

PLAN OF MANAGEMENT

B³

BUILD BREATH BATH

38 Tweed Street Brunswick Heads 2483

Recreation Facility (indoor)

23 May 2024

1.0 Objectives

The purpose of this plan is to ensure that the recreation facility (indoor) maintains a high level of amenity for neighbouring properties and for all staff, visitors, and customers. To achieve this, the following matters are addressed:

- B3 Fitness Operation Overview
- Hours of Operation
- Staffing
- Access, Safety, and Security
- Noise
- Maintenance, Cleaning, and Waste Management

2.0 B3 Fitness Operation Overview

B3 Fitness is designed to operate differently from a traditional gymnasium, with the premise being generally smaller in nature and scale. The gym is planned to be accessible from 5:00 am to 8:30 pm Monday to Saturday, and from 8:00 am to 6:00 pm on Sundays and public holidays. Members can come and go within these hours, utilizing unique security access systems for entry. Due to the size, design, and general low-intensity operation of the B3 Fitness brand, parking demand is relatively low.

3.0 Hours of Operation

The trading hours of the facility will be as follows:

- Monday to Saturday: 5:00 am to 8:30 pm
- Sunday & Public Holidays: 8:00 am to 6:00 pm

4.0 STAFFING

The premises will generally operate with 1-3 staff members, including a facilitator, breathwork coach, and a receptionist at all times. The facility will be staffed during the following hours:

- Monday to Saturday: 5:00 am to 8:30 pm
- Sunday & Public Holidays: 8:00 am to 6:00 pm

5.0 Access, Safety & Security

Personal Access Cards and Safety

Access to the facility by patrons will be granted through the use of personal access fobs, uniquely assigned to each member. Only patrons with an active membership fob will be able to access the club, or walk in members that will be met at reception for access. The fob has a unique identity for each member, allowing the tracking of member attendance and preventing access by non-members.

Closed Circuit Television Cameras

A CCTV system will be utilized with continuous 24-hour digital video recording and remote viewing capabilities. High-resolution cameras will be positioned at the member's entrance, with additional cameras strategically placed throughout the facility (except in bathrooms) and outside the premises to maximize the observation of the site while considering neighbours privacy.

The facility has been designed with the security of members, neighbours, staff, and guests as a top priority. During the first three weeks of constructing the CDC, there were several attempted break-ins. The implementation of these systems will help prevent such incidents and keep the Brunswick Heads community safe. The system has also been implemented to help reduce crime in the neighbourhood, with all security cameras accessible by authorities upon request. This state-of-the-art system encompasses the use of CCTV cameras, an intrusion detection system and remote monitoring.

These cameras will record continuously, and all footage will be stored for a minimum of seven days for review in case of an incident requiring investigation. The CCTV footage will also be accessible to the facility owner from any computer via a secure online login. This setup ensures prompt response to any security or safety issues at the gymnasium.

Safety

B3 Fitness recognizes the risk of injury and health-related issues during or post-exercise and has implemented measures to minimize such occurrences and address member needs if issues arise. Having one staff member on-site at all times significantly reduces the risk of injury or health-related problems, ensuring immediate help is available.

In the case of a medical emergency, either through injury or health problems, there is equipment on-site to handle these emergencies, including a first aid kit and a defibrillator. All members will be shown the location of this kit when they sign up. To further support the community, an Automatic External Defibrillator (AED) will be mounted at the front door for 24/7 access.

There will be clear instructions on the wall adjacent to the defibrillator detailing its use. An emergency phone will be installed in plain view, automatically calling the security company when picked up, to allow members to explain the situation. This phone will be labelled "EMERGENCY."

6.0 Noise

Operational

While B3 Fitness will install an amplified internal audio system, the premises will be fitted with noise mitigation measures as outlined in the Environmental Noise Impact Assessment by Tim Fitzroy & Associates, dated [xx May 2024]. These measures ensure that decibel levels in the lane and neighbouring residential properties remain below regulated limits.

The information technician will conduct decibel readings during the installation of the sound system to ensure compliance with council regulations for different times of the day. The system will be locked to preset volume levels to align with external decibel ratings.

B3 Fitness values the peace of the neighbours and has implemented measures such as double acoustic cladding for the building, relocating all cooling and heating equipment inside to reduce ambient noise, and acoustically enclosing the only fan on the roof.

Complaints Register

Management will maintain a complaints register to record any complaints made by the police, Council, surrounding business owners, or residents, and will endeavour to fully address any reasonable concerns. Management will meet with complainants and address all reasonable concerns without involving Council or the New South Wales Police Service. Details of the facility owner will also be made available, including a dedicated complaints email for immediate attention to concerns from surrounding business owners or residents.

7.0 Maintenance, Cleaning, and Waste Management

The volume of waste generated by the gym is anticipated to be minimal, with only wipes used on equipment and patrons waste, an estimated 27 Ltrs of general waste including recyclables per day will be produced. Bins will be provided for patrons within the premises, and all waste will be stored in proper containers before removal by council. Gym equipment will be maintained in good working order and serviced regularly. Any faulty equipment will be removed from use or clearly marked as 'Out of order.' The premises and equipment will be cleaned daily, including cardio machines, weight machines, showers, toilets, and general gym areas. Signage will remind patrons to use personal towels and cleaning fluid. Disposable wipes will also be provided throughout the facility for cleaning equipment. The exterior of the building will follow a cleaning schedule and be pressure washed to ensure the cleanliness of Brunswick Heads.