



City of
Wagga Wagga

NOTICE OF DEVELOPMENT PROPOSAL

DEVELOPMENT APPLICATION

DA23/0631

An application has been received for the following development:-

DA23/0631

Change off Use to Indoor Recreation Facility with 24 hour access

80 Baylis St WAGGA WAGGA NSW 2650

Lot 1 DP 736217

Applicant: Reformer Pilates 24/7 Pty Ltd

The application and any plans and specifications relating to the development to which this notice refers and in the custody of Wagga Wagga City Council, may be inspected at the Council Administration Centre, corner Baylis and Morrow Streets, Wagga Wagga between 9:00 am and 5:00 pm, Monday to Friday (public holidays excepted) **only** for the period as specified below or online via the link:- :- <https://eservices.wagga.nsw.gov.au/exhibitiondocs>

Any person seeking to make a submission in relation to the development should address all correspondence to the General Manager within the period specified. Further details relating to this matter can be obtained by contacting the Council's City Development.

Please note that submissions may be disclosed to Councillors, Council Officers, Consultants to Council, the Southern Regional Planning Panel, and members of the public. Submissions, summaries of submissions and names and addresses of persons making submissions may also be included in publicly available reports relating to Development Applications and other matters.

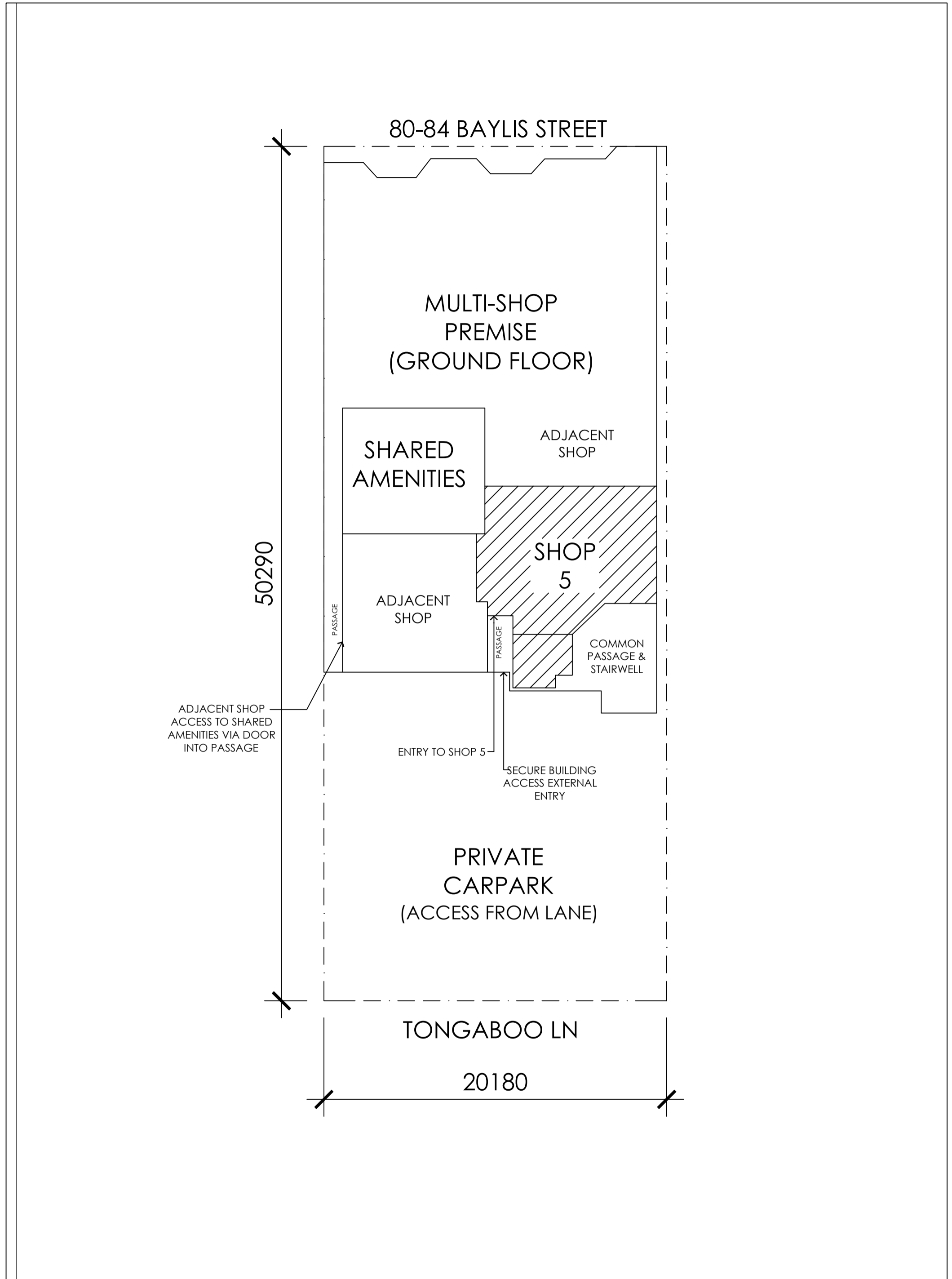
Persons lodging submissions are required to declare political donations (including donations of more than \$1,000) made in the previous two years. For more details, including disclosure form, go to www.planning.nsw.gov.au/donations.

