

Statement of Environmental Effects



Project Title

Proposed Use of Existing Fitness centre to operate as Built and Inclusion of Balcony Area on Level 1 as Part of Gymnasium

Property Address

Suites 101, 103 and 104 of 61-63 Rickard Road Bankstown NSW

August, 2024

Prepared by:

elkaddesign

Introduction

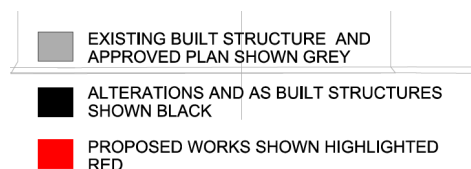
This Statement of Environmental Effects (SEE) is submitted in support of the development application submitted to Canterbury Bankstown Council for the use of the existing fitness centre to operate as constructed and the incorporation of the existing balcony areas into the gymnasium space. The location of the existing gym and subject proposal is located on the premises Suites 101, 103 and 104 of 61-63 Rickard Road Bankstown NSW

The primary purpose of this application is to ensure public safety and ensure that the fitness centre operates efficiently within the regulatory and environmental guidelines. The following report is to provide a context of the subject site, provide a detailed description of the history of the development and to examine the environmental, social and economic effects of the proposal.

Description of the Proposal

In summary the purpose of this application is to seek approval to:

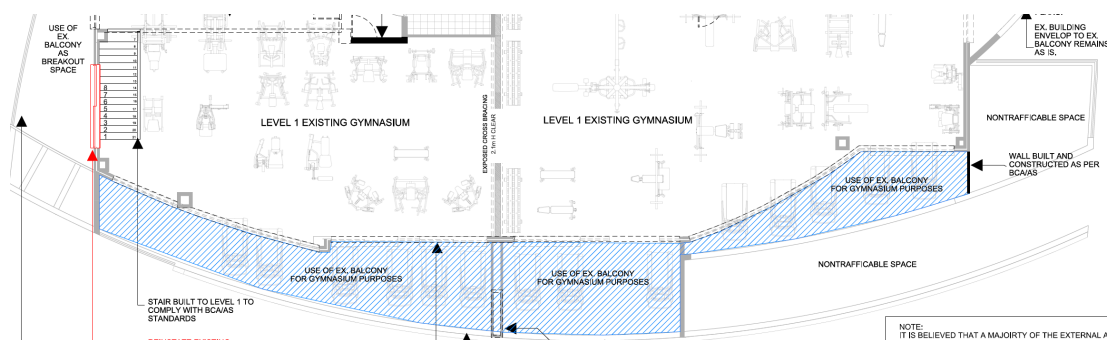
- Continue operating the fitness centre as it is currently constructed, as detailed in the supporting architectural drawings that specify the locations of the built external and internal walls



It is believed that most of the modifications to the external and internal walls were made during the base build rather than during the fit-out phase of the existing approved DA for the fitness centre. It appears that the Existing DA Approved for this Premises reflected the approved building plans rather than the actual built structure.

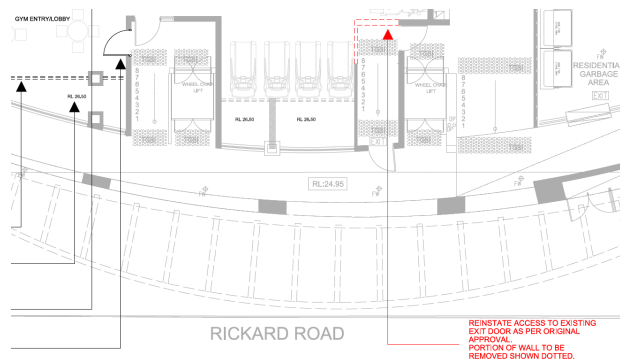
Given this situation, any additional modifications to the base build will be highly challenging. Further clarification from Base building Construction Company and Owners was not possible.

- Allow the use of that existing balcony area currently built into the gymnasium to provide additional space for fitness activities and as built which is crucial for public safety.



The inclusion of the balcony along Rickard Rd for gymnasium enhances safety for both facility patrons and the public.

- Reinstate the entry/exit on the eastern side of the Rickard Road Street Frontage and as highlighted in drawings.



Project History and Development Application

The Fitness Centre development was granted approval on the **14 February 2017** as per **DA 1143/2016** For **Use of ground and first floor of premises as a 24 hour fitness centre and associated fitout.**

Notice of Determination of a Development Application Environmental Planning and Assessment Act, 1979, Section 81(1)(a)

Development Application No. DA-1143/2016

Mr Jafar Shekarchi and JS Architects
PO Box 182
ROSELANDS NSW 2196

Date of Determination: 14 February 2017

Determination Notice No.: DA-1143/2016

Property: Lot 1 DP 1156098, No. 61 Rickard Road, BANKSTOWN NSW 2200

Canterbury-Bankstown Council hereby consents to the above described land being developed for the following purpose, subject to compliance with the conditions and requirements set out in the attached schedules.

