



Operational Plan of Management

Tenancy 1 and 2 – Recreation Facility (Indoor)

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1. Introduction

This Plan of Management has been prepared to accompany the development application (DA) submitted to Northern Beaches Council for the proposed staged development at 22 Central Avenue, Manly. This Plan of Management relates to tenancy 1 and 2 only.

The purpose of this Plan of Management is to:

- Provide guidelines and management practices for the day-to-day operation of the business
- Establish performance criteria for various aspects of the operations of premises having regard to the relevant matters under relevant regulations and legislation
- Detail the operational specifics of the business
- Provide guidelines and management practices for the day-to-day operation of the development
- Ensure that the ongoing operation of the subject site will not adversely affect the amenity, safety and wellbeing of visitors to the site, surrounding premises or the wider community

1.1 Purpose of Plan

The Management Plan has been prepared to consider relevant safety and security issues in order to ensure the safety of staff and patrons using the premises and associated impacts including noise, operating hours and access.

1.2 Performance Review

The Plan of Management will be regularly reviewed at not less than yearly intervals to reflect any operational changes that need to be implemented.

1.3 Amenity of neighbourhood

The staff and management of the premises shall consider the amenity of their neighbours and shall take all reasonable measures to ensure that adverse impacts to nearby areas do not occur.

The premises shall operate in a manner so as not to significantly affect the amenity of the neighbourhood by reason of noise, odour or waste.

2. Site Profile

Site and Location:

The subject allotment is described as 22 Central Avenue, Manly, legally known as Strata Plan 7114. The ground floor lot is known as 14/22 Central Avenue, Manly, being Lot 172 SP13245. The site is zoned E1 Local Centre under the Manly Local Environmental Plan 2013.

The site is located on the Manly Foreshore Scenic Protection Area Map. The site is not identified as a heritage item nor is it located within a heritage conservation area.

The locality map below shows the location and area of the site:

Locality Maps



Source: Nearmaps 2023

3. Operational Details

Proposed Land Use

Recreation facility (Indoor)

- Tenancy 1 – Jiu Jitsu
- Tenancy 2 – Rumble Boxing

Hours of Operation

Monday to Sunday – 5:30am to 9pm

Staff

Maximum two-three (3) staff at anytime

Class Numbers

Tenancy 1 – Jiu-Jitsu

Ten (10) to twenty (20) patrons with up to eight (8) classes a day

Tenancy 2 – Rumble Boxing

Maximum 40 people in a class (20 bags and 20 benches)

Parking

Three (3) parking spaces per tenancy.

Loading

The site has a dedicated loading area for use by all commercial tenancies.

Cleaning, Maintenance and Waste Management

The tenancies will have a designated waste area. Waste will be separated, stored and recycled where possible. The waste will be collected as required by a commercial contractor. The cleaning and monitoring of rubbish will be undertaken by the respective staff and the management teams for each facility.

Amenity

The proposed operation of the site is conducted in such a manner as to not unreasonably interfere with or materially affect the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, vapour, steam, soot, ash, dust, wastewater, waste products, grit, oil or otherwise.

An Operational Noise Emission Assessment prepared by Acoustic Dynamics accompanies this application and addresses the potential noise impacts of the development with the following noted on the next page:

5 RECOMMENDATIONS & ADVICE

5.1 RECOMMENDED MANAGEMENT PLAN

Acoustic Dynamics' calculations and analysis indicate that all noise emission associated with the use and operation of the proposed subdivision is likely to achieve compliance with the various relevant noise emission criteria. Nevertheless, we provide the following recommendations that should be incorporated into the tenancies to ensure noise emission is adequately managed and minimised during their operation.

We recommend a management plan incorporating measures to protect the acoustic amenity of the surrounding area be implemented by the proprietor. Such a management plan should outline policies and procedures to ensure noise emission from patrons of the proposed subdivision are kept to a minimum, including:

- 1) Ensuring the glass windows/doors of the tenancies are kept closed at all times (other than when patrons enter and exit the premises);
- 2) The erection of clear signage at all tenancy entries and exits advising patrons that they must not generate excessive noise when entering and leaving the premises;
- 3) Staff monitoring the behaviour of patrons within the subject premises and patron ingress/egress to ensure noise emission of patrons is kept to a minimum when entering and leaving the premises;
- 4) Restricting the use of low frequency speakers (sub-woofers) and ensuring any full range speakers are isolated from building services. Furthermore, if any full range speakers are to be installed and used, ensure that the internal noise level from music does not exceed $L_{Aeq(15min)} 75$ dB. Note is made that the maximum internal reverberant sound pressure level can be set to ensure the adjacent receivers are not adversely affected by the operation of the subject studio, following the fit-out of the premises and the installation of the speaker system;
- 5) Installation of specific martial arts mats (6cm thick, 40kg/m³ roll out matting) in the training area to reduce the regenerated noise and vibration in areas of the studio where high levels of impact are expected from jiu jitsu or boxing activities; and
- 6) Should the use of free weights (including dumbbells, medicine balls, slam balls, etc.) be proposed, Acoustic Dynamics recommends the performance of use-specific weight-drops testing in the subject tenancy where they are proposed, to understand what type of impact-absorbing flooring is required. Measurements should be taken from the adjacent tenancy and the most affected residential receiver above.

Acoustic Dynamics advises that incorporation of the above recommendations will ensure that noise emission associated from the use and operation of the proposed studio is likely to comply with the relevant noise emission criteria and not adversely impact nearby receivers.

Incidents and Complaints Book

All staff to be trained in conflict resolution and a complaints book to be retained on premises.

Management will implement a complaint handling policy to properly address complaints from neighbours or other people in the surrounding areas. This policy will seek to resolve any complaints without the need to involve the local authorities unless necessary.

The methods to be adopted in the Complaint Management Plan will include:

- Maintenance of a logbook which logs the date, time and nature of all complaints, name and address of complainant, details of all communication between management and complainant, actions proposed to address complaint and the date and time the action is undertaken;
- Measures taken to address complaints will be incorporated into the Plan of Management to ensure repeat complaints are not received;
- Provision of a telephone number (dedicated mobile phone number which the manager on duty responds to immediately) during trading hours, to local businesses, on which management with appropriate authority over the premises can be contacted upon if there is a complaint. Complainants will be encouraged to make any complaints to that number.

An Incident Report will be required to be completed for all incidents that necessitate action by an emergency service, Fire Brigade, Police and maintenance called in after hours. The incident report should contain:

- The date and time of the incident;
- The details of the incident;
- Any action(s) taken;
- The name and appointment of the person or persons notified of the incident and the time notified;
- The instructions given to the personnel and the time the instructions were carried out.