

PLAN OF MANAGEMENT

102 Old Pittwater road – Fitness Studio with Ancillary Cafe

June 2022

Version 1

1. Introduction

This Plan of Management (POM) has been prepared by Orlani Property Group with inputs from various consultants to accompany a development application for a proposed fitness studio within the existing canteen building at 102 Old Pittwater road, Brookvale.

1.1 Purpose of this Plan

The purpose of this POM is to describe the operation, parking, waste removal and management details of a proposed Fitness studio with an ancillary coffee/small cafe business and outline measures that will be taken to minimise impacts on surrounding properties.

Details in this plan include the type and number of staff that will be employed on the premises at any one time, access arrangements as well as noise and patron management.

1.2 Aims and Objectives of this Plan

The main aim and objective of the POM is to provide a safe and friendly environment for patrons and staff by providing an environmentally friendly premises and preventing illegal or undesirable activity within and around the fitness studio/café and existing users within the property.

1.3 Business Operation Overview

Fitness Studio:

A proposed fitness studio will offer services such as individual and group fitness classes within the building, any other services typically associated with a traditional gym. Members are able to come and go when scheduled fitness classes are held.

Ancillary Café:

The proposed café use is intended to be run by the same operator, within a small section of the premises where takeaway food such as sandwiches and other small food items will be sold along with coffee out of the retractable windows. The food purchased can be consumed on the proposed deck or taken away. No table service is proposed.

1.4 Hours of Operation

The proposed use of a fitness studio will operate Monday to Friday 5:30am to 9pm . Saturday and Sunday mornings 7am to 1pm.

The ancillary coffee/takeaway will operate Monday to Friday 5:30am to 3:30pm. Saturday Mornings 7am to 1pm.

1.5 Attendance and Staffing Arrangements

It is anticipated that a maximum of 35 people at any one time will utilise the studio during the peak times of 5am - 8am and 6pm - 9pm. The usage levels outside these peak times will be significantly less at approximately 8 users per day between 10pm - 5am. The premise will generally operate with 1 to 2 staff members/managers and 1 personal fitness trainer at any one time during regular business hours.

1.6 Advertising

The following modes of advertisement are proposed

- Instagram
- Facebook
- Community boards

2. Noise Management

2.1 Operational

The gym and Cafe will have a stereo and speaker system installed. It is intended to provide low level background music and is pre set at an acceptable volume no higher than that experienced in any household. Outside of regular trading hours the air-conditioning is activated by the patrons as required. On activation, if the temperature is warmer than that depicted by the thermostat (of which members do not have access to), the air-conditioning will start and run for 20 minutes.

2.2 Gym Equipment and Flooring

The fitness studio will be fitted out with rubber style flooring in the areas where the gym equipment and limited weights equipment are located. This flooring has a high load and impact resistance and is a preferred choice for gyms and any other noise sensitive businesses and areas. The flooring absorbs in excess of 95% of the sound made by the dropping of 'heavy weights equipment' and comfortably satisfies any related noise concerns.

2.3 Behaviour

The size of the premises is relatively small and is not anticipated to generate large volumes of patronage at any one time and the use is considered to be a low intensity use that will not attract or result in unruly or noisy patrons nor result in any antisocial behaviour. Nonetheless, all members will be advised upon joining the fitness studio to ensure that noise levels are kept to a minimum when entering and leaving the premises. Furthermore, the premises will have signs at each exit requesting patrons to leave quietly.

2.4 Signage

Prominent signage is provided around the free weights area stating:

- No weight is allowed to be dropped more than knee high from platform
- No weight more than 50Kg is allowed to be dropped within the free weight zone.
- Minimise the noise at any time..

3 Property and waste Management

3.1 Property Damage

In the event of property damage, the business will immediately get into contact with the property manager and arrange to have the damage assessed and contained within a 24 hour period to ensure the safety of the public and the patrons of the fitness studio and cafe. Upon assessment, immediate measures will take place by the property manager to engage the services of a suitable tradesperson to address the situation.

3.2 Graffiti Management

In the event of graffiti, the business will endeavour to address the situation within 24 hours by any means possible. If the business is unable to personally fix the problem, then the services of a graffiti removal company will be engaged to ensure the graffiti is removed within 3-5 days.

3.3 Rubbish Removal

Dumped rubbish outside the premises will be viewed as detriment to the business and as such will be disposed of by that person.

3.4 Waste Management

The amount of waste/garbage generated will be minimal and would likely require emptying by staff approximately two times a week. Bins will be provided within the premises and out on the decked area. All wastes will be stored in approved containers placed inside the premises before being removed for disposal by private collection contractors.

3.5 Cleaning

Cleaning of the premises will be carried out on a daily basis and include cleaning of internal café area as well as the fitness equipment.

Emergency Procedures

4.1 Plan of Management and Emergency Procedure Review Process

The POM will be reviewed on an annual basis with input from both management and staff regarding the validity of all the noted points. In addition, this forum will be utilised to discuss the addition of any relevant operational matters not previously documented on the POM.

4.2 Drugs and Alcohol

In the interest of health and safety the business will actively promote, encourage and support strategies to minimise harm from alcohol and other drugs. Those found using or trading in illicit drugs will have their membership terminated immediately.