



Statement of Environmental Effects

Anytime Fitness Frenchs Forest

Use as a Recreation Facility (Indoor) / 24-hour
Anytime Fitness Gymnasium, including
internal fit-out and associated business
identification signage

Level 1, Unit 2 / 2 Tilley Lane,
Frenchs Forest, NSW, 2086

Prepared for submission to Northern Beaches Council by
CWG Property Pty Ltd on behalf of Anytime Fitness Frenchs Forest

13/11/2019

Contents

The site.....	4
The proposal	5
Proposed development.....	5
Intensity of use.....	6
Environmental Assessment.....	7
Warringah Local Environmental Plan 2011.....	7
Zoning.....	7
Permissibility	8
Regional Environmental Plans and State Environmental Planning Policies	9
State Environmental Planning Policy No. 64 Advertising and Signage	9
Warringah Development Control Plan 2011 (DCP).....	9
Part C2 – Traffic, Access and Safety	9
Part C3 – Parking Facilities	9
Part C3(A) – Bicycle Parking and End of Trip Facilities.....	13
Part C9 – Waste Management.....	13
Part D3 - Noise	13
Part D18 – Accessibility and Adaptability	14
Part D20 – Safety and Security.....	14
Part D23 - Signs	15
Section 4.15 - Other impacts of the development assessed	16
Visual impact and context.....	16
Flora and fauna values	16
Heritage and cultural values	17
Social and Economic Impact	17
Soil erosion and landscaping provision.....	17
Utility services	17
Suitability of the site for Development.....	17
Public interest	17
Conclusion.....	18
Annexure A – SEPP 64 Assessment.....	19
Annexure B – Plan of Management	23
Appendix C – Anytime Fitness Usage Statistics	24
Annexure D – Operational Noise Emissions Assessment Report.....	25

Summary

This Statement of Environmental Effects was completed by CWG Property Pty. Ltd. on behalf of Anytime Fitness Frenchs Forest. It forms part of the Development Application to change the use of a tenancy located on the First-Floor level of 2 Tilley Lane, Frenchs Forest to a 24-hour 'Anytime Fitness' gymnasium (Indoor Recreation Facility) and includes internal fit-out and associated business identification signage.

It should however be noted here that Anytime Fitness Frenchs Forest is currently open and operating in the Skyline Business Park located at 5 Skyline Pl, Frenchs Forest, NSW, 2086 and this application therefore pertains to the relocation of the existing facility to the abovementioned address.

