

PLAN OF MANAGEMENT

This Plan of Management (PoM) has been prepared on behalf of XTRA MANLY PTY LTD to ensure responsible management of Xtra Clubs tenancy, located on level 1 of 32 The Corso, Manly (the site).

About us

XtraClubs is a Sydney-based wellness company founded by passionate locals dedicated to revolutionizing health and wellbeing through the transformative benefits of sauna, ice, and steam. Inspired by the scientifically proven advantages of these practices, XtraClubs is on a mission to make them accessible to all Australians, breaking down the barriers that once limited such experiences to the elite.

With a flagship location in Bondi Junction and plans for expansion across Sydney, XtraClubs is proud to partner with some of the city's most renowned health and sports brands to bring their vision of accessible wellness to life. By redefining how Australians approach recovery and self-care, XtraClubs is leading the charge in democratizing wellness, one community at a time

Hours of Operation

The hours of use for the tenancy are restricted to the following:

- Monday to Sunday: 6.00am to 11.00pm (incl public holidays)

Capacity

The maximum occupancy of patrons in the tenancy at any one time is 60 patrons.

A maximum of two staff members will also be onsite at any one time.

Noise

The following site conditions and mitigation measures will minimise noise impact;

- The available equipment is limited to saunas, a steam room, and ice baths, ensuring no noisy machinery is present within the premises.
- Only low-level background music will be played.
- Hours of operation
- Patrons will be encouraged to enter and exit the facility with minimal noise.
- This Plan of Management (PoM) will be consistently reinforced during regular staff meeting.
- The maximum occupancy of patrons in the tenancy is 60 patrons.
- Noise emission levels are predicted to comply with the established noise goals

The premises will be fully compliant with all relevant noise and vibration standards, guidelines, and legislation. All necessary measures will be implemented to ensure compliance with local, state, and national regulations

The site conditions and mitigation measures mentioned above aim to reduce noise impacts on the following potential recipient:

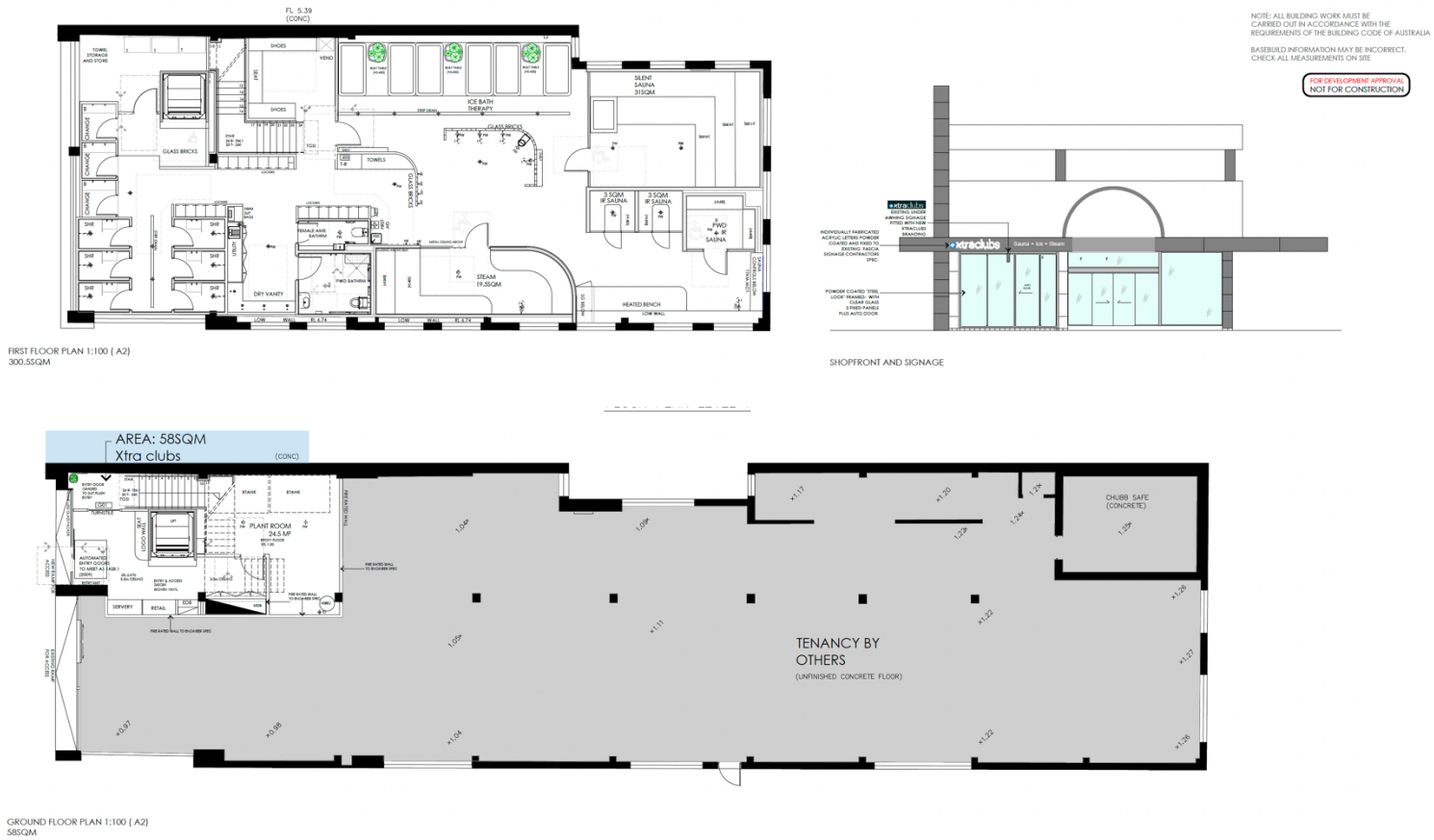
Noise Impact on Adjacent Properties: The subject site is situated within the Manly Corso area, which features an active and diverse predominantly retail precinct. This precinct includes supermarkets, bars, clothing retailers and food and beverage establishments, all of which are within the EI Local Centre zoning classification. The proposed operating hours are consistent with those of other retailers in the area.