Persons making written submissions regarding the above development are advised that any submission received within the submission period will be subject to the Government Information (Public Access) Act 2009 and the Privacy and Personal Information Protection Act (PIPPA) and may be attached to the final report, in its entirety or in part, to Council unless explicitly requested by the person making the submission that they do not wish this to occur.

Exhibition documents are only available between Submission Period - 09/02/2024 until 23/02/2024

P.O. Box 20
WAGGA WAGGA 2650

Peter Thompson
General Manager



GENERAL NOTES:
SITE PLAN PREPARED FOR DA CHANGE OF USE

ISSUE	DATE
1	13.12.23

PROJECT TITLE:
CHANGE OF USE - SHOP 5
80-84 BAYLIS ST, WAGGA WAGGA

DRAWING NUMBER:
SHEET 01 - SITE PLAN

DATE: DECEMBER 2023

LOT 1 DP 736217

SCALE: 1:500
S.HUMPHRIES



CCTV Plan

Date: January 1st, 2024

The Reformer Pilates 24/7 site at 5/80 Baylis Street Wagga Wagga will have full 24 hour CCTV surveillance which is backed up securely on site and carries 90 days of data before the system starts re-writing the disk with new information.

The system live streams to the Security Control Centre so whenever there is an issue they are alerted straight away and can view what is happening live. The Emergency Management Team also has access to live view if needed.

Entry is only available to RP247 members who active and this is controlled by out state of the art access system.

There will be 3 internal cameras covering all areas of the studio space, 2 cameras which monitor member entry in through the doors.

2 external cameras mounted to the face of the building will cover the whole carpark to Tongaboo Lane and beyond. Inside the studio is a monitor for members so that they can see that it is safe to leave. Our member's security is our #1 priority which is why we have over done it, not under done.

Our systems are installed by a professional security company that use the latest equipment available.

Emergency Plan

Date: January 1st, 2024

This document outlines the scope and application of the Emergency Management and Evacuation Procedures for the Reformer Pilates 24/7 studio at 5/80 Baylis Street, Wagga Wagga.

Emergency Contacts:

Emergency services – triple zero	Fire/police/ambulance	000
Police	Wagga Police Station	02 6922 2599
Utilities - Electricity	Essential Energy	13 20 80
Utilities - Gas Leaks	Australian Gas Networks	1800 898 220
Poison Information Line	NSW Poisons Information	13 11 26
Security	Security Control Room	03 9331 0110
COVID-19 Information Line	NSW Health	1800 022 222
State Emergency Services (SES)	SES Wagga Wagga Unit	132 500
Nearby businesses	Ray White Wagga Wagga	02 6927 0900
Property Manager	Fitzpatrick's	02 6921 1555
Member Support	Romy Klotnick	0493 754 053

Emergency Management Team:

In the rare event that the above numbers cannot be reached please call the Emergency Management Team below.

Romy Klotnick - 0447 139 256

Wayne Moffat - 0439 277 887

Evacuation Procedures:

There are 3 egress routes for members to evacuate safely West toward Tongaboo Lane to safely meet at the Assembly Area on South on Morgan Street as per Evacuation Plan on walls.

Emergency Procedures:

In the event of a potential emergency occurring include fire, chemical spills, bomb threats, electrical outages, security breaches or natural disasters, contact should be made to the correct Emergency Department listed on page 1.

The Reformer Pilates 24/7 Studios are set up so social distancing can be practiced and each member is required to clean their space before leaving. Members are asked not to attend if the present with symptoms and seek medical advice.



Each Reformer station has a personal Duress pendant for members to use at all times while in the studio. Should a medical or security emergency arise, pressing the Duress will alert the Security Control Room Immediately and Emergency services contacted and dispatched.

After an emergency, Members that have been caught in an emergency event at the studio will not be allowed to re-enter until cleared by the relative authorities.

Testing the Emergency Plan:

Testing the emergency plan will happen on a monthly basis checking duress and safe egress. The Fire Alarm system is the sole responsibility of the Landlord as written in the lease document.