Description of Development: Use of ground and first floor of premises as a 24 hour fitness centre and associated fitout

Planning Instrument: Bankstown Local Environmental Plan 2015 Published 5 March 2015

Zoning of Property: B4 Mixed Use

Consent to Operate From: 14 February 2017

Consent to Lapse On: 14 February 2022

These conditions are imposed taking into account the matters for consideration in determining a Development Application pursuant to Section 79C of the Environmental Planning & Assessment Act, 1979 and other relevant Acts and Regulations.

Notes:

1. This Determination Notice does not constitute permission to begin works associated with the development. A Construction Certificate (where applicable) must be obtained prior to the commencement of any development works.

Furthermore, A Construction Certificate was issued on 10 October 2017 as per CC-653/2017.

Refer to Appendix A Approved Architectural Drawings

The subject application is for the **Proposed Use of Existing Fitness centre to operate as Built and Inclusion of Balcony Area on Level 1 as Part of Gymnasium.**

The subject application is in response to a critical inspection that took place by Canterbury Bankstown Council highlighting the discrepancy between the structure built and approved drawings.

This has been reflected in the architectural drawings submitted Elkad Design

- DA 10-Ground Floor Plan
- DA 11- First floor Plan.

Refer to Appendix B Photographs of the Premises as constructed has been highlighted

It is noted that there have been minor modifications to the external building envelope, such as the addition of glazing to the Level 1 balcony. However, it is unclear at which stage of construction these changes were made or whether they were approved in the original development application. Additionally, the construction of internal and external walls that deviate from the plans is ambiguous, as it is believed this was constructed during the main building phase and not during the fit-out stage.

The current premises is not in operation to the public as an Occupational Certificate has not been obtained.

Elkad design, in collaboration with the client, has discussed the submission with Glen Champion, Team Leader of Building Certification West at Canterbury Bankstown City Council. They are aware of this submission, which is necessary for moving forward with obtaining an Occupational Certificate / Building Certificate for the gym's operation.

Site and Context

The subject site is located at 61-63 Rickard Road, Bankstown, within the B4 Mixed Use zone. The fitness centre occupies the ground and first floors of a multi-storey mixed-use residential building with a basement. The surrounding area features a blend of residential, commercial, and recreational spaces. The fitness centre enhances the community by promoting health and wellness.

Environmental Considerations

5.1 Impact on Local Amenity

The proposed use of the balcony area as part of the gymnasium is not expected to have any significant adverse impact on local amenity. The incorporation of the balcony will not increase noise levels beyond current conditions. Furthermore, the balcony is enclosed by appropriate barriers, ensuring safety and minimizing any visual impact.

5.2 Traffic and Parking

The proposal will not result in any significant increase in traffic or parking demand. The existing parking facilities are sufficient to accommodate current patronage, and no additional parking spaces are required. Additionally, the location of the fitness centre encourages the use of public transport and active transport options such as walking and cycling.

A previous traffic report was obtained and approved by Canterbury Bankstown Council as per DA 1143/2016

5.3 Noise Impact

The use of the balcony area as part of the gymnasium is unlikely to generate excessive noise. Fitness activities conducted in this space will be similar in nature to those already taking place within the building. The design of the balcony area, including its enclosure, will further mitigate

any potential noise impact on nearby residences or businesses.

A previous acoustic report was obtained and approved by Canterbury Bankstown Council as per DA 1143/2016

5.4 Visual Impact

The balcony area is integrated into the existing structure and does not introduce any new visual elements that would detract from the character of the area. The fitness center's design aligns with the aesthetic values of the surrounding environment, and the balcony's use as part of the gymnasium will not alter the building's external appearance in a way that negatively impacts the streetscape.

5.5 Air Quality and Ventilation

The inclusion of the balcony into the gymnasium will not significantly impact air quality and ventilation within the fitness centre. The two existing balconies on the Eastern and Western side allows for sufficient airflow.

5.6 Compliance with Canterbury Bankstown Council Planning Instruments

The proposal complies with all relevant regulations and the building code. While the inclusion of the balcony areas (68sqm) may slightly affect the building's current Gross Floor Area (GFA) and Floor Space Ratio (FSR), the overall increase is minimal. We encourage the council to evaluate this application based on its merits and the existing structure.