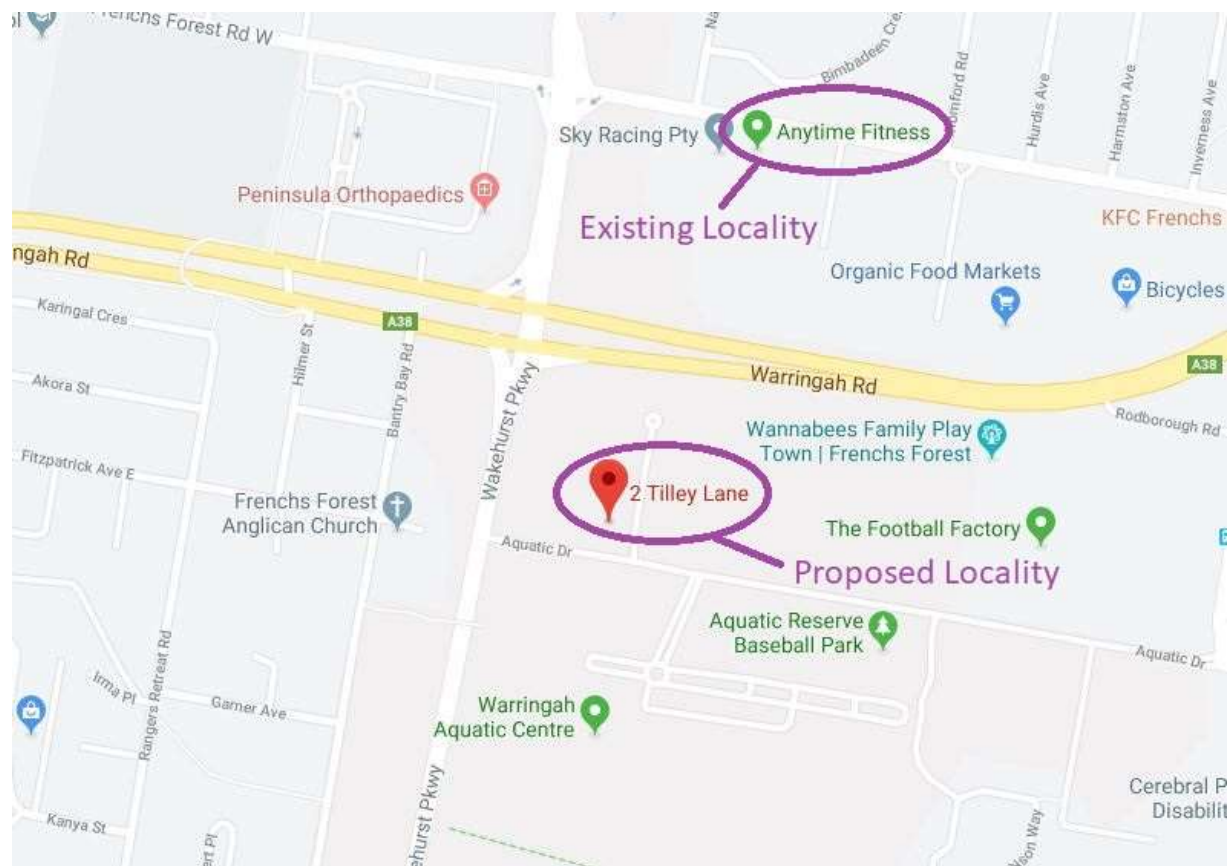
The total GFA of the facility would be 434m² and the subject tenancy relates to Unit 2 on the First-Floor level of the building which was previously utilised as office space.

This statement has been prepared to address the proposed development in accordance with the Environmental Planning and Assessment Act 1979, the Warringah Local Environmental Plan 2011 and any relevant planning instruments.

The site

The site address relates to Unit 2 at 2 Tilley Lane, Frenchs Forest, a tenancy located on the corner of Aquatic Drive and Tilley Lane and situated on the Western side of Tilley Lane. The site is further located in a B7 – Business Park Land Use Zone and surrounded by mostly Office development and the Warringah Aquatic Centre within the direct vicinity while the greater surrounds include low density Residential development.

The proposal is considered an appropriate use of the site given the layout and locality. It would bring a prominent and vacant tenancy into an acceptable use.



Locality Map – Google Maps

The proposed gymnasium would be open 24 hours a day, seven days a week, including all bank holidays. It is considered to be located within a convenient and sustainable location with sufficient access to public transport availability.

The proposal

Proposed development

This development application seeks consent to change the use of the Unit 2 on the first-floor level of Tilley Lane, Frenchs Forest to a 24-hour 'Anytime Fitness' gymnasium, including internal fit-out and associated business identification signage in order to relocate the existing Anytime Fitness Frenchs Forest facility currently located at 5 Skyline Pl, Frenchs Forest.

The proposed change of use is supported in principle by the relevant planning policies (as discussed in the next section).

The use parameters would include the following:

- Open 24hrs a day, 7 days a week, including all bank and public holidays.
- Expected 2 - 3 staff on site (gym manager and assistant/personal trainer depending on demand) during staffed hours being 10am - 7pm Monday – Thursday, 10am - 2pm Friday, Saturday and Sunday unstaffed;
- Expected maximum usage of approximately 35 - 40 persons during peak hours, based on usage statistics of the existing facility and for numerous other Anytime Fitness gymnasiums in Local Government Areas with similar profiles.

The proposed signage will include:

(Please refer to elevation drawings and artwork for detail)

- The installation of 1 x internally LED illuminated wall sign, 5500mm x 1225mm in size and to be located on the Southern façade of the building.
- The installation of 1 x internally LED illuminated Garden Bed Pylon sign, 4800mm x 1800mm in size and to be located along the Aquatic Drive frontage of the property.
- The installation of 1 x internally LED illuminated Garden Bed Pylon sign, 2400mm x 600mm in size and to be located along the Tilley Lane frontage of the property.

