are the colour schemes used in F45 Studios. You must strictly adhere to these colour schemes and you must not modify those colours in any manner.

Primary Colours

	ral	9003 signal white
	CMYK	0.0.0.0
	RGB	255.255.255
	hex	#ffffff
	ral	5022 NIGHT BLUE
	pantone	274 c
	CMYK	100.100.7.38
	RGB	33.21.81
	hex	#211551
	ral	3020 pure red
	pantone	2035 c
	CMYK	0.100.100.3
	RGB	214.0.28
	hex	#D6001C

Secondary Colours

	pantone	BLACK
	CMYK	0.0.0.100
	RGB	0.0.0
	pantone	cool GREY 10c
	CMYK	0.0.0.75
	RGB	100.100.100
	pantone	70% 2766 c
	CMYK	77.74.27.2
	RGB	88.87.133



GD-STR
GLAZING RACING STRIPE DECAL
To be installed to glazing at 700mm FFL.
Stars must be 40cm apart.

GD-LOGO
GLAZING LOGO DECAL
To be installed to door glazing at 1600mm FFL.

elite SIGNS

Info@elitesigns.com.au
Follow us on Instagram
0474 129 712
305 White Rd
Wonthaggi - 3995

COLOUR SCHEMES & PAINT COLOURS

Set out below are the colour schemes used in F45 Studios. You must strictly adhere to these colour schemes and you must not modify those colours in any manner.

Primary Colours

	ral	9003 signal white
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	hex	#211551
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	RGB	0.0.0
	pantone	cool GREY 10c
	CMYK	0.0.0.75
	RGB	100.100.100
	pantone	70% 2766 c
	CMYK	77.74.27.2
	RGB	88.87.133





960mm

3000mm

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0474 129 712
305 White Rd
Wonthaggi - 3995

Signage

Old signage and existing wall





New signage 2600mm from ground level in same position as previous sign





960mm

3000mm

Beveridge Williams

ACN 006 197 235
ABN 38 006 197 235

Wonthaggi Office
134 Graham Street
PO Box 129
Wonthaggi VIC 3995
Tel: (03) 5672 1505

beveridgewilliams.com.au

Our Reference: 2101901

14 October 2021

The Chief Executive Officer
Bass Coast Shire Council
PO Box 118
WONTHAGGI VIC 3995

Attention: Hayden Church

Dear Hayden

F45 WONTHAGGI – 4/6 CYCLONE STREET WONTHAGGI
APPLICATION TO USE LAND FOR A RESTRICTED RECREATION FACILITY (GYM)
PLANNING APPLICATION NUMBER: 210214

I refer to your correspondence dated 30 June 2021, and advise we act on behalf of the applicant. We provide the following information in response to your letter:

- A written business plan
- A written response explaining how the proposal is consistent with the PPF, MPS and local policies
- Site and floor plans, that include an elevation diagram showing the dimensioned sign location, bicycle parking facilities, and signage diagrams with colours and wording is provided.
- A Car Parking Demand Assessment

Further to the above attachments, we provide the following advice:

The business plan was provided to the applicant's bank in support of a loan application, and addresses most of point 1 of your request for further information. Additional to this plan, we advise that the average number of staff and patrons will be 2 staff and 20 patrons, per session, and the operating hours will be:

Monday to Friday:	5am-10am	5pm-8pm
Saturday:	6am-9am	
Sunday:	Closed	

The activities will be confined to the tenancy and will not use common property area.

There is no heating within the building. There are five industrial gym fans for cooling and air flow, that are typical of a gym environment.

In response to the request for an assessment against the Bass Coast Planning Scheme at Clauses 21.03-2, 21.03-3 and 21.06-5, we advise that due to the changes to the Scheme on 8 July 2021, we have provided a written response below, that we believe addresses these matters.

Clause 17.02 COMMERCIAL

Clause 17.02-1S Business

Objective

To encourage development that meets the community's needs for retail, entertainment, office, and other commercial services.

Strategies

Plan for an adequate supply of commercial land in appropriate locations.

Ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.

Locate commercial facilities in existing or planned activity centres.

Provide new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres.

Provide small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.

Provide outlets of trade-related goods or services directly serving or ancillary to industry that have adequate on-site car parking.

Locate cinema based entertainment facilities within or on the periphery of existing or planned activity centres.

Apply a five year time limit for commencement to any planning permit for a shopping centre or shopping centre expansion of more than 1000 square metres leasable floor area.

17.02-1R Commercial Centres - Gippsland

Strategy

Support redevelopment initiatives in commercial centres that will be subject to significant growth (Traralgon, Morwell Mid Valley, Warragul, **Wonthaggi**, Leongatha, Sale and Bairnsdale) to improve their attractiveness and usability.

Development Response:

The proposed use of the subject land as a restricted recreation facility (gym) by F45 Wonthaggi, is compatible with the use of other properties and businesses within the surrounding Industrial 1 Zone. A permit is required for the use of 'leisure and recreation', in accordance with Section 2 of Clause 33.01-1 of the Bass Coast Planning Scheme.

The subject land is in the Industrial 1 Zone, and the proposal is commercial in nature, and is not inconsistent with existing uses and former uses of the subject land, and its neighbours.

Some of the surrounding properties, and the subject site, have and continue to be used for commercial purposes. The subject site was previously used as an indoor children's play centre (Flipp'n Out), and a planning permit (permit 180364) was issued on the 18 December 2018, for a similar use to this proposal, at the neighbouring property at 5/6 Cyclone Street, being for the use of the land for a restricted recreation facility (gym).

This proposal is a commercial venture, that is suitable to be located within the Industrial 1 Zone, and should be supported by Council to help grow the economy, and provide physical and social activities close to the central business area of Wonthaggi.

17.03 INDUSTRY

17.03-1S Industrial land supply

Objective

To ensure availability of land for industry.

Strategies

Provide an adequate supply of industrial land in appropriate locations including sufficient stocks of large sites for strategic investment.

Identify land for industrial development in urban growth areas where:

- Good access for employees, freight and road transport is available.
- Appropriate buffer areas can be provided between the proposed industrial land and nearby sensitive land uses.

Protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development.

Avoid approving non-industrial land uses that will prejudice the availability of land in identified industrial areas for future industrial use.

17.03-1R Industrial land supply - Gippsland

Strategy

Facilitate the release of additional industrial zoned land in towns including Warragul, Leongatha, Sale, Lakes Entrance, Paynesville and Mallacoota.