The fitness centre has been designed and constructed following best practices to minimize environmental impact. All necessary safety measures, including railings and non-slip surfaces on the balcony, have been implemented or will be incorporated to meet safety standards and obtain an Occupation Certificate

5.7 Public Safety Considerations

The primary rationale for this inclusion of balcony for gymnasium purposes is to enhance public safety. It is important to recognize the risks associated with having an open balcony overlooking a pedestrian walkway, particularly concerning heavy equipment in the event of an accident or adverse conditions. The current design of the Level 1 fitness centre prioritizes safety by minimizing social gatherings within the gymnasium and ensuring that the space is used primarily for its intended purpose.

Furthermore, By incorporating the balcony area into the gymnasium, the fitness centre can provide additional space to ensure adequate flow and safety between patrons, which is essential in maintaining a safe and comfortable environment. This expansion will reduce congestion, minimise the risk of accidents, and enhance the overall user experience.

Conclusion

The proposal adheres to all relevant regulations and the building code. Although incorporating the 68sqm balcony area may slightly impact the building's Gross Floor Area (GFA) and Floor Space Ratio (FSR), the overall increase is quite minimal.

The continued use of the fitness centre as currently constructed, with the balcony integrated into the gymnasium, is expected to have a minimal environmental impact while significantly improving public safety and the functionality of the facility.

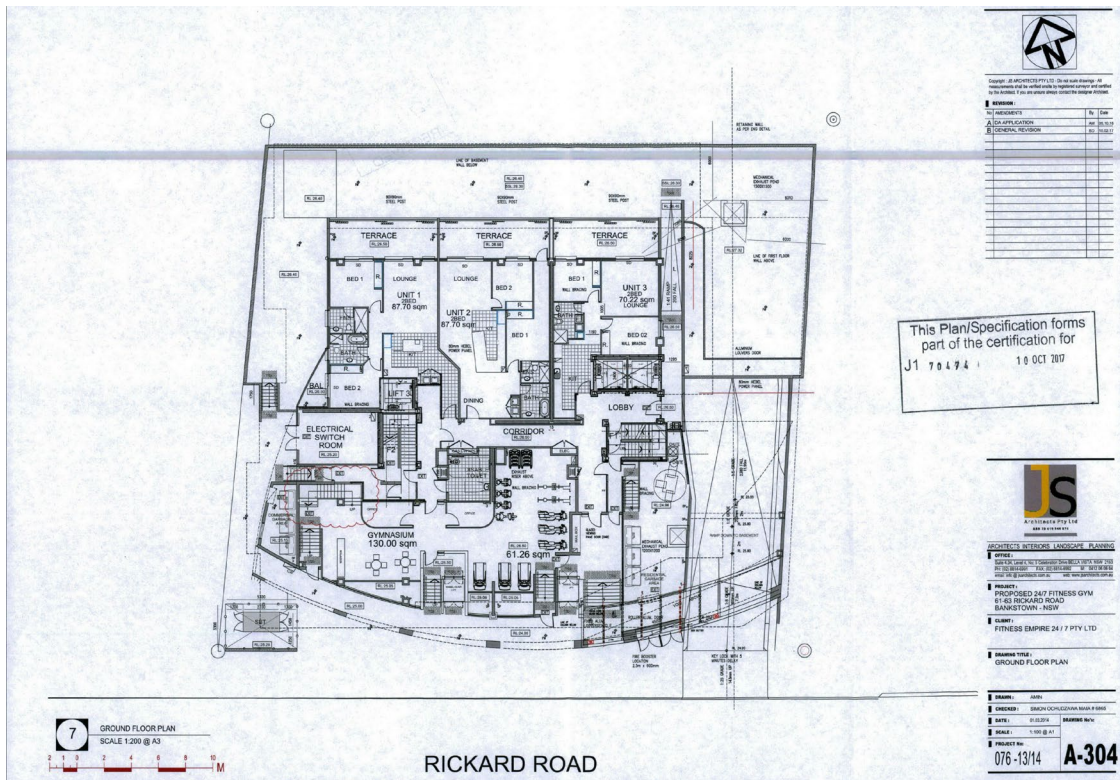
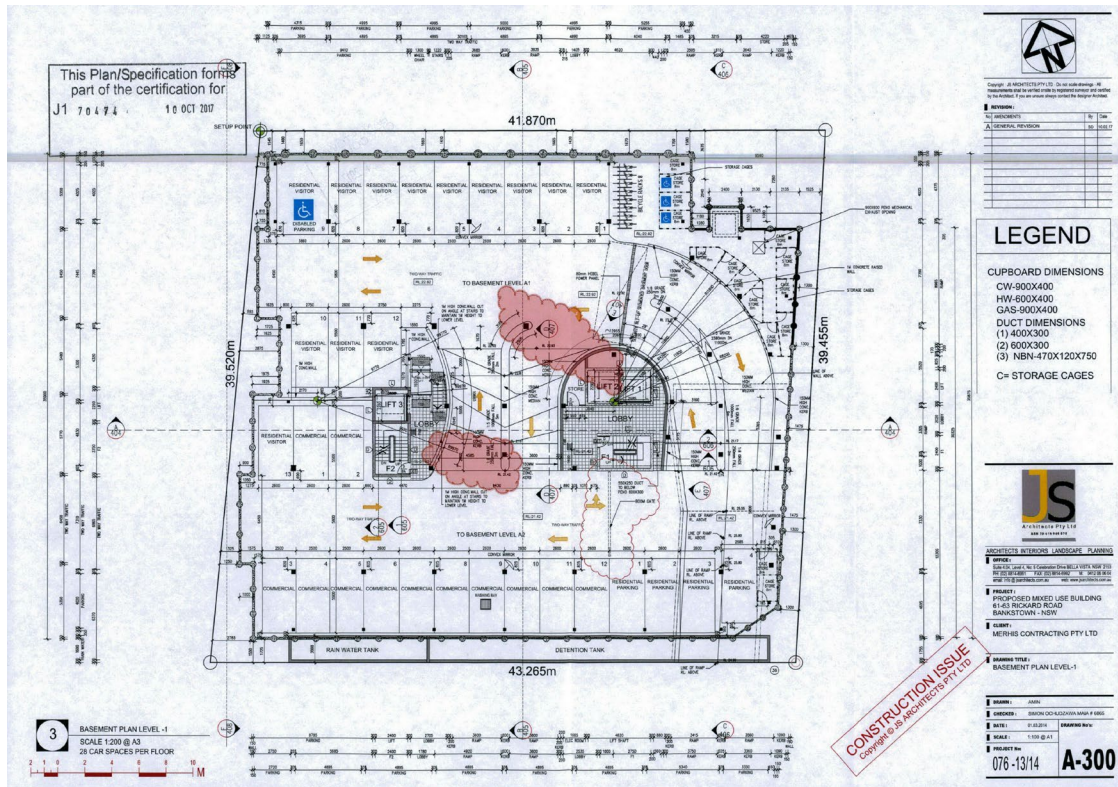
This proposal aligns with local planning objectives and positively contributes to community health and well-being.

