



PLAN OF MANAGEMENT

Level 2, 2-6 Girawah Avenue, Matraville 2036

Prepared by King Beats Fitness Pty Ltd

Dated: 30/03/2023

Objectives

The objective of this Plan of Management is to justify to Council that the 24 hour use gymnasium and detail how the premises will minimize any potential adverse impacts premises and nearby commercial premises whilst maintaining reasonable security outside of the staffed hours of operation.

Introduction

King Beats Fitness is a working and leisure environment and places a high priority on managing all risks that may occur within the club during the course of business. This Safety Management plan has been compiled after extensive risk assessing of the club to assist the company in providing a safe environment for members and staff while using our 24 hour facilities.

These procedures have been developed and implemented in accordance with our company Workplace Health and Safety Management System. To ensure that our Safety Management Plan (SMP) is effective employees have been consulted to assist in developing procedures and ultimately assisting them in understanding their responsibilities within the club.

All King Beats Fitness employees and Personal Trainers that work in Clubs with the 24 hour facility will receive training on how the safety systems work. This will enable all to effectively communicate the safety procedures to our members via our induction process.

Hours of Operation

The trading hours of the gym will be:

Monday to Sunday: 24 hours

Of the 24 hour operation, the core hours where the premises is to be staffed and open door comprise the following hours:

- 8:00 am to 7:00 pm Monday to Friday and
- 8:00 am to 1:00 pm Saturday and Sunday

Patronage Levels

The gym typically experiences two operational peaks; the AM peak from 6am to 9am and the PM peak from 5pm to 8pm. A significant proportion of patronage occupation and daytime usage from 9am to 3pm tends to be very limited and no more than 30 patrons at one given time based on a gym this size.

The gymnasium, at peak trading (cumulative average), will generally attract a maximum of 15-25 patrons per hour during the PM peak; this represents the upper-limit for the entire operation.

It is unlikely that a small proportion of patrons could create adverse noise or pose a security threat given the rigid security, audio systems and small gym capacity as detailed throughout this plan of management

Security & Access Control

Access will be from the front Girawah Avenue, Matraville access only. Member's cards are scanned and subject to them possessing a valid membership, access is permitted.

To manage access and protect patrons outside of core hours, the gym will incorporate a state-of-the-art security system to maximize the safety of users. The security system is a fully integrated priority access system which connects the member check-in software with onsite security systems including closed circuit television (CCTV) and tailgate detection at entry points.

To enter the gym outside of staffed hours of operation the member will be required to swipe a valid card which triggers a release mechanism in the door. If another person enters at the same time an audible alarm is triggered by a tailgate system which alerts members and management.

The member will exit the premises via the same doors via a free-exit mechanism. The exit mechanism will not affect the ability of a member to leave the premises in the event of a fire.

A CCTV system will be utilised and will include 24 hour digital video recording, high resolution camera positioned by the member's entrance and a number of other cameras strategically located around the gym to ensure that visual monitoring is maximised

A multi-zone security system will be utilised which will include 24-hour zones and burglary zones. The 24-hour zone will be continuously active and will enable the securing of areas of the club or supply immediate help in case of emergency or injury. The burglary zone will include motion detectors, wireless door contacts and glass break detectors.

Each gym user will have a personal emergency button that when utilised will result in the security monitoring company immediately contacting the police and subsequently the gym manager. Fixed emergency buttons will be located in appropriate locations throughout the gym.

Member Induction

All current and new members will be required to complete an induction in the club which will cover the type, how to use and location of safety equipment. The induction process will be formalized with member and staff sign off.

Medication Emergency

AED (defibrillator): A defibrillator will be located at the 'Emergency Information Station'. The defibrillator is designed to be used by members of public and will talk the user through the process of using. Close to each AED is an Emergency Intercom.

First aid kit: A fully stocked first aid kit is available for members and is located at the 'Emergency Information Station'. Any first aid supplies used should be recorded in the note book located in the first aid kit door.

Equipment Layout and Maintenance

The gym will provide approximately 40 equipment items which establish a theoretical capacity of the gym, although it is unlikely and considered inefficient to members if the reaches 100 percent capacity. This is an unlikely scenario and is actively avoided by management given the target patronage is aimed to cater for local people.

Gym equipment will be maintained in good working order and serviced on a regular equipment identified as faulty or requiring repair will be removed from use or clearly "Out of Order". The premises and equipment will be inspected and cleaned on a register will be maintained on the premises which records the time and activities during each cleaning episode.