17.03-1L Industrial land supply

Strategies

Encourage industry to locate within existing or planned industrial estates where all physical infrastructure and access to transport networks are available.

Encourage the relocation of industrial activities from predominantly residential areas to industrial estates.

Encourage the consolidation of industrial uses within the northern part of the Shire, in Grantville.

Encourage manufacturing and processing industries that use sand and ancillary products as a raw material to locate in Grantville.

17.03-2S Sustainable industry

Objective

To facilitate the sustainable operation of industry.

Strategies

Ensure that industrial activities requiring substantial threshold distances are located in the core of industrial areas.

Encourage activities with minimal threshold requirements to locate towards the perimeter of the industrial area.

Minimise inter-industry conflict and encourage like industries to locate within the same area.

Protect industrial activity in industrial zones from the encroachment of commercial, residential, and other sensitive uses that would adversely affect industry viability.

Encourage industrial uses that meet appropriate standards of safety and amenity to locate within activity centres.

Provide adequate separation and buffer areas between sensitive uses and offensive or dangerous industries and quarries to ensure that residents are not affected by adverse environmental effects, nuisance or exposure to hazards.

Encourage manufacturing and storage industries that generate significant volumes of freight to locate close to air, rail and road freight terminals.

Development Response:
The proposed use of the subject land as a restricted recreation facility (gym) by F45 Wonthaggi, is compatible with the use of other properties and businesses within the surrounding Industrial 1 Zone. A permit is required for the use of 'leisure and recreation', in accordance with Section 2 of Clause 33.01-1 of the Bass Coast Planning Scheme.

The purpose of the Industrial 1 Zone land is to provide for manufacturing industry, the storage and distribution of goods and "*associated uses in a manner which does not affect the safety and amenity of local communities*".

The subject site was previously used as an indoor children's play centre (Flipp'n Out), and a planning permit (permit 180364) was issued on the 18 December 2018, for a similar use to this proposal, at the neighbouring property at 5/6 Cyclone Street, being for the use of the land for a restricted recreation facility (gym).

Our clients are keen to provide a service that fills a gap in the type of exercise programs provided, and believe that as we come out of Covid-19 restrictions, the community is looking for new ways to become active and fit.

The proposed use of the subject land is not inconsistent with existing and surrounding uses.

19.02 COMMUNITY INFRASTRUCTURE

19.02-6S Open space

Objective
To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.

Strategies
Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments.

Ensure that open space networks:

- Are linked, including through the provision of walking and cycling trails.
- Are integrated with open space from abutting subdivisions.
- Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest.
- Maintain public accessibility on public land immediately adjoining waterways and coasts.

Create opportunities to enhance open space networks within and between settlements.

Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities.

Ensure that land use and development adjoining regional open space networks, national parks and conservation reserves complements the open space in terms of visual and noise impacts, preservation of vegetation and treatment of waste water to reduce turbidity and pollution.

Improve the quality and distribution of open space and ensure long-term protection.

Protect large regional parks and significant conservation areas.

Ensure land identified as critical to the completion of open space links is transferred for open space purposes.

Ensure that where there is a reduction of open space due to a change in land use or occupation, additional or replacement parkland of equal or greater size and quality is provided.

Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction, opportunities to connect with nature and peace and solitude.

Accommodate community sports facilities in a way that is not detrimental to other park activities.

Ensure open space provision is fair and equitable with the aim of providing access that meets the needs of all members of the community, regardless of age, gender, ability or a person's location.

Develop open space to maintain wildlife corridors and greenhouse sinks.

Provide new parkland in growth areas and in areas that have an undersupply of parkland. Encourage the preparation of management plans or explicit statements of management objectives for urban parks.

Ensure exclusive occupation of parkland by community organisations is restricted to activities consistent with management objectives of the park to maximise broad community access to open space.

Ensure the provision of buildings and infrastructure is consistent with the management objectives of the park.

Ensure public access is not prevented by developments along stream banks and foreshores. Ensure public land immediately adjoining waterways and coastlines remains in public ownership.

Plan open space areas for multiple uses, such as community gardens, sports and recreation, active transport routes, wildlife corridors and flood storage basins.

19.02-6L Open space

Strategies

Ensure the provision of unencumbered public open space improves the accessibility, design, quality and environmental sustainability of open space infrastructure and facilities.

Provide recreational facilities for year-round activities (particularly for the winter months) that cater to the needs of the local population, non-permanent residents and tourists.

Provide recreational facilities that are compatible with the size, role, character and appearance of the town in which they are located.

Minimise any impact of recreational land use and development on the natural environment.

Provide a range of types and sizes of open space, including large regional spaces for sports, intimate parks for social interaction and open space that offers off-leash exercise for dogs. Include a variety of shade opportunities (either large canopy trees or structures), shelter, seating and lighting in open spaces, including in small open spaces within urban areas.

Support the use of treated wastewater for irrigating broad acre recreation areas.

Discourage high or opaque fencing around open spaces to encourage natural surveillance and promote safety.

Development Response:
This proposal will provide recreational facilities for year-round activities (particularly for the winter months) as identified in the strategies above, and will cater to both the local community and visitors to the area.

The use of an existing building minimises the impact on the natural environment.

The proposed gym complements other recreational spaces, in both open space and built facilities, similar to this proposal.

Industrial 1 Zone



Clause 33.01-2 – Use of Land

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to off-site effects.
- The effect that nearby industries may have on the proposed use.
- The availability of and connection to services. The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use

Development Response:
The proposed use will have limited impact on the existing residential area nearby, as the subject site and neighbouring property at 5/6 Cyclone Street, have been used for similar activities in the past as discussed earlier in this report. The building is constructed of solid concrete wall panels on three sides, which assists in noise reduction. The only glass area is located at the entrance to the building, and faces toward the internal car park. There are no off-site effects that would be produced by the proposed use.

Nearby businesses share the car parking space located centrally between the 6 units that make up this lot.

- Middys Electrical, operates from 1/6 Cyclone Street, between 7am and 5pm, Monday to Friday.
- The property at 2/6 Cyclone Street is unsigned, and appears to be a repair shop for ambulances.
- The property at 3/6 is occupied by The Church of Jesus Christ of Latter-day Saints, and operates on Sundays between 10am and 1pm.
- The property at 5/6 Cyclone Street is currently empty, and was formerly used as a gym (restricted recreation facility).
- Wonthaggi Tile and Heating operates from the property at 6/6 Cyclone Street during the hours of 8.30am to 4.pm, Monday to Friday.