The minor internal building works include the following:

- An internal fit out including the construction of and installation of unisex bathroom, changeroom and shower facilities including 1 x full suite for disability.
- The construction of various stud walls to improve the layout for the proposed use.
- Installation of a high-tech security system.
- Please note that some aspects of the proposal would be exempt from planning approval.

Intensity of use

Anytime Fitness gymnasiums are designed to be lower in scale and impact compared to other more traditional gymnasiums. Based on the usage statistics of the existing facility located at 5 Skyline PL Frenchs Forest and of numerous other Anytime Fitness facilities in NSW, there is an expected maximum usage of the subject facility of approx. 30 - 35 persons during the AM and PM peak periods (5am – 7am AM peak, 5pm – 7pm PM peak). The usage statistics for the existing Anytime Fitness Frenchs Forest facility has been included within **Annexure C** of this report.

In addition, the subject facility would have a theoretical capacity implied from the limited number of equipment items in the gymnasium, which will likely be less than 40 exercise stations. However, it is highly unlikely that a scenario will ever be played out where patrons occupy all available equipment in the gymnasium at one time.

Environmental Assessment

The proposal has been assessed with regards to the relevant heads of consideration under *Section 4.15* of the *Environmental Planning and Assessment Act 1979*. In determining a development application, a consent authority is to take into consideration the following relevant matters of the development application.

Section 4.15 Evaluation including: Environmental Planning Instruments, Draft instruments and Development Control Plans

Warringah Local Environmental Plan 2011

Zoning

The subject land is zoned B4 – Mixed Use pursuant to the North Sydney LEP 2013.



Zoning Map – Warringah Local Environmental Plan 2011

Zone B7 – Business Park

Objectives of zone

- To provide a range of office and light industrial uses.
- To encourage employment opportunities.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To create business park employment environments of high quality that relate favourably in architectural and landscape treatment to neighbouring land uses and to the natural environment.
- To minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of adjoining or nearby residential land uses.

The proposed use of the site as a 24-hour Anytime Fitness gymnasium sufficiently meets the objectives of the B7 – Business Park land use zone. The proposal represents a perfectly suitable service use in the local area, adding a tenancy of appropriate scale and character that will integrate well with surrounding land uses while contributing to the vitality and viability of the area.

With regards to these objectives, the facility will provide a service that is highly desired by residents in the local area. Anytime Fitness find that when a new facility is established in an area that is located in relatively close proximity to residential areas, residents and local workers make up a significant bulk of the member base.

It is further expected that the facility will also provide a crucial service to the local workforce, many of whom are likely already Anytime Fitness members to the current facility. This would encourage members to walk or cycle to the facility instead of driving, as well as make use of available public transport amenities and therefore maximise public transport patronage.

The proposed relocation of Anytime Fitness within the Frenchs Forest area is considered to increase the probability of multi-purpose trips as Anytime Fitness members could combine the trip to the gym with carrying out other tasks such as trips to and from work, shopping or any other activities provided in the surrounding area.

It is considered that Anytime Fitness Frenchs Forest in the newly proposed locality would complement the surrounding land uses, providing local workers and residents with a flexible and convenient indoor recreation facility and therefore add to the vibrancy and high-quality amenity of the local area. The 24/7 operating hours further ensures convenience and accessibility to all members of the community including shift workers, students and residents, whilst contributing to an active and healthy lifestyle.

The Anytime Fitness Frenchs Forest has and will continue to create and promote numerous employment opportunities for a number of persons over the time of its operation including the fit-out, ongoing maintenance, security and day to day operations of the facility.

Permissibility

In reference to the land use tables of the B7 – Business Park land use zone under the Warringah LEP 2011, the use of the land for the purpose of a gymnasium - *Recreation facility (indoor)*; is permitted with consent from the Local Authority.

It is therefore considered that this proposal adequately meets and complies with all criteria in terms of zoning.

Regional Environmental Plans and State Environmental Planning Policies

State Environmental Planning Policy No. 64 Advertising and Signage

Assessment against the provisions of SEPP No. 64 Advertising and Signage has been included in **Annexure A**, attached to this report. No other SEPP's or REP's are applicable to this application.

