



Modbod Kids
ABN: 64 631 619 871
Units 3-5
21 Orlando Road
Cromer, NSW 2099
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Plan of Management - Modbod Gym

Unit 1-5 / 21 Orlando Road

1. Overview

Modbod operates specialised group training programs in gymnastics, tumbling, and strength & movement for children and adults of all skill levels. Our core mission is to foster strength, gymnastics skills, and physical literacy in a fun and supportive setting. This Development Application seeks authorisation for the premises to be formally recognised as a recreational facility (indoor).

2. Location

The subject property is situated at the northeast corner of the intersection of Orlando Road and Inman Road. The site comprises Units 1-5, located on the upper level of a part two and part three-storey concrete building, with primary frontage to Inman Road. The site's southern boundary adjoins Orlando Road, and its western boundary fronts Inman Road.

The site is located within an established industrial area, with the nearest residential properties situated at a distance exceeding 100 metres. This separation provides a significant buffer, mitigating potential impacts on residential amenity.

3. Noise Management

Given the site's location within an industrial precinct and the substantial distance to the nearest residential receivers (over 100 metres), the potential for noise impact is inherently low. To ensure continued minimal impact and compliance with the NSW



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Environment Protection Authority's (EPA) Noise Policy for Industry (NPfl) requirements, a Noise Impact Assessment was prepared by PWNA. The assessment included the following recommendations, which will be strictly adhered to during all operational hours:

- All windows within the gym will remain fixed closed during operation.
- All door openings will be equipped with and maintain functional self-closing devices.
- There will be no playing of music or any other amplified sound externally to the building.
- Internal music levels within the gym will be controlled to ensure a sound pressure level (SPL) of no greater than 75 dB(A) when measured at a distance of 3 metres from any speaker.
- All external access doors will be fitted with and maintain functional self-closing devices.

These measures are designed to ensure that resulting noise levels at all surrounding residential receivers will generally be inaudible, thereby achieving compliance with the intrusive and amenity criteria outlined in the EPA NPfl.

Complaint Resolution Process

A Complaint Register will be established to record all complaints received from neighboring property owners or residents, including the date and complainant's name. Each complaint will be reviewed, and if corrective action is necessary, it will be documented and



Compliments/Comments/Complaints Record

Date	Name & Phone Number	Compliments/Comments /Complaints	Action Taken	Date Actioned
	Name:			
	Number:			
	Name:			
	Number:			
	Name:			
	Number:			
	Name:			
	Number:			
	Name:			
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