The proposed operating hours are mostly before and after the other businesses who share this car park, are open for business, and so the number of patrons who visit are unlikely to have a significant impact.

We believe this now provides all the additional information requested, in relation to this application. We submit that the proposal is not inconsistent with the zoning of the land, existing and former uses of the site and its neighbours, nor inconsistent with existing uses.

If you have any queries, please don't hesitate to contact me.

Yours faithfully,
BEVERIDGE WILLIAMS



per **MARY DUFFY**
Senior Town Planner

enc business plan
site, floor, elevation & signage plans
car parking demand assessment
photos

2101901 211014 ai

Beveridge Williams

ACN 006 197 235
ABN 38 006 197 235

Melbourne Office
1 Glenferrie Road
PO Box 61
Malvern VIC 3144
Tel: (03) 9524 8888

beveridgewilliams.com.au

Our Ref: 2101901

18 January 2022

Planning Department
Bass Coast Shire Council
PO Box 118
WONTHAGGI VIC 3995

Dear Sir/Madam,

RE: 4/6 CYCLONE STREET, WONTHAGGI – REVISED CAR PARKING DEMAND ASSESSMENT

Beveridge Williams has been engaged to undertake a Car Parking Demand Assessment for the proposed restricted recreation facility (gym) at 4/6 Cyclone Street, Wonthaggi. This revised plan provides specific address to the submitted objections to the planning application.

Car Parking Demand Survey

An initial car parking demand survey was completed on 14/09/2021. It is noted that the section south of the first vehicle crossings closest to Korumburra Road were not included in the availability. The revised parking availability is shown in Figure 1. Therefore, there were an additional 6 on-street parking spaces that were not initially considered. The updated results are outlined below in Figure 2.



Figure 1: Car Park Availability

Survey Date:	Tue, 14-Sep-21
Survey StartTime:	8:30 AM
Survey End Time:	5:30 PM
Survey Interval:	1:00

	Supply	Check	Parking Occupancy											
			8:30 AM	9:30 AM	10:30 AM	11:30 AM	12:30 PM	1:30 PM	2:30 PM	3:30 PM	4:30 PM	5:30 PM	Avg	Max.
Road / Nature strip	44	44	14	19	22	32	19	20	18	17	5	3	17	32
Carpark	24	24	13	17	13	13	14	12	13	14	11	2	12	17
	68	68	27	36	35	45	33	32	31	31	16	5	29.1	49
	Available Spaces		41	32	33	23	35	36	37	37	52	63	38.9	19
	Capacity		68	68	68	68	68	68	68	68	68	68	68	68

Figure 2: Car Parking Survey Results

The amended occupancy results demonstrate 33 available car parking spaces available during the morning operating hours between 5am-10am. This includes 22 on-street parking spaces. During the afternoon opening times between 5pm-8pm, there is more than 50 available spaces between the car park and on-street parking as car parking demand diminishes sharply after 3:30pm.

Early Morning Car Parking Demand Survey

An additional parking survey was undertaken to coincide with the morning session. As previously noted, the parking demand drops well prior to the evening session. The survey results are provided in the figure below.

Survey Date:	Thu, 13-Jan-22
Survey StartTime:	5:00 AM
Survey End Time:	10:00 AM
Survey Interval:	1:00

	Supply	Check	Parking Occupancy							
			5:00 AM	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	Avg	Max.
Road / Nature strip	44	44	0	1	3	4	17	17	7	17
Carpark	24	24	0	0	6	7	10	10	6	10
	68	68	0	1	9	11	27	27	12.5	27
	Available Spaces		68	67	59	57	41	41	55.5	41
	Capacity		68	68	68	68	68	68	68	68

Figure 3: Morning Car Parking Survey Results

It is noted that this supplementary survey occurred while some businesses had not returned to typical operations as there is an 8-vehicle discrepancy around 10am. It expected, however, that this survey demonstrates parking behaviour during the 5am-10am period with parking demand gradually increasing between 8am-9am.

PROPOSAL

It is proposed to use the existing building at 4/6 Cyclone Street as a restricted recreational facility for up to 20 patrons at a time. The proposed recreational facility anticipates being open between 5am-10am and 5pm-8pm on weekdays, 6am-9am on Saturdays and closed on Sundays.

CAR PARKING ASSESSMENT

Statutory Requirements

The Bass Coast Planning Scheme ordinance, Section 52.06, does not provide car parking requirements for a recreational facility (gym). However, the following car parking rate is expected:

- *1 to the person providing fitness and health services plus,*
- *1 to every other patron.*

Car Parking Requirement

The proposed development will comprise one gym room for fitness & health services. It is understood that there will be up to 2 persons providing services at any given time. The total

car parking requirement for the proposed development equates to 20 car parking spaces for clients and 2 car spaces for instructors. This brings the total car spaces required to 22.

Car Parking Provision

Based on the proposed opening hours and maximum patronage, the critical peak hour was found to be between 9.30am-10.30am where there are 32 spaces available in the immediate vicinity of the site. It is noted that the peak demand occurred at 11:30am where available parking dropped to 17 spaces. This occurred outside of the proposed operating times of the gym when the patrons are expected to have vacated the site after the 10am finish time.

It is anticipated that the remaining car parking spaces required can be absorbed by the available on-street parking.

ITEMISED OBJECTIONS

The following summary is based on the traffic-related objections submitted to this proposed development. This summary depicts the issues with the development that are thought to exist, it is not a commentary on their fairness or accuracy:

1. General Parking Issues:
    a. Parking along Cyclone Street, Wonthaggi is an issue due to MediPharm Labs Australia and Bunnings Warehouse employees, as well as patrons from Ms. Betty's Café and the Wonthaggi Market, using the existing on-street parking
    b. Floor plan of 340m^2 allows a possible capacity of 85 people in the Gym under current COVID capacity laws. This is greater than the 20 patrons submitted in the planning application. Questions regarding the enforcement of this and also how this figure was obtained were also raised.
2. Specific Parking Issues
    a. 2/6 Cyclone Street is the Royal Flying Doctor Service (RFDS) Patient Transport Services and will require clear access to vehicles during their shifts (06:30am to 02:30am 7 days per week). It is suggested that this would be detrimental to efficient medical assistance.
3. Vehicle movements
    a. Existing congestion and Poplar Street not being able to carry trucks (8 Tonne Limit) has caused difficulties in allowing safe and efficient ingress and egress vehicles for properties along Cyclone Street. An example of a property purported to be affected by this is 8/5 Cyclone Street. There are regular truck deliveries to properties to multiple businesses along Cyclone Street.
    b. It has been suggested that trucks have been forced to be unsafely loaded in the street and occasionally use Poplar Street as they cannot do the required manoeuvres.
4. Safety
    a. Increased vehicle movements, especially in the peak hour, may increase the risk to pedestrians. A lot of large vehicles use Cyclone Street, which combined with the narrow space available for manoeuvring, may result in a higher degree of risk.
5. Errors with the submitted traffic report
    a. There are only 19 free spaces within the on-site parking. 6 of the 24 spaces are allocated to Middy's through a lease agreement.
    b. 5/6 Cyclone Street is not empty nor is it a gym.
    c. The proposed 22 car spaces required now dropped to 12, Middys, 6 RFDS 4. Rest will park outside our house.
    d. It is proposed that the current parking survey is insufficient to model the existing carparking usage.

e. 2/6 Cyclone Street is where patient transport staff rest and park the ambulances, not a repair shop for ambulances as stated in the traffic report.

ITEMISED RESPONSES

Beveridge Williams' responses for the collated objections are addressed below.

1. General Parking Issues:
    a. Empirical surveys of the site have demonstrated that there is parking availability within the immediate vicinity of the site. The initial survey was conducted during the school term prior to any seasonal commercial shutdowns.
    b. As the proposed use will require prior bookings, session numbers can be easily controlled. The planning application is for a maximum of 20 patrons, which are liable to the typical Council planning compliance process. Despite membership numbers, not all members will access all sessions every day. Numbers will naturally be dispersed throughout the week. The booking process will ensure the maximum session numbers will be followed.
2. Specific Parking Issues
    a. It is demonstrated that there are sufficient on-street parking spaces for proposed use without adversely impacting on the current use of the on-site car park. It is noted that there is no clearly marked allocated parking on-site, which would not be enforceable should anyone wish to park in any of the allocated spaces.
3. Vehicle movements
    a. It is noted that vehicle movements for commercial vehicles are currently an issue. The proposed opening hours of the gym circumvent this issue. Should there be any early morning truck use, the surveys show that there should be less parked cars that during the middle of the day when the gym is not proposing to run any sessions.
    b. If existing businesses are conducting unsafe truck loading processes and loading on the street, this could be a breach in Council bylaws. If trucks can't enter their site from the street, it's a likely indication that larger vehicles are being used than is approved to be used. This should be investigated by Council as there is a basic expectation that if all on-street parking spaces are used, the street can still be used for thoroughfare and site access.
4. Safety
    a. Most users of the gym are expected to be adults, or children accompanied by adults. Therefore, when taking into consideration the previous occupants of 4/6 Cyclone Street, a children's fun centre, it is BW's view that the safety implications and risks arising from the development of a gym would not be atypical.
5. Errors with the submitted traffic report
    a. As previously stated, the parking spaces in the car park are not clearly marked for allocated parking. It is demonstrated that there are sufficient on-street parking spaces for proposed use without adversely impacting on the current use of the on-site car park.
    b. It is noted that 5/6 is not empty nor a gym. This does not factor in the car parking demand for 4/6.
    c. The use of kerbside parking is a reality of urban living, more so for a street that is predominantly commercial. Unsigned on-street parking is not allocated for any specific site or use.
    d. The 6.7m figure for the length of a parallel carpark cited in the Planning Scheme serves as a guide for onsite car spaces. However, for on-street parking, the Australian Standards 2890.5 is used. Parallel carparks that are unobstructed end spaces can be as low as 5.4m while an intermediate space length can be 6m.

These distances were checked with the previous availability and the same number of parking spaces were found.

SUMMARY
Based on the preceding analysis, it is summarised that:

- The site is to operate as a recreational facility (gym) and anticipates being open between 5am-10am and 5pm-8pm on weekdays, between 6am-9am on Saturdays and closed on Sundays.
- The recreational facility will facilitate up to 2 instructors for fitness & health services and 20 patrons.
- The Car Parking Demand Survey shows that there are a minimum of 32 car parking spaces available along the surveyed area during the morning and 63 during the afternoon peak car parking demand periods which occurs between 9.30am and 10.30am and between 5.00pm and 6.00pm.
- In accordance with the Bass Coast Planning Scheme, the car parking requirement for the recreational facility is not stated – a parking rate of 1 space per staff and patron was applied.
- The parking requirement of 22 spaces does not exceed the surveyed parking provision during the proposed operating times.
- The total car parking requirement will be sufficiently accommodated by the on-street and off-street parking provision.

In conclusion, the car parking provision is considered adequate for the proposed use from a traffic engineering perspective. Should you have any queries or require any clarification, please do not hesitate to call me or contact me via the email undersigned.

Yours faithfully,



Earl Aninipoc
Principal Traffic and Transport Engineer
BEVERIDGE WILLIAMS

Phone: 03 9524 8835
Email: aninipoce@bevwill.com.au

Recreational facility (gym)
4/6 Cyclone Street, Wonthaggi, Vic

Acoustic Assessment Report

Prepared for:
F45 Wonthaggi

Prepared by:
TELEMETRIX Pty Ltd

Date:
12 January 2022

Project Number:
22011001J

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ABN 33 162 884 077

Disclaimer

This Report has been prepared by Telemetrix Pty Ltd on behalf of and for the exclusive use of F45 Wonthaggi ("Client") and is subject to and issued in connection with the provisions of the agreement between Telemetrix Pty Ltd and its Client.

This Report is based on a specific scope, conditions, and limitations, as agreed between Telemetrix Pty Ltd and the Client. This Report has been produced from information relating to dates and periods referred to in this document. The Report does not imply that any information is not subject to change.

