

BJJ Northern Beaches  
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Northern Beaches Council  
Development Application  
Advisory Panel  
Sent via email

**RE: DA Application 2/374-378 Sydney Road, Balgowlah**

Dear Council Members,

My name is Ashley, my husband and I are writing to you in regard to a pre- lodgement meeting for our proposed new business at 2/374-378 Sydney Road, Balgowlah.

We are proposing to operate a boutique Brazilian Ju Jitsu studio at the premises. BJJ is a specialised martial art practicing discipline and self-defence in a non-violent manner. Majority of the sport is spent vertically on the mats.

There is currently no Brazilian Ju Jitsu studio in Balgowlah or immediate vicinity. As a small family business, being local to the area and passionate about health and fitness we see a strong benefit for our community. The studio will offer classes in self-defence for woman and children as well as the art of Brazilian Ju Jitsu to all.

Being a specialised exercises studio, our classes are limited and scheduled. Currently our proposed operating hours/schedule would be as follows:

Monday; 6.00am, 12.00pm and 3.00pm-8.00pm  
Tuesday; 12.00pm and 3.00pm-8.00pm  
Wednesday; 6.00am, 12.00pm and 3.00pm-8.00pm  
Thursday; 12.00pm and 3.00pm-8.00pm  
Friday; 6.00am, 12.00pm and 3.00pm-8.00pm  
Saturday; 9.00am-12.00pm  
Sunday; Closed

There will also be a specialised coach teaching the classes. We will likely have a maximum of three staff inclusive of ourselves and a maximum of two staff working at one time.

Our business model suggests 80-100 members with up to 25 students in each class. The peak times are 3.00-7.00pm with much smaller classes at 6.00am and 12.00pm. The business model is very similar to the increasingly popular Pilates and bar extend classes.

The address is a commercial suite and has not yet been used by any other tenants. It is in original condition and will require us to erect some change rooms, a small reception area and lay flooring down. We will also need to display signage in our windows. There is a disabled bathroom on site as well as one parking space.

We look forward to the pre-DA meeting.

Sincerely,

Ashley and Fab