Warringah Development Control Plan 2011 (DCP)

This application relates to the internal fit-out and change of use to of an existing and vacant office tenancy to a 24-hour Anytime Fitness gymnasium; therefore, since the proposal only relates to the internal fit-out of an existing tenancy, specifications on built form with regard to the exterior envelope, such as building heights and setbacks etc. are not reconsidered here.

Part C2 – Traffic, Access and Safety

Reference is made to Part C2 of the DCP, however, due to the proposed gymnasium being situated within an existing tenancy in an existing building with sufficient access, it should be considered that there will be no changes nor alterations to the existing envelope of the building, including the existing basement carpark and driveways in any way.

The proposed development is therefore not expected to have any adverse impact on Traffic and/or Access conditions of any kind. It is consequently considered that only the matter of Parking is relevant to this proposal.

Part C3 – Parking Facilities

According to Part C3 of the DCP, the following matter are to be considered when assessing the relevant car parking demand likely to be generated by a proposed development:

- *the land use;*
- *the hours of operation;*
- *the availability of public transport;*
- *the availability of alternative car parking; and*
- *the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles.*

Part C3 of the DCP further pertains to the provision of adequate off-street car parking facilities in accordance with the relevant Australian Standards. It should however again be noted that no alterations not any form of changes are proposed to the existing car parking amenities of the existing building.

In accordance with Part H, Appendix 1 of the DCP, car parking for the use of a Gymnasium is to be provided at a rate of 4.5 spaces per 100m² of GFA. With the subject tenancy consisting of a total GFA of 434m² and the nominated rate applied, 20 car parking spaces are to be provided.

There would be a total of 14 dedicated off-street car parking spaces in the existing basement car park for the exclusive use by patrons of the subject facility within normal business hours, after which a further 104 off-street parking spaces will be available (outside of normal business hours) for use by members.

The land uses in the surrounding area would not typically be at their peak demand during the same hours as the proposed Anytime Fitness facility. Demand for the Anytime Fitness premises is expected to have two notable peaks. The first in the morning between the hours of 5am and 7am and the second is an afternoon peak between 5pm and 7pm. These peaks, whilst statistically significant, will not be as intense as those witnessed at many traditional gymnasiums due to its 24-hour operation.

The neighbouring tenancies will not necessarily be open nor in peak operation during the same time as the highest usage periods of the proposed Anytime Fitness facility, which significantly lessens the demand for car parking. Because of this there will be little to no competition between Anytime Fitness and other land uses in the area during anticipated peak usage hours. It is therefore considered that the newly proposed Anytime Fitness facility would have no adverse negative effect on parking availability in the area.

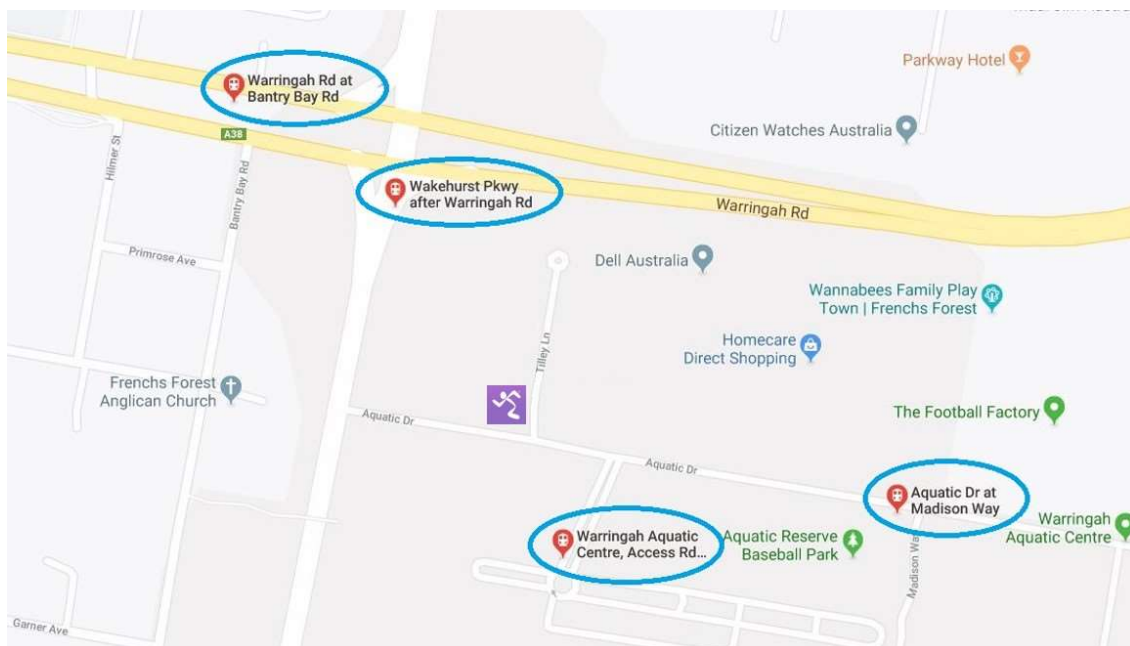
Members for the Anytime Fitness facility is however expected to be sourced from the surrounding residential suburbs and local workers in the area. The typical proximity of Anytime Fitness members is usually within 1-2km of the site. Unlike larger, more regional facilities, members will not be drawn from a wider area because we offer a network of clubs and it is therefore considered that many members will walk, run, or cycle to the gym instead of driving.