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DOCUMENT CONTROL

Project Number	22011001J
Project Name	Recreational facility (gym) 4/6 Cyclone Street, Wonthaggi Acoustic Assessment Report
Document Reference	22011001J_R1

Rev No.	**Author**	**Reviewer**		**Approved for Issue**		
		Name	**Signature**	**Name**	**Signature**	**Date**
0	Vlado Pavasovic	Slavica Praporski		Vlado Pavasovic		11/01/2022
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GLOSSARY

dB	Units used to measure sound pressure levels on a logarithmic scale.
dB(A)	A measure of sound levels as experienced by humans, calculated using a spectral sensitivity factor (A-filter) that weights sound pressure levels by frequency to correspond to the sensitivity of the human ear. Decibel is equal to 20 times the logarithm (base 10) of the ratio of a given sound pressure to a reference sound pressure. The reference sound pressure used is 20 micropascals, which is the lowest audible sound.
Ambient noise	Ambient noise is the total of all noise within a given environment, comprising a composite of sounds from sources near and far.
L_{Aeq}	Equivalent continuous A-weighted sound pressure level of a noise energy-averaged over time. When sound levels fluctuate in time, which is often the case for occupational noise, the equivalent sound level is determined over a specific time period. In this guide, the A-weighted sound level is averaged over a period of time (T) and is designated by $L_{Aeq,T}$.
L_{A90}	The value of 'A'-weighted sound pressure level which is exceeded 90 per cent of time during a given measuring period. L_{90} sound pressure level is commonly used to represent Background noise level.
L_{eff}	The effective noise level is determined, for noise from commercial, industrial and trade premises, as a 30-minute equivalent sound pressure level $L_{Aeq,30min}$ adjusted, where relevant for: a. duration b. noise character i. tonality ii. impulse iii. intermittency c. measurement position i. reflection ii. indoor (Aind

1 INTRODUCTION

Telemetrix Pty Ltd (Telemetrix) was commissioned by F45 Wonthaggi to undertake an acoustic assessment for a gym facility to be located at 4/6 Cyclone Street, Wonthaggi.

F45 Wonthaggi is making application to Bass Coast Shire Council, to use the existing building for a restricted recreation facility (gym).

The council has requested an acoustic report to be prepared by a suitably qualified acoustic engineer as part of planning permit submission.

The objective of the study is to assess noise emissions from the following activities that could potentially impact onto near residential receivers:

- Noise emissions from the mechanical services.
- Patrons attending and leaving the site.
- Carpark noise.
- Public address system or sound amplification equipment.
- Noise from weight dropping and workout sessions.

2 SITE DESCRIPTION/PROPOSED DEVELOPMENT

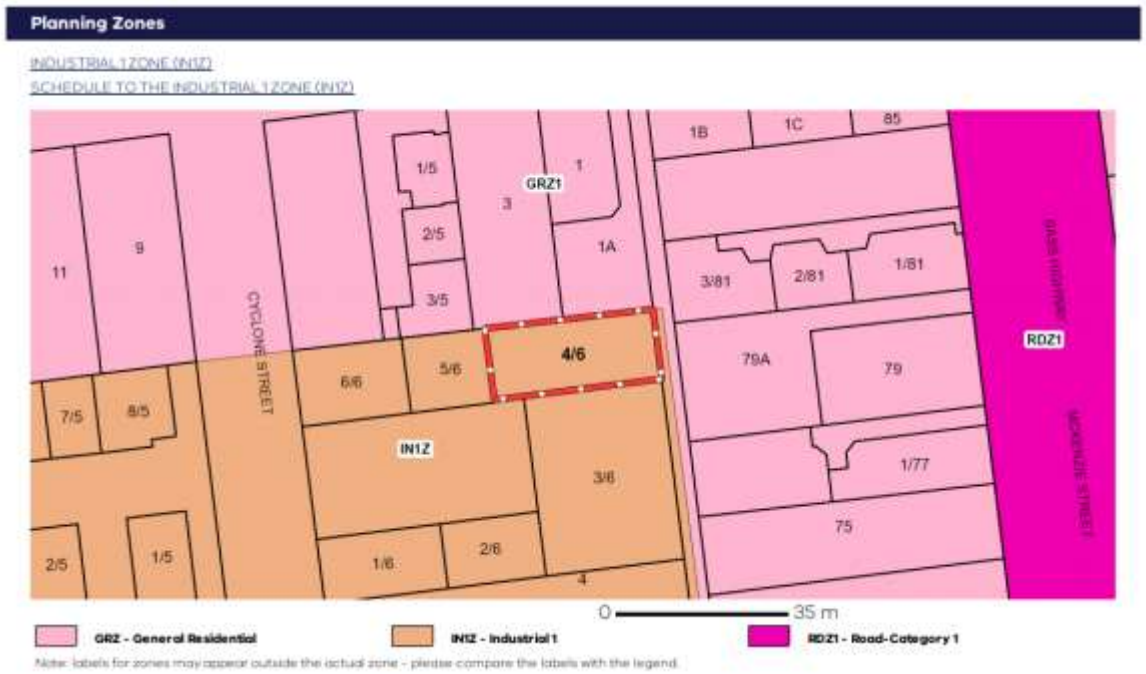
The site of the proposed gym is located at 4/6 Cyclone Street, Wonthaggi. The site is currently zoned Industrial 1 Zone (IN1Z) as shown in Figure 1 and is bounded by General Residential Zone (GRZ) to the north and east.

An aerial photograph of the site is shown in Figure 2.

Figure 1 Planning map



*VicPlan version 2.3.2



* Copyright State Government of Victoria

Figure 2 Site Location



Proposed F45 Wonthaggi gym facility

Nearest residential receivers

F45 Wonthaggi – car park area shared (not dedicated parking)

The gym facility's northern wall is bordering residential receivers on Poplar Street McKenzie Street.

The proposed operating hours, as advised by the client, are:

Monday to Friday: 5 am-10 am and 5 pm to 8 pm

Saturday: 6 am-9 am

Sunday: Closed

Nearest affected residences

The nearest affected residences located to the proposed gym facility are listed in Table 1.

Table 1 Closest noise-sensitive receivers to the gym

Address	Location
5/6 Cyclone Street (within the complex in the Industrial 1 Zone)	Commercial property abutting the gym facility to the west
1A Poplar Street	Direction North, 1-2 m to the facility's northern facade
3 Poplar Street	Direction North, 1-2 m to the facility's northern facade
3/5 Poplar Street	Direction North-West, approximately 5 m to the facility's northern façade
2/7 Poplar Street (dwelling abuts 6/6 Cyclone Street)	Direction North-West, approximately 20 m to the north-west of the facility's north precast concrete boundary wall
79 McKenzie Street	Direction East, 3-4 m to the facility's eastern facade
81 McKenzie Street	Direction East, 3-4 m to the facility's eastern facade

3 NOISE LEGISLATION & GUIDELINES

3.1 Residential receivers

The Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues (Noise Protocol), Publication1826.4, May 2021, is incorporated into the Environment Protection Regulations (the Regulations) without modification.