Training:

Ongoing training and instruction to the Emergency Management Team on their roles and responsibilities in implementing procedures and keeping up to date with the current laws and recommendations.

Reviewing, Reporting and Record-Keeping:

An onsite register for documenting any injuries and emergencies is made available for members and each incident will go through an extensive review by the EMT.

Statement of Environmental Effects

Shop 5 - 80 Baylis St, Wagga Wagga

Change of Use – Commercial/Business

Prepared by Sophey Humphries - Drafting
December 2023

Statement of Environmental Effects

5/80 Baylis St, Wagga Wagga

Prepared by: S. Humphries

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Statement of Environmental Effects

5/80 Baylis St, Wagga Wagga

Prepared by: S. Humphries

DEVELOPMENT DESCRIPTION

Proposal to change the use of the existing retail shop space in **Shop 5** to be an indoor recreation facility. The business proposed is a 24-hour Reformer Pilates studio. The facility will include 5 reformer machines which will be accessible to members only who have been granted access. The facility will be able to service up to 5 persons at one time. No structural alterations or additions to the shop are being proposed.

Shop 5 is located on the Ground Floor of 80 Baylis St, Wagga Wagga. It faces Tongaboo Lane.

There are amenities within the building which will be shared with other tenancies. Each of the tenancies has independent access to these amenities and will not need to use Shop 5 as a means of access to the area.

SITE DESCRIPTION

Lot/DP	1/736217
Area	Total Lot: 1014m ²
Size	As per linen plan
Zone	E2
Status	Existing commercial building with multiple shop tenancies.
Utilities	All available as established.

GENERAL BUSINESS OPERATIONS

- Operation hours – access available to members 24 hours a day, 7 days a week.
- Access – Member and service staff will have access via a swipe-card system to be installed.
- Staff On-Site – No staff will be onsite. Cleaning and services contractors will have swipe-card access and only be on-site for short periods.
- Equipment – There will be 5 reformer Pilates machines available.
- Car Parking – Public parking available within safe proximity. On-site parking as per original approval.
- Waste management – Any waste generated will be disposed of in kerbside waste bins to be collected.
- Security – Access to shop will be through a swipe-card system. The facility will be monitored by a security provider.
- Sanitary Facilities – Members will have access to sanitary facilities already on-site. This includes access to an accessible facility. All tenancies have individual access to the facilities.

Statement of Environmental Effects

5/80 Baylis St, Wagga Wagga

Prepared by: S. Humphries

PLANNING CONTROLS – SECTION 2 CONTROLS THAT APPLY TO ALL DEVELOPMENTS

Vehicle Access Movements (DCP 2.1)

- No change to existing proposed. As per original approved.

Off Street Parking (DCP 2.2)

- No change to existing proposed. As per original approved.
- Easy access to public parking locations is available.

Landscaping (DCP 2.3)

- No change to existing proposed. As per original approved.

Signage (DCP 2.4)

- Any new signage to be compliant with Exempt Development code. None to be approved under this application.

Safety & Security (DCP 2.5)

- No change to existing proposed. As per original approved.
- A secure entry will be provided to members who will have exclusive access to the shop.

Erosion and Sediment Control Principles. (DCP 2.6)

- No change to existing proposed. As per original approved.

Development Adjoining Open Space (DCP 2.7)

- No change to existing proposed. As per original approved.

Statement of Environmental Effects

5/80 Baylis St, Wagga Wagga

Prepared by: S. Humphries

PLANNING CONTROLS – SECTION 10 BUSINESS DEVELOPMENT

City Centre (10.1)

The proposal is compliant with the Design Principles for development in the City Centre. The development proposes no changes to the views from Baylis Street. There are no structural changes being proposed which will impact on the character of the area.

The proposal will be supportive of the intention for the ongoing viability of the precinct. It will not only fill the tenancy on a vacant shop, but its use will encourage members to frequent other stores in the area due to ease of access and proximity.

There are no changes proposed to the façade.

Mixed Use Development (10.2)

The commercial building is situated in an B3 Zone.

No elements of the proposal are to be residential in nature.

The proposal is permissible within the zone and located on the ground level.

There are other indoor recreational facilities within the surrounding precinct.

APPLICANT DECLARATION

I declare to the best of my knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied. I acknowledge that the development application may be returned to me if the information is found to be inadequate.

Statement of Environmental Effects

5/80 Baylis St, Wagga Wagga

Prepared by: S. Humphries

APPENDIX 1: Emergency Plan Attachment

Statement of Environmental Effects

5/80 Baylis St, Wagga Wagga

Prepared by: S. Humphries

APPENDIX 2: CCTV Plan