The management team will actively monitor and address noise-related concerns through a dedicated **Noise Complaints Register**. Any noise complaints received will be logged in the register and reviewed by management on a regular basis. Management will liaise with individuals who have lodged complaints, ensuring that concerns are acknowledged and addressed in a timely manner.

Additionally, the **mitigation strategies** outlined above will be implemented to proactively minimise the potential for noise-related complaints. These measures are designed to ensure compliance with all relevant noise regulations and to maintain a positive relationship with the surrounding community

Tenancy Plans

Tenancy Floor Plan (also provided in appendix 1)



Member/ Patron Mobile Application

To avoid queuing in front of the center, members/patrons will need to pre-book a space at any time that they wish to come. There will be a limited number of spaces available per 'session time' this will ensure that no more than the prescribed number of patrons are in the facility at any one time.

Food and Beverages

The tenancy will not engage in food or beverage preparation. It will exclusively offer packaged non alcoholic drinks, water, bars, and snacks for sale.

Bathrooms

Sanitary amenities, including change rooms, restrooms, and showers, for the convenience of patrons, will be supplied within the tenancy in accordance with the approved plans

Maintenance and Cleaning

Following industry standards, a professional cleaning firm will be contracted to maintain the cleanliness of the tenancy. Given the absence of food preparation, the tenancy will produce minimal waste. The cleaning contractor's responsibilities will encompass waste sorting, including general waste and recycling.

Waste and Deliveries

All waste will be managed on-site using council provided bins and scheduled collections.

Transport

Various public transportation options are conveniently accessible within a short walk from the site.

Emergency & Evacuation Procedures

In the event of an emergency, the building evacuation plan is to be followed by our members/ patrons.

Copies of Consents and Management Plan

A full and current copy of all development consent(s) for the operation of the tenancy and the PoM will be retained on the premises and will be provided to the Police or Council Officers upon their request

Signed Declaration

I, Simon Hamilton, of XTRA MANLY PTY LTD of 32 The Corso, Manly have read and understand the Plan of Management

A handwritten signature in black ink, appearing to be "Simon Hamilton", written over a horizontal line.

Simon Hamilton

XTRA MANLY PTY LTD

Appendix 1 – Tenancy Floor Plan