The Noise Protocol provides a procedure for the purpose of determining noise limits for new and existing commercial, industrial and trade premises and entertainment venues as defined by the Regulations. It sets the methodology for assessing the effective noise level to determine unreasonable noise under Regulations 118, 125 and 130.

The measurement procedures of this Noise Protocol are also used to determine aggravated noise under Regulations 121, 127 and 131.

Noise Protocol prescribes the methods recommended by the EPA for setting environmental noise limits in Metropolitan Melbourne for commercial, industrial and trade premises. The noise limits apply at all noise sensitive locations, such as residential dwellings, with respect to noise due to commercial, industrial and trade operations.

The noise limits that apply at noise sensitive locations are based on several factors. These determining factors include the following:

- The background noise level in the vicinity of the noise sensitive location. The background noise level is measured in the absence of noise from commercial, industrial or trade premises, which includes the absence of plant noise from any buildings near the residential location.

- The zoning of the land in the vicinity of the residential location. The zoning is based on the Department of Planning and Community Development Planning Schemes.

- The period of the day; different noise limits apply during different periods of the day.

Once a noise limit is established, the noise level (L_{Aeq}) due to the commercial premises is measured or predicted and if necessary, the L_{Aeq} noise level is adjusted to account for the effects of duration, tonality, intermittency, and impulsiveness where necessary to determine the effective noise level (L_{eff}).

Sleep Disturbance – Carpark Activities

For activities that take place after 10 pm and before 7 am, there is the potential for sleep arousal to occur within nearby residential dwellings. The NSW Office of Environment and Heritage (OEH) and local councils recommends that 1-minute L_1 noise levels (effectively, the L_{max} noise level from car movements, car doors etc.) should not exceed the background level by more than 15 dB(A) when measured/computed at the outside of a bedroom window. The “sleep disturbance” criterion is only applicable to night-time operations.

Based on the measured night-time background noise levels the sleep disturbance criterion is set at 49 dB(A) $L_{1,\ 1\ min}$.

Another reference to applicable sleep disturbance criteria has been made to the document “Environmental Criteria for Road Traffic Noise” published the NSW EPA. This document has compared several sleep disturbance criteria and concluded the following:

- Maximum internal noise levels below 50 - 55 dB(A) are unlikely to cause awakening reactions,

- One or two noise events per night, with maximum internal noise levels of 65 - 70 dB(A) are not likely to affect health and wellbeing significantly.

It is generally accepted in the acoustic community that internal noise levels in conventional dwellings with the windows open are generally 10 dB(A) lower than external noise levels. Based on these NSW EPA findings, a noise level of 60 - 65 dB(A) outside an open bedroom window would be unlikely to cause awakening reactions.

3.2 Commercial Sensitive Receivers

Australian Standard/New Zealand standard AS/NZS 2107 Acoustics – Recommended design sound levels and reverberation times for building interiors' (AS/NZS 2107) recommends indoor noise levels for various building usages. The recommended indoor noise levels for the relevant type of occupancies are outlined in Table 2.

Table 2 Recommended indoor design noise levels

Type of Occupancy/ Activity	Area	Recommended Internal Design Sound Levels Internal, L_{Aeq}, dB(A)	
		Satisfactory	Maximum
Office Buildings	Corridors and lobbies	45	50
	General office areas	40	45
	Private offices	35	40
Industrial Buildings	Control rooms	50	60
	Foreman's offices	45	50
	Laboratories or test areas	40	50

It should be noted that the design sound levels given in the Table 2 are not necessarily appropriate in all circumstances. Lower noise levels may be appropriate in quiet environments where expectations of quality are high. For music levels, with excessive low frequency energy, significant annoyance can arise even though the measured A-weighted sound pressure level is below the recommended value.

3.3 Assessment of the background level to set noise limits for the urban area method or the rural area method

Measurements of the background levels

Ambient noise in the area is dominated by the distant traffic noise on Bass Highway and Korumburra Road to which the local industrial and commercial sites also contribute during the normal business hours.

The background noise levels were measured in accordance with the Noise Protocol and the Australian Standard AS 1055.1-1977 "Acoustics—Description and measurement of environmental noise Part 1: General procedures" (AS 1055.1).

The background levels were measured during dry conditions with wind conditions satisfying the Noise Protocol.

As it was not possible for the measurement of the background level to be made in the noise sensitive area, the measurements were made at another point (background equivalent location) which is representative of the likely background level at the assessment location in the noise sensitive area.

The short background method was used where at least two measurements of the L_{A90} were made, each of at least 10-minutes duration, in each period, so as to obtain a representative measure of the background level for the periods when the commercial, industrial or trade premises normally operate.

The background noise at proposed hours is dominated by the distant traffic noise on Bass Highway and Korumburra Road. It can be assumed that the local industry will contribute during normal business hours. This was not observed during the site visit since it was very early in the morning or later in the evening.

Measurement Equipment

Details of the acoustic equipment used to conduct the measurements are provided in Table 3.

Table 3 Equipment details

Type of Instrument	Manufacturer	Model	Serial	Calibration Date
Type 1 Sound level analyser	Larson Davies	831	02850	27/09/2020
Calibrator	Casella	Cel-120	49111184	29/09/2021

The measuring equipment was calibrated before and after the measurements using a Casella Cel -120 Sound Level Calibrator. No significant drift was recorded.

Applicable Project Noise Criteria

The Regulations define the various operating periods, in relation to noise emitted from commercial, industrial and trade premises as set out below:

- Day Period – Monday to Saturday (except public holidays), from 7 am to 6 pm.
- Evening Period:
    - Monday to Saturday, from 6 pm to 10 pm.
    - Sunday and public holidays, from 7 am to 10 pm.
- Night Period – 10 pm to 7 am (Monday to Sunday).

The noise limits for the subject site have been calculated in accordance with the methodologies prescribed in Noise Protocol. The time periods and derived noise limits for the nearest receivers are summarised in Table 4.