Further to the above, a member transport patronage survey has been undertaken in September 2019 at the existing Anytime Fitness Frenchs Forest facility currently located at 5 Skyline Pl, Frenchs Forest and the data can be used to accurately gauge the expected transport patronage at the proposed new locality. From the 64 members surveyed, the data collected can be summarised as follow:

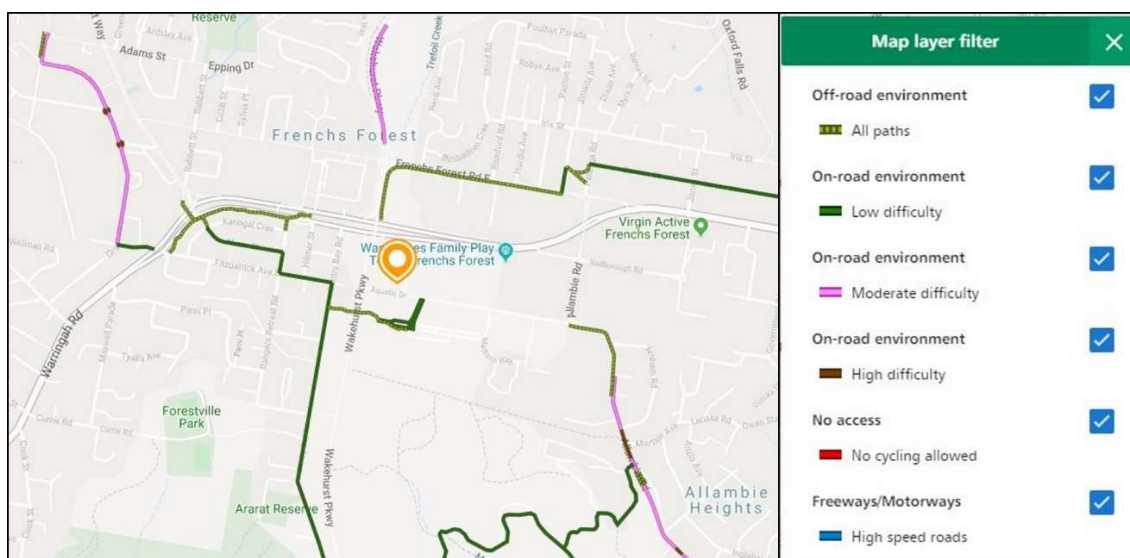
Method of Transport	Number of vehicles	Number of Members
Private Car	47	55
Motorcycle	1	1
Bicycle	3	3
Walk/Run	0	5
Total:	51	64

The data shows that only 73% of the members surveyed chose to visit the facility by means of a private car as it should be noted that in some instances, more than one member travelled together in a single car.

