

# PRESTIGE TOWN PLANNING

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## STATEMENT OF ENVIRONMENTAL EFFECTS

### Anytime Fitness Padstow, NSW

71-73 Davies Road,  
Padstow, NSW, 2211  
Lot 45/-/DP873827

Development Application, Hours of Operation

4 March 2025

Prepared by Prestige Town Planning for submission to  
Canterbury-Bankstown City Council on behalf of Anytime Fitness Padstow.

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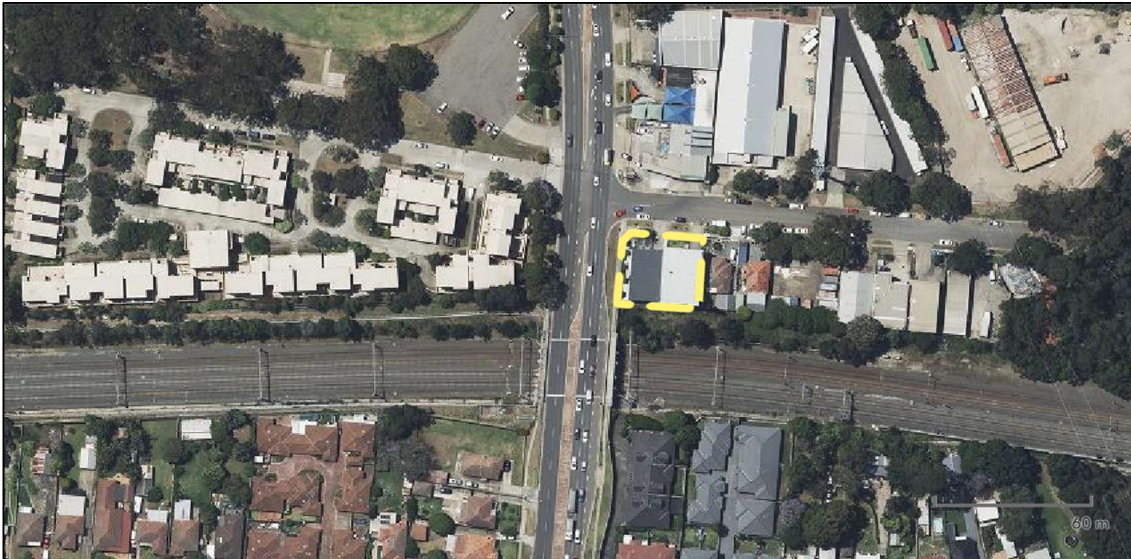


Figure 2: Locality Map

Source: NSW ePlanning Portal

The proposed gymnasium will operate 24 hours a day, seven days a week. The property is deemed a convenient and sustainable locality with good access to public transport amenities and benefits from ample on-site carparking availability. The subject proposal is further considered an appropriate use of the site given the layout and locality.

### 3 PROPOSAL

The applicant seeks approval for the operation of the approved ((CDC) – 273414) Recreation Facility (Indoor) to operate 24 hours a day and 7 days a week. The “Recreation Facility – Indoor” was granted development consent pursuant to the Complying Development provisions, approval pathway. No other works are proposed.

#### 4. THE EP and A ACT1979 (PART 4 SECTION 4.15)

The following provides an assessment of the subject proposal against the provisions of *Section 4.15* of the *Environmental Planning and Assessment Act 1979*.

##### 4.1. ENVIRONMENTAL PLANNING INSTRUMENTS

##### 4.1.1. Canterbury-Bankstown Local Environmental Plan 2023

The following elements of the LEP are applicable to the proposal:

##### PART 1 - PRELIMINARY

##### 1.2 Aims of the Plan

The proposal is consistent with the relevant aims of the plan as follows:

#### Aim

*“To provide a range of business and industrial opportunities to encourage local employment and economic growth and retain industrial areas.”*

#### Response

The subject proposal enables the existing facility to promote and encourage numerous employment opportunities for individuals over the time of its operation. These would include ongoing maintenance, security and day to day operations during the life of the recreational Facility (Indoor).

#### Aim

*“To provide a range of recreational and community service opportunities and open spaces to meet the needs of residents of and visitors to Canterbury-Bankstown.”*

#### Response

The approved Recreation facility provides an array of recreational services to residents, local workers, and visitors. This extended hours of operation will encourage a healthy lifestyle and social interaction for individuals such as shift workers and healthcare professionals who cannot find time to exercise during standard gym times. Therefore, by making it accessible at all times it is convenient and flexible for all members and the public.