Table 4 Noise Protocol noise limits - Poplar Street, Wonthaggi

Period	Zoning Level	Measured background level, L_{A90}	Noise limit, L_{eff}
Day Weekdays 7 am - 6 pm	59	40	54
Evening 6 pm - 10 pm	53	33	46
Night 10 pm - 7 am	48	31	43

4 NOISE IMPACT ASSESSMENT

4.1 Measured noise levels

In order to characterise noise levels from the proposed gym facility impacting onto surrounding receivers, the source measurements were undertaken at F45 Pakenham facility.

The measurements inside the F45 Pakenham facility during a typical training session are summarised in Table 5. The measurements were conducted on 19th of December 2021.

Table 5 F45 Pakenham facility – noise level during a typical training session

Location	Measured noise level, Leff, dB(A)	Comments
Outside a closed roller door	58	Music and trainer voice audible. Distant traffic noise also contributing to the overall noise level.
Inside the facility Middle of the room	85 - 87	Music and trainer voice dominating.
Inside the facility Back wall - east	85	Music and trainer voice dominating.
Inside the facility Front wall - west	86	Music and trainer voice dominating.
Outside the back wall to the east 1 m from the wall	46	Music and trainer voice audible. Distant traffic noise also contributing to the overall noise level. The noise generated inside the facility is transmitted to outside mostly through the metal roof.

4.2 Noise compliance with the relevant criteria

Based on the measurements inside the F45 facility during a typical training session, the assessment of compliance with the relevant criteria is outlined in Table 6. The criterion for the night-time period is considered as most stringent and relevant as the proposed operating hours for the facility are 5 am - 7am. For the analysis where the impact levels had to be predicted, such as residual noise inside adjacent commercial premises, the following has been assumed:

- Full height precast walls.
- Metal roof.

Table 6 Compliance with the relevant noise criteria

Location	Noise level, L_{eff}, dB(A)	Compliance with the Noise Protocol Daytime period	Compliance with the AS2017 recommended internal noise level
Poplar Street Residences directly abutting the gym facility to the north	46	No	---
McKenzie Street Residences directly abutting the gym facility to the east	45	No	---
5/6 Cyclone Street Commercial property within the complex in the Industrial 1 Zone abutting the gym facility to the west	< 40*	---	Yes

* Noise level predicted based on the assumptions outlined above

As outlined in Table 6, the music and trainer voice levels generated inside the gym facility meet the internal noise level recommended for commercial spaces, whereas the noise levels marginally exceed the external noise criteria for residential receivers in Poplar Street and McKenzie Street.

Recommendations

The following options could be implemented to minimise noise from the gym facility:

- Limit the overall music and trainer voice levels to 80 dB(A). A noise limiter could be implemented.

- Make sure the orientation of the speakers is not directed towards the walls abutting the nearest sensitive receivers. In addition, vibration isolation of the speakers from the building structure can be implemented using suspension mounts/hangers to reduce structure borne noise levels to the adjacent commercial spaces.

- Optional - add acoustic absorption to reduce the noise 'build-up' in space, control sound that travels back and forth successively between parallel surfaces, such as walls, and acoustic reflections from walls and ceiling.

4.3 Car park activities

F45 have a shared allocation of 24 spaces with 6 tenants (4 each).

The worst case for noise generation from the car park would be early in the mornings at 5 am, the gym facility opening time, when the background noise level in the area is low.

Noise in car parks typically comes from people walking to and from cars, doors opening and closing, etc., as well as vehicles moving at slow speeds. Each noise event is characterised by a brief peak which, when averaged out over a 15-minute period has a relatively low L_{eq}. The impact of each noise event on any single receiver is also variable depending upon the location of individual cars within a car park and as they move in and out. In addition to this, people arriving or departing a gym facility would normally be expected to do so in a relatively quiet and orderly fashion.

Typical noise levels from car parks have been sourced from the Telemetrix technical database and noise from the car park has been modelled in accordance with *Recommendations for the calculation of sound emissions of parking areas, motorcar centers and bus stations as well as of multi-storey car parks and underground car parks 6th Edition* (Bavarian Landesamt für Umwelt 2007).

Table 7 details typical car and patron noise levels measured at 10 meters. A "Normal" vehicle can be described as "a vehicle being driven in a sensible manner." Voices consist of general laughter and raised conversation.

Table 7 Typical car and noise levels

Noise Source	Typical Noise Levels	
	L_{eq}	$L_{max,}$
"Normal car" at 10 m	49 dB(A) for 4 vehicles	60 - 67 dB(A)
Voices at 10 m	50 - 55 dB(A)	60 - 70 dB(A)

Car activity noise on this site will consist of cars braking, doors slamming and accelerating away from a stationary position, as well as general noise from people talking within the car parking area.

The predicted noise associated with the car-parking activities for four (4) parking spaces has been summarised in Table 8.

Table 8 Predicted Car Park Noise Levels at the Nearest Sensitive Receivers

Noise source	Residential Receivers Poplar Street
Car activity	29 dB(A), L_{eq} 40 - 45 dB(A), L_{max}
Patron voices	30 - 35 dB(A), L_{eq} 40 - 50 dB(A) L_{max}

The predicted external noise levels at Poplar Street receivers show compliance with the sleep disturbance criterion (5 am - 7 am) for the noise emissions from the carpark activity.

It is generally accepted in the acoustic community that internal noise levels in conventional dwellings with the windows open are generally 10 dB(A) lower than external noise levels. Based on this, the predicted maximum external noise levels outside open bedroom windows would be unlikely to cause awakening reactions or affect health and wellbeing.

It is recommended the following general noise management control measures are implemented during the early morning hours:

- Patrons arriving or departing the gym facility with their vehicles would normally be expected to do so in a relatively quiet and orderly fashion.
- Management personnel will use their best endeavours to ensure that patrons disperse in an orderly manner and that no patrons associated with the gym facility congregate in the carpark or in the surrounding area.
- Management personnel will be responsible for ensuring that to their best endeavours no disturbance occurs or emanates from the gym facility which would be likely to cause a nuisance to adjoining occupiers or cause detriment to the amenity of the neighbourhood.

4.4 Mechanical services plant

There is nothing proposed or to be designed. Therefore, a detailed assessment of mechanical plant noise has not been completed in this study.

5 CONCLUSION

Telemetrix Pty Ltd was commissioned by F45 Wonthaggi to undertake an acoustic assessment for a gym facility to be located at 4/6 Cyclone Street, Wonthaggi.

F45 Wonthaggi is making application to Bass Coast Shire Council, to use the existing building for a restricted recreation facility (gym).

The council has requested an acoustic report to be prepared by a suitably qualified acoustic engineer as part of planning permit submission.