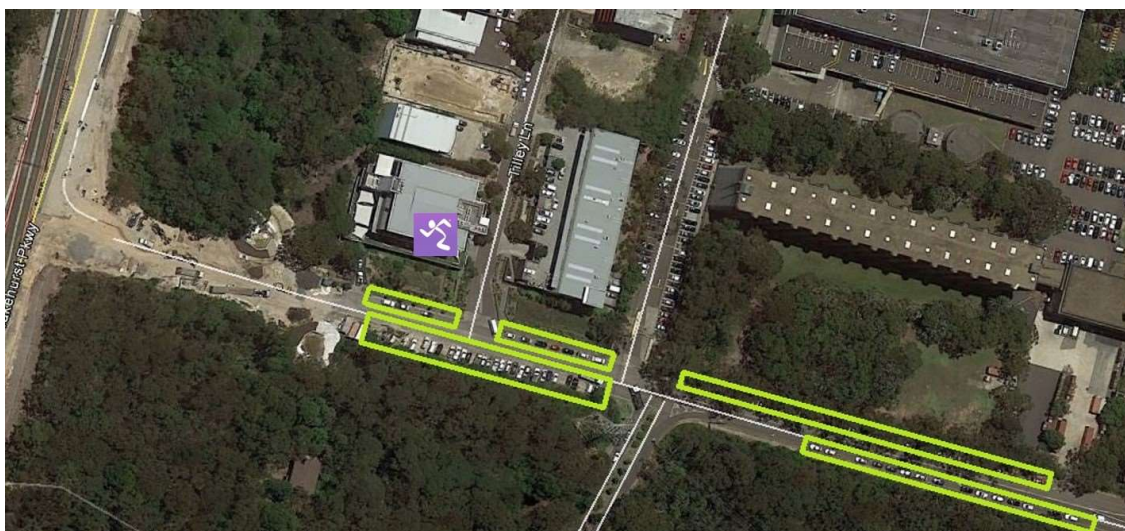
It should further be considered that the proposed new location for the Anytime Fitness Frenchs Forest gymnasium would be sited in a very accessible position, served well by main roads and public transport amenities. There are bus interchange services along both Aquatic Drive and Wakenhurst Parkway, as well as access to unrestricted on-street car parking along both sides of Aquatic Drive, safe and convenient cycleways and pedestrian facilities.



Google Maps – Bus Interchanges



Cycleway Finder - https://www.rms.nsw.gov.au/maps/cycleway_finder



Google Earth – On-street Car Parking Availability

Further to the above, it should be noted that the Anytime Fitness brand features aspects that are designed to result in extremely low impact on parking demand compared to other more traditional gymnasiums and the facility's previous use as a Dive Shop/Training Centre. This includes, open 24/7, its design as a local gym and its anticipated demand times as mentioned above.

24/7 operating hours

The extended trading hours of the proposed facility contributes to the lower demand in car parking in comparison to other more traditional gymnasiums of similar size and design. As the facility never closes the door to active members with a unique swipe card, members do not have to rush to access the facility before it closes, and do not have to wait in the morning for the gymnasium to open.

This creates a situation where members will access the gym at all hours and not just on the way to or from work like most gymnasiums operate, lessening the peak usage times during the typical rush hours.

Local Gym

Members for the Anytime Fitness gymnasium are expected to be sourced from the surrounding residential land uses and local workforce. The typical proximity of Anytime Fitness members is within approximately 1-2km of the site and the proposed premises is positioned in an extremely accessible and convenient location in this regard.

In addition, many residents in or moving into the area are most likely already members of an Anytime Fitness and will therefore have access with their existing membership to the proposed gym. They would have convenient access to a local gym without the need to drive away and therefore also reduce the parking demand on other existing facilities.

Part C3(A) – Bicycle Parking and End of Trip Facilities

In accordance with the Minimum Bicycle Parking Requirements Table, parking for the use of a Recreation Facility (indoor, outdoor, or major) shall be provided at the following ratios and is determined by adding Column 1 and Column 2 requirements and rounding up:

MINIMUM BICYCLE PARKING REQUIREMENTS		
Land Use	Column 1 High-Medium Security Level*	Column 2 High-Low Security Level**
Recreation Facility (indoor, outdoor, or major)	1 per 4 employees PLUS 1 per 1500 spectator places	1 per 200m ² GFA 1 per 250 spectator places

As the proposed facility would consist of a Gross Floor Area of 434m², 3 Bicycle Parking Spaces would be required and can be accommodated on site. The facility would further provide ample end of trip facilities as per the requirements of part C3(A)6.