Furthermore, it is crucial to note that it is believed that most of the modifications to the external and internal walls were made during the base build rather than during the fit-out phase of the existing approved DA for the fitness centre. It appears that the DA reflected the approved building plans rather than the actual built structure.

Given this situation, any additional modifications to the base build will be highly challenging.

We encourage the council to evaluate this application based on its merits and the existing structure

Appendix A Approved Architectural Drawings



Appendix B Photographs of the Premises as constructed



Figure 1 Existing to Level 1 Balcony for Breakout Space (Ventilation and Natural Lighting)



Figure 2 Existing Access to Lvl 1 Balcony for Breakout Space. (Ventilation and Natural Lighting. Strictly no gym equipment to be used in this space.



Figure 3 Reinstate Existing Window as per Original Approval for Natural Lighting



Figure 4 Existing Balcony providing access to change rooms on level 1. Natural Ventilation and Lighting



Figure 5 Use of Level 1 Balcony for Gymnasium

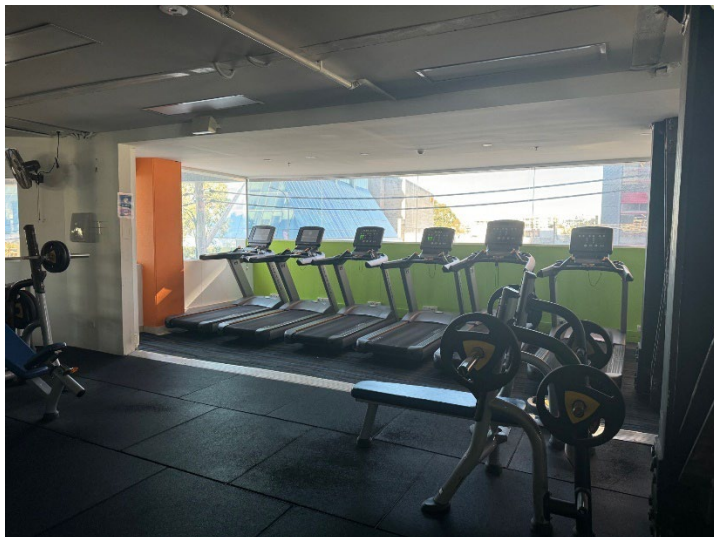


Figure 6 Use of Level 1 Balcony for Gymnasium



Figure 7 Use of Level 1 Balcony for Gymnasium