Signage will be placed throughout the gym indicating that patrons must use personal during their workout. Cleaning fluid and disposal wipes will be provided throughout use in cleaning equipment.

Alarm testing

Alarm testing is to be carried out **Monthly** with records of test recorded and filed. Periodic preventative maintenance is to be completed on an annual basis to AS2201

Staff

The gym will be staffed between:

- 10:00 am to 7:00 pm Monday to Friday and
- 10:00 am to 2:00 pm Saturday and Sunday

Staffing arrangements will be as follows:

- 1 x full time manager
- 1-3 casual staff

Car Parking

Members will be advised upon induction that there is parking available to the premises but will encouraged utilise alternative forms of access such as:

- Walk
- Jog
- Cycle
- Buses
- Trains
- Drive a car as a last resort

Staff will have available car spaces attached to the property.

Waste Management

The owner/operator will take all reasonable measures to ensure that deliveries to and from the are made between 8am and 5.30pm weekdays and between 9am and 5pm Saturdays. The owner all reasonable measures to ensure that the removal of waste from the premises will take place and 6.30pm weekdays and between 8.30am and 5pm Saturdays.

All wastes will be stored in the building's existing waste area located at the ground floor of before being removed for disposal by appropriate contractors from the allocated area.

Waste generated from a King Beats Fitness Pty Ltd is minimal and rarely contains food based sites of the same size utilises a single litre general waste wheelie bin emptied weekly and a emptied fortnightly by strata building contractor.

Sanitary waste and daily cleaning within the premises will be contracted to cleaning company who manages Initial sanitary bins within the restrooms.

Amenity of Neighbourhood

At all times the premises will be operated in a manner that is considerate to the amenity of and staff will take all reasonable measures to ensure that adverse impacts to the surrounding areas do occur.

During membership induction, a staff member will detail the new member obligations including out of hours access to the premises and general access/egress procedure and expectations.

The owner/operator will take all reasonable measures to ensure that the behaviour of staff and patrons when entering or leaving the premises does not detrimentally affect the amenity of the

neighbourhood. Any demonstrated failure by a member to adhere to these standards can result in membership termination.

Noise

King Beat Fitness respect our community and ask all members and staff show due consideration on leaving the premises. The Gymnasium does not produce amplified music. The gym fit-out includes the installation of three televisions and four speakers to support the presentation of video clips and promote gym technique. All cardio equipment will have inbuilt TV screens for integration as an MP3 doc or TV transmitter allowing patrons to use their ear phones to control their own audio experience.

The Televisions will be the only audio equipment in use outside of office hours. The audio control equipment will be located in the manager's office which will be secured with no patron access. The windows within the premises are double glazed fixed floor to ceiling windows and cannot be opened. King beats Fitness will investigate and review noise complaints to ensure compliance with current regulations and noise management policy.

Behaviour of Patrons

The owner will erect signs at the exit of the premises requesting patrons to leave quietly and assign during staffed hours to ensure that patrons, in leaving the vicinity of the gym, do so promptly and quietly as is reasonably possible. The operation of the gym outside of staffed hours will not classes and will therefore not result in the congregation of people on the street or in the gym

Lighting

Weekly inspections will be completed to ensure internal and external lighting is working at all times. Lighting is maintained at appropriate levels to ensure the safety and free movement of members internally and staff car park facility.

Complaint Resolution

Management will maintain a complaint register to record any complaint made by the Police, surrounding business owners or residents and will endeavour to fully address any reasonable such persons.

Management will endeavour to fully address any reasonable concerns of people in the or other third parties without the involvement of the Council or the New South Wales Police Management will meet with any complainants and endeavour to fully address reasonable The owner will provide a contact phone number, attended during the operating hours, and people to make any complaints to that number.

Conclusion

In order to satisfy Council that the gym can operate on a 24 hour basis we believe the following measures to be undertaken on a daily basis to ensure that the development will not adversely affect the neighbouring communities in the surrounding locality:

- The access system only allows members to enter the gym.
- All audio equipment will be managed by staff only. All audio equipment will be secured within the manager's office; and

A CCTV system will be utilised and will include 24 hour digital video recording, high resolution camera positioned by the member's entrance and a number of other cameras strategically located around the gym to ensure that supervision is maximised.

Through the implementation of the above mentioned mitigation measures it is highly likely that the gym will not create any adverse impacts for any neighbouring sensitive land- uses at Girawah Avenue, Matraville.