Based on the measured and predicted noise levels, the music and trainer voice levels generated inside the gym facility meet the internal noise level recommended for commercial spaces whereas the noise levels marginally exceed the external noise criteria for residential receivers.

Noise control measures to meet the noise criteria at the residential receivers as well as options to improve the acoustic quality of the gym facility have been recommended.

Appendix A
Calibration Certificate

HK Calibration Technologies Pty Ltd
ACN: 152 274 014 ABN: 84 152 274 014
Postal Address: PO Box 4489, North Rocks, 2151 NSW Australia
T: 1300 309 881 F: 1300 885 178
Email: info@hkcalibrations.com.au
Web: www.hkcalibrations.com.au

CALIBRATION CERTIFICATE

TELEMETRIX **G4/187-195 GRAHAM ST MELBOURNE VIC 3207**	**REPORT NO: 88440-1**

	The results of the tests, calibrations, and /or measurements included in this document are traceable to Australian/national standards.	**DATA / REMARKS**
A	EQUIPMENT TYPE	SOUND LEVEL METER
B	MAKE	LARSON DAVIS
C	MODEL	831
D	EQUIPMENT SERIAL NUMBER	0002850
E	EQUIPMENT ASSET NUMBER	NOT FOUND
F	DESCRIPTION OF TYPE	DIGITAL
G	RANGE	VARIOUS
H	LOCATION OF EQUIPMENT	TEST AND MEASUREMENT LAB
I	DATE OF RECEIPT	23/09/2020
J	DATE OF CALIBRATION	29/09/2020
K	RECOMMENDED DUE DATE	29/09/2021
L	RATED ACCURACY OF U.U.T. (±)	AS PER MANUFACTURER'S SPECIFICATION
M	READING OF U.U.T.	93.8 dB 114.0dB @ 1KHz - Pass
N	READING OF MASTER INSTRUMENT	94.0 dB 114.0dB @ 1KHz
O	DETAILS OF REPAIRS OR ADJUSTMENTS	N/A
P	CALIBRATION ENVIRONMENT	TEMPERATURE: 23.0 ± 2°C ; AVERAGE HUMIDITY: 45% ± 10% RH
Q	CALIBRATED BY	MEL RAV
R	TEST METHOD OR AUSTRALIAN STANDARD	HKC SOP 11-21-V3 (AS IES 61672.2-2004)
S	REFERENCE CALIBRATION STANDARD USED:- HKCT'S PRECISION INSTRUMENT TRACEABLE TO AUSTRALIAN NATIONAL STANDARDS VIA A NATA CERTIFIED CALIBRATION CERTIFICATE:-	**SOUND LEVEL CALIBRATOR** **MAKE : LUTRON** **MODEL: SC-942** **ASSET: HKC 016** **SERIAL NO: Q598203** **NATA REPORT NO: 27033**

STATEMENT OF MEASUREMENT UNCERTAINTIES	The applicable measurement uncertainties are calculated in accordance with the method described in the ISO Guide to the Expression of Uncertainty in Measurement, with confidence level of 95% using a coverage factor k=2.

TECHNICIAN COMMENT: This instrument was found to be functioning within the manufacturer's specifications as indicated by our findings within this report.

MARCUS K **AUTHORIZED SIGNATORY**	**MEL RAV** **TECHNICIAN SIGNATURE**	**29/09/2020** **DATE OF ISSUE**

Page 1 QR FORM 25-01-V2 (7/16)

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CALIBRATION CERTIFICATE

TELEMETRIX **G4/187-195 GRAHAM ST MELBOURNE VIC 3207**	**REPORT NO: 96921-1**

	The results of the tests, calibrations, and /or measurements included in this document are traceable to Australian/national standards.	**DATA / REMARKS**
A	EQUIPMENT TYPE	SOUND LEVEL CALIBRATOR
B	MAKE	CASELLA
C	MODEL	CEL-120/1
D	EQUIPMENT SERIAL NUMBER	NOT FOUND
E	EQUIPMENT ASSET NUMBER	NOT FOUND
F	DESCRIPTION OF TYPE	HAND HELD
G	RANGE	VARIOUS
H	LOCATION OF EQUIPMENT	TEST AND MEASUREMENT LAB
I	DATE OF RECEIPT	04/02/2021
J	DATE OF CALIBRATION	08/02/2021
K	RECOMMENDED DUE DATE	08/02/2022
L	RATED ACCURACY OF U.U.T. (±)	AS PER MANUFACTURER'S SPECIFICATION
M	READING OF U.U.T.	94.0 db;114.0 db @ 1 KHZ
N	READING OF MASTER INSTRUMENT	94.1 db;114.1 db @ 1 KHZ
O	DETAILS OF REPAIRS OR ADJUSTMENTS	N/A
P	CALIBRATION ENVIRONMENT	TEMPERATURE: 23.0 ± 2 °C AVERAGE HUMIDITY: 45% ± 10% RH
Q	CALIBRATED BY	MEL RAV
R	TEST METHOD OR AUSTRALIAN STANDARD	HKC SOP11-21-V3(AS IES 61672.2-2004)
S	REFERENCE CALIBRATION STANDARD USED:- HKCT'S PRECISION INSTRUMENT TRACEABLE TO AUSTRALIAN NATIONAL STANDARDS VIA A NATA CERTIFIED CALIBRATION CERTIFICATE:-	**SOUND LEVEL METER** **MAKE: PROFESIONAL INSTRUMENTS** **ASSET: HKM145** **SERIAL NO.: 074333** **REPORT NO: HKM06-2020-145** **TRACEABLE TO NATA REPORT: 27033**

STATEMENT OF MEASUREMENT UNCERTAINTIES	The applicable measurement uncertainties are calculated in accordance with the method described in the ISO Guide to the Expression of Uncertainty in Measurement, with confidence level of 95% using a coverage factor k=2

TECHNICIAN COMMENT: This instrument was found to be functioning within the manufacturer's specifications as indicated by our findings within this report.

MARCUS K **AUTHORIZED SIGNATORY**	**MEL RAV** **TECHNICIAN SIGNATURE**	**08/02/2021** **DATE OF ISSUE**

Page 1 QR FORM 25-01-V2 (7/16)

SYDNEY MELBOURNE BRISBANE ADELAIDE PERTH HOBART

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100% 1 of 2

telemetrix Acoustic & Vibration Solutions