Part C9 – Waste Management

It is anticipated that the volume of waste generated by the gym will be minimal. Bins will be provided for patrons within the premises. All waste will be stored in proper containers and placed inside the existing waste storage area on the premises before being removed for disposal by either council or appropriate contractors. Please refer to the attached *Plan of Management* and *Construction Waste Management plan* for further detail.

Part D3 - Noise

This section identifies any potential noise generation and describes how noise abatement measures are in place to satisfy any potential impacts. This section should be read in conjunction with the Operational Noise Emission Assessment Report, 3009R002.JC.190827, as provided by Acoustic Dynamics and attached herewith as **Annexure D**.

Given that the site is located within a B7 – Business Park land use zone and which is mostly surrounded by RE1 – Public Recreation areas, the proposed land use is considered to be compatible with the general character of the area with regards to noise. In addition, various acoustic control measures are built into the design of the Anytime Fitness club brand which are low impact and scaled down compared to other more traditional gymnasiums.

These features include:

- There would be no loud bass beats typically associated with most gymnasiums, rather, the proposed gym will have low volume background music playing throughout the facility 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.
- All the equipment is designed for members to use individually and without the need for spotting, encouraging a controlled use.

- High impact acoustic rubber will be used under the free weights area to absorb impact of dropping weights onto the surface.
- Night-time usage i.e. 12am-5am of Anytime Fitness clubs are very low. Typically, less than 1 member/ per hour which suggests the likelihood of groups of members entering together, a scenario much more likely to cause disturbance, not likely.
- Noise from ingress and egress of patrons during night-time is considered to be limited given that doors close automatically behind patrons and access is only granted to members outside of staffed hours.
- All windows are non-openable and fixed shut at all times, with air conditioning supplied to constantly filter the air.

These methods and regulations are also set out and discussed in further detail in the attached *Plan of Management* in **Annexure B**.

In summary, the aspects of the business that could potentially impact land use amenity by means of noise have been identified and discussed. It is further considered that with the implementation of the recommendations provided in Part 4 of the Operational Noise Emissions Assessment Report by Acoustic Dynamics noise emissions would be controlled in a manner that would result in no undue negative impact on the surrounding land uses.

Part D18 – Accessibility and Adaptability

Vehicular access is provided via the existing driveway from Aquatic Drive and directly into the basement car parking area. No changes nor alterations are proposed to the existing amenities. Access to the subject tenancy is granted directly from within the basement car park area by means of an elevator and from the Ground Floor level via the existing wheelchair access ramp on the Northern boundary of the property. Please refer to the attached Site Plan for locality details. The proposal further features a full disability amenities suite and fully complies with internal manoeuvrability regulations.

Part D20 – Safety and Security

The proposed facility would incorporate a state-of-the-art security system to maximise 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 for entry doors.

To enter the facility, the member will be required to swipe a valid access card which triggers a release mechanism in the door. If another person enters at the same time an audible beeping alarm is triggered by a tailgate system which alerts members and management. The member will exit the premises through the same doors via a free-exit mechanism. The exit mechanism will not prevent a member from leaving the premises in the event of a fire or other emergency.

A CCTV system will also be utilised and will include 24-hour digital video recording, high resolution camera positioned by the entrance and a number of other cameras strategically

located around the gym to ensure that supervision is maximised. As shown, the coverage of the cameras is thorough both internally and externally and will provide excellent surveillance of the premises for the safety of the gym users as well as the community.

Each gym user has access to a personal emergency button on a lanyard that when utilised will result in the security monitoring company immediately contacting the police and subsequently the gym manager.

Fixed emergency buttons will also be located in appropriate locations inside the gym. A first aid-kit, “in case of emergency” signage with instructions, and an Automated External Defibrillator will be located in appropriate locations throughout the gym.

These methods and regulations are also further elaborated on in the Plan of Management which has been attached in **Annexure B**.

Part D23 - Signs

The proposed signage installation is assessed against Part D23 of the DCP as well as the principles of the SEPP 64 as attached in **Annexure A**. Please refer to the attached elevation drawings and signage mock-ups for further details.