#### Aim

*“To support healthy living and enhance the quality of life and the social well-being and amenity of the community.”*

#### Response

The approved Recreation Facility as a result of the new hours will augment healthy living, enhance the quality of life and social well being of the community by encouraging recreational usage in the local area and providing a service that patrons can access at any time.

#### PART 2 PERMITTED OR PROHIBITED DEVELOPMENT

The subject land is zoned IN2 – Light Industrial pursuant to the Canterbury-Bankstown LEP 2023. The existing land use is identified by the standard instrument as:

*“**Recreation facility (indoor)** means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.”*

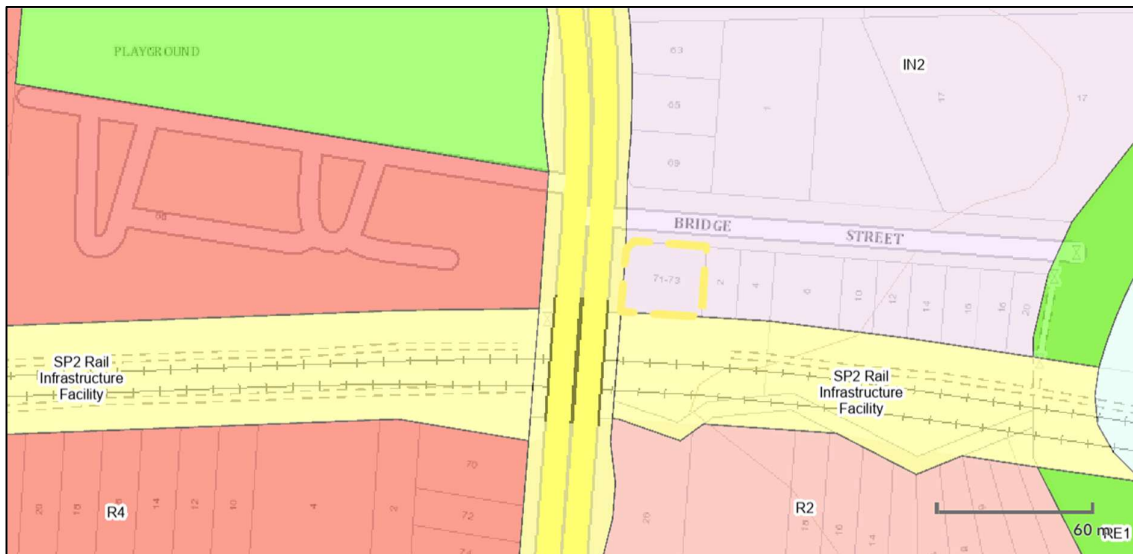


Figure 3 Zoning Map

Source: NSW ePlanning Spatial Viewer

The existing land use remains permissible with consent within the zone.

The relevant objectives of the zone are addressed as follows:

**Objective:**

*“To encourage employment opportunities and to support the viability of centres.”*

**Response:**

As stated above the subject proposal enables the existing facility to promote and encourage numerous employment opportunities for individuals over the time of its operation. These would include ongoing maintenance, security and day to day operations of the facility during the operational life of the recreational Facility (Indoor).

**Objective:**

*“To enable other land uses that provide facilities or services to meet the day-to-day needs of workers in the area.”*

**Response:**

The Recreation Facility (Indoor) is located within this vibrant and bustling locality. The approved land use will continue to demonstrate consistency with this objective. The further utilisation of the approved land use adds the sustainability and longevity of the tenancy, whilst successfully retaining a character, which integrates with surrounding commercial, retail and social land uses.

#### **4.2. RELEVANT DEVELOPMENT CONTROL PLANS**

##### **4.2.1. Canterbury-Bankstown Development Control Plan (DCP) 2023**

It is noted the proposal does not entail physical works. Thus, the built form is to remain as existing. The following paragraph address the relevant controls with regards to the change of hours proposed:

## Noise

This section should be read in conjunction with the Acoustic Report prepared by Acoustic Logic and dated 28 February 2025 accompanying the application under separate cover.

The subject property has been shown by the acoustic report to be consistent with the general character of the area in regard to noise generation. It is noted that appropriate management controls are already in place (see attached Plan of Management at appendix 1) and are practiced by management on a daily basis. The proposal will have negligible impacts on any surrounding land use.

These features include:

- Low volume background music playing which is set and locked by the manager in their office.
- All the cardiovascular equipment has individual television screens and members wear headphones to listen to the sound.
- High impact acoustic rubber flooring is used under the free weights area to absorb the potential impact of weights.
- Noise from ingress and egress of patrons during night-time will be limited given that doors close automatically behind patrons and access is only granted to members outside of staffed hours.
- All windows are now non-openable and fixed shut at all times, with air conditioning supplied to constantly filter the air.
- Patron behaviour is constantly monitored and managed by staff as required.
- The Plan of Management includes noise abatement duties and has been amended.

