

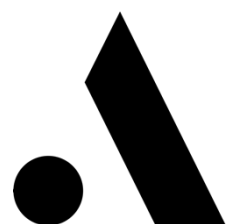
ApproveAll

Town Planning

Plan of Management

Shop 3 & 4, 4 Collaroy Road, Collaroy NSW 2097

Proposed Change of Use to Recreational Facility (Indoor) (Pilates Studio)



Operational Details - Commercial Development															
Change of use	<p><i>Existing Use:</i> Vacant commercial premise</p> <p><i>Proposed Use:</i> Recreational facility (indoor) – Pilates studio</p>														
Operation Details	<p>Business Name: Mode Pilates</p> <p>Mode Pilates is committed to continue to create a positive experience for clients and our local community by adhering to local regulations and best practice industry standards. Our mission is to serve the Northern beaches community with the best health and wellness offerings in the local area.</p> <p>Mode Pilates offer small group Pilates class for individuals and small group classes (mat and reformer Pilates)</p> <p>Booking is made through an online booking system/app to manage booking and session capacity. No walk-ins will be accepted.</p> <p>Maximum capacity on site at any given time is 24.</p>														
Hours of Operation	<p><i>Existing:</i> Not applicable</p> <p><i>Proposed:</i></p> <table> <tr> <td>Monday</td><td>5am – 8pm (meaning last class begins at 7am)</td></tr> <tr> <td>Tuesday</td><td>5am – 8pm (meaning last class begins at 7am)</td></tr> <tr> <td>Wednesday</td><td>5am – 8pm (meaning last class begins at 7am)</td></tr> <tr> <td>Thursday</td><td>5am – 8pm (meaning last class begins at 7am)</td></tr> <tr> <td>Friday</td><td>5am – 6:30pm</td></tr> <tr> <td>Saturday</td><td>6am – 1pm</td></tr> <tr> <td>Sunday</td><td>7am – 1pm; 4:30pm – 6pm (single yoga class)</td></tr> </table>	Monday	5am – 8pm (meaning last class begins at 7am)	Tuesday	5am – 8pm (meaning last class begins at 7am)	Wednesday	5am – 8pm (meaning last class begins at 7am)	Thursday	5am – 8pm (meaning last class begins at 7am)	Friday	5am – 6:30pm	Saturday	6am – 1pm	Sunday	7am – 1pm; 4:30pm – 6pm (single yoga class)
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Signage	Frosted window decals for business identification purpose. Please refer to drawing set for further information.														
Staffing and Organisation Overview	<p>There will be staff instructors on site including the studio manager who also is a Pilates qualified instructor. There will be no more than 4 team members at any one time.</p> <p><u>Staff roles</u></p> <p>Pilates Instructors: Qualified Pilates Instructors conducting classes, maintaining equipment, oversee client's wellbeing in class environment.</p> <p>Studio Manager: Manage daily and weekly operations, handle client bookings, greet and check clients in. Ensure studio is clean and equipment well-kept with daily cleaning duties. The studio manager is the key point of contact for building management, neighbours or council related issues.</p>														
Identification of common pedestrian routes + parking	It is expected that a significant proportion of clients will be local (within walking/ cycle distance) less than 1 km. Many clients will walk to the studio.														

	<p>NOTE: peak time classes are typically not peak time parking times - example early morning and early exemptions meaning minimal impact to parking occupancy rates</p> <p>7 on-site parking allocated to the subject property. Patrons will be encouraged to take advantage of the close proximity to the public transport network surrounding the site.</p> <p>There are also plenty of on-street parking along Collaroy Street and Fielding Street. Council car parking is located directly opposite side of the subject site at Pittwater Road.</p> <p>The site is adjacent to Pittwater Road, an arterial road with major bus routes travelling to and from Sydney CBD, Northern Beaches. The nearest bus stop is directly at the front of the subject site.</p>
Neighbouring Properties	<p>The customers of the Pilates studio will be mindful and respectful of surrounding properties when arriving and leaving the studio. If any clients are known to have engaged in anti-social behaviour they will be reported to the Police.</p>
Deliveries and loading/unloading	<p><i>Deliveries:</i></p> <p>To be done via the loading zone within the site.</p>
Managing customers or patrons	<ul style="list-style-type: none"> • Provide clear signage and information about the process, pricing and waiting times • Ensure the studio is clean and organised. • To address any dissatisfaction or complaints professionally and promptly.
Security details	<p>CCTVs to be installed by building management.</p>
Noise and Vibration Impact Assessment	<p><i>Proposed sources of noise:</i> Ambient music played within the studio, conversations between staff and customers, road and street noise</p> <p>The proposed Pilates studio is expected to have a negligible impact on noise and vibration levels in the surrounding area, primarily due to the nature of the business.</p>
Health and Safety	<p>Mode Pilates will maintain the Pilates equipment and perform daily, weekly and monthly inspections and maintenance with equipment distributor.</p> <p>There will be training with the team in induction and onboarding as well as ongoing assessment on Client safety and ability to modify and assist based on clients' capabilities.</p>

Emergency Procedures

- Fire sprinkler system in place
- Fire safety system equipment installed
- There are clear marked fire exit signage and unobstructed egress paths.
- Instructors all trained in First aid and CPR

Security measures

- Secure entry system to control out of hours access
- Well-lit entry and exit points.
- CCTV installed by building management

Environmental sustainability

- Install energy efficient lighting and climate control systems.
- Encourage reusable items such as water bottles and eco-friendly products

Community and Environmental Considerations

- Mode Pilates is a respected and local Northern Beaches small business engaging in many community and Northern Beaches Council events including Manly Wellness Day. It has been operating in Manly for 6 years and work collaborator with local businesses and people in the health and wellness space. Mode Pilates regularly host or participate in local fundraising efforts and causes including support of Bear Cottage and Women's Shelter Project. They occasionally host community wellness workshops that are open to the Northern beaches committee to book into to encourage local engagement or local residents.

Compliance and monitoring

- Mode Pilates are the biggest advocates of working with Northern Beaches Council and the support they provide for Small Local businesses.

Monitoring and Record Keeping

- Booking software records all client information and a record of who is in the premise at all times. Everyone is personally checked in upon entry.
- We have an incident report and protocol that we utilise for any health and safety issues.

Risk Management

- The business is WHS compliant with relevant health and safety policies and procedures

Insurance and Liability

- We hold public liability Jo to the value of 20 million including glass plate insurance
- All instructors have their own professional liability insurance
- Clients sign waivers as part of the purchase and booking process
- There has not been any insurance claims in 6 years of operation.

<p>Waste Management</p>	<p>1. Types of Waste Generated:</p> <ul style="list-style-type: none"> • General Waste: Minimal non-hazardous materials such as packaging, paper, tissues • Recyclable Waste: Minimal cardboard, paper, and plastic containers. <p>2. Waste Segregation and Collection:</p> <ul style="list-style-type: none"> • General Waste will be disposed of in waste bins within the waste room located next to subject shop, which will be regularly collected by licensed waste contractor • Recyclable Waste will be segregated and placed in recycling bins within the waste room located next to subject shop, which will be regularly collected by licensed waste contractor <p>Note: Clients will be encouraged to utilise reusable water bottles to minimise single use plastics on site.</p>
<p>Toilet Arrangements</p>	<p>Bathroom facility provided on the same level adjacent to the subject unit.</p>