The approved Recreation Facility (Indoor) is controlled in a manner that would result in negligible impact on the surrounding land uses and will operate in concert with surrounding land uses, without any disturbance to the local amenity.

## Chapter 9.1 Industrial Precincts

### Safety and Security

The proposal promotes safety for visitors and employees in the following manner.

The subject proposal will contribute positively to the local environment by providing a safe and secure premises. The approved Recreation Facility (Indoor) has been designed to maximise casual surveillance opportunities and cause no obstructions that could limit visibility.

All entries and exits would remain clearly visible, fully glazed and completely unobstructed while being easily identifiable from the public domain and other developments. The approved Recreation Facility (Indoor) would also invest in adequate management procedures and staff training who will be proactively reminding patrons to behave in a courteous and respectful manner at all times. Should patrons be found to cause amenity disturbance, it would be addressed in the appropriate manner.

The proposed design would further ensure that all lobbies, stairwells, hallways and corridors would remain clearly visible at all times and therefore enable greater passive surveillance. The approved Recreation Facility (Indoor) would also incorporate a state-of-the-art security system to maximise the safety of patrons and the greater community.

The security system will be fully integrated with onsite security features, including closed circuit television (CCTV), high resolution cameras positioned by the entrance and a number of other cameras located in and around the approved land use. The coverage of these cameras will be thorough both internally and externally and will provide excellent surveillance of the premises for the safety of all patrons as well as the local community. Both the entrance and immediate surrounds would be adequately illuminated as to enable facial recognition of persons and a clear path of travel to entrances and exits.

Each user will further have access to a personal emergency button on a lanyard. A first aid-kit, “in case of emergency” signage with instructions, and an Automated External Defibrillator will be located in appropriate locations throughout the Recreation Facility (Indoor). These methods and objectives are also further elaborated on in the *Plan of Management* at appendix 1.

#### **4.3. PLANNING AGREEMENTS OR DRAFT PLANNING AGREEMENTS**

There are no planning agreements or draft planning agreements submitted that are relevant to this proposal.

#### **4.4. THE LIKELY IMPACTS**

##### **Environmental**

The assessment of the proposal has shown that any environmental impacts resulting from the hours will be negligible. The built environment will experience negligible impact from the operation of the recreation facility, upgraded to promote the orderly and economic use of land consistent with *Section 1.3 Objects of the Act*, without impacting or dominating the area in terms of functionality or any operational impacts. The proposal satisfies the requirements of both the natural and built environments.

##### **Social**

The implementation of the proposed hours of operation at the approved Recreation Facility (Indoor) will add to a broader array of recreational services available to patrons such as, local workers and visitors. This initiative is designed to encourage a healthy lifestyle and social interaction, resulting in a more affordable and accessible recreational opportunity at times that are convenient for all members of the community.

##### **Economic**

The provision of appropriate recreational opportunities within this appropriately zoned locale, contributes to the availability and choice whilst showing regard for the underlying objectives of this IN2 Zone.



Maintaining business viability in this appropriate zone will add to the economic stability of the area by allowing for patrons to occupy and utilise a locality that is gentrified and economically vibrant. The site is in close proximity to local services and within reasonable distance to local business and upgraded infrastructure.

#### **4.5. SITE SUITABILITY**

The approved use of the site continues to adequately meet the objectives of the IN2 – Light Industrial land use zone and adheres to the principles envisaged for the locality. The proposed hours of operation will complement surrounding uses by providing convenient access times for members unable to attend during accepted business hours. The site is located within an area that provides several convenient and accessible transport opportunities.

#### **4.6. SUBMISSIONS**

There have been no submissions received from any public person, private or Government Authorities at the time of the preparation of this report.

#### **4.7. PUBLIC INTEREST**

The proposed operating hours to 24/7 for the approved Recreation Facility (Indoor) will offer an addition to the eclectic mix of recreational services to local residents, workers, and visitors in the area. The hours aim to promote a healthier lifestyle and social engagement by providing more accessible and affordable options for exercise at convenient times.

### **5. CONCLUSION**

The site, located within the commercially orientated corner lot, offers a high-quality, flexible, outcome which provides for and contributes to the recreational diversity of the area, comprised of similar types of commercial, retail and recreational land uses.

The proposal has demonstrated consistency with the underlying objectives of the controls and general compliance with the numerical standards contained within both State and Local policies and plans. The proposal shows regard for Section 4.15 of the Act, shows regard for all Heads of Consideration including site suitability, economic, social and environmental impacts and the public interest.

There is no planning reason why this application should not be approved.