The proposed signage will include:

(Please refer to elevation drawings and artwork for detail)

- The installation of 1 x internally LED illuminated wall sign, 5500mm x 1225mm in size and to be located on the Southern façade of the building.
- The installation of 1 x internally LED illuminated Garden Bed Pylon sign, 4800mm x 1800mm in size and to be located along the Aquatic Drive frontage of the property.
- The installation of 1 x internally LED illuminated Garden Bed Pylon sign, 2400mm x 600mm in size and to be located along the Tilley Lane frontage of the property.

The presence of the proposed business identification signage is considered to be justified in these locations given that; the building relates to a mixed use development within a business park setting and the size and design of the signage is considered to be in scale, proportion and character with the host building, surrounding area and completely consistent with the signage residents in the local area.

The proposed illuminated signage is further vital for 24-hour business identification and provides a safe level of luminance for members accessing the facility at night. It would not cause unwarranted glare for pedestrians nor vehicles, with no flashing or moving images to be displayed and no red, green or amber colours to be utilised. In addition, no residential properties would be affected, given the siting and relationship.

No unacceptable glare will further be created from the proposed illuminated signage as it is to be internally illuminated by LED lights. This internal illumination will not be unacceptably bright and not create unacceptable glare for surrounding properties, pedestrians, motor vehicles and/or cyclists. No signs will directly face any residential land uses. The signs will at the same time not be bright enough to have any adverse effects on safety and will also not be of colours that will add to transport movement confusions.

As the illuminated signage is proposed to be internally LED illuminated it features the very best in terms of longevity, energy efficiency, and consistency in high quality illumination. Since the proposed signage represent business identification for a 24-hour gymnasium it is required to be illuminated 24 hours per day. This rationalizes the use of the site as a 24-hour premise in the streetscape and will add to the perception of safety in the area with increased lighting. The installation of the illuminated signage would lift night time safety perceptions and create a beacon of arrival to patrons making use of the facility at unusual hours.

The installation will further be done in such a manner as to ensure that no view corridors, vistas or view sheds are disturbed and has been designed to portray no 'unsightliness' as it will be installed in a manner that disguises all cabling and other potential visually inappropriate ancillary objects required. The installation will not require any overhead power lines and will therefore not be subject to any sagging or swaying of cables.

The proposal will further not dominate the skyline, as it is not to be installed above the existing height of the building. Similarly, no sign proposed will detract from the quality of the vista and will not block views to any other signs in the area while being non-competitive to surrounding tenancies.

Section 4.15 - Other impacts of the development assessed

This section assesses the impact of the proposal in relation to the following issues, as required under section 4.15 of the EP & A Act.

- Visual impact and context
- Flora and fauna values
- Heritage and cultural values
- Social and Economic Impact
- Soil erosion and landscaping provision
- Suitability of the site for development
- Public Interest

Visual impact and context

The proposed development has been discussed in the Signage and Site sections.

Flora and fauna values

N/a.

Heritage and cultural values

N/a

Social and Economic Impact

The relocation of this Anytime Fitness gymnasium would result in the creation of numerous employment opportunities both through the fit-out and ongoing day-to-day operations of the facility while continuing to provide an affordable and convenient indoor recreational service to the local community. It is considered that the gym would continue to provide local residents a variety of choice at an affordable price whilst encouraging a healthy lifestyle.

Soil erosion and landscaping provision

N/a.

Utility services

The site is adequately serviced by electricity, water and waste management.

Suitability of the site for Development

The proposed site for the Anytime Fitness gymnasium is suitable given the following;

- The use of the site meets the general objectives of the B7 – Business Park Land Use Zone;
- The proposed land use is considered to complement surrounding land uses;
- The size and layout of the premises is appropriate for the Anytime Fitness gymnasium concept;

Public interest

It is considered that the relocation of the Frenchs Forest Anytime Fitness gymnasium would continue to provide local residents, local workers and visitors with an enhanced variety of choice in recreational services, while encouraging a healthy lifestyle and social interaction at an affordable price with convenient usage times as it has been since first opening in March 2012. It will also be adding to the overall tenancy mix of the area making this area of Frenchs Forest a more attractive experience for the local community and all who visits.

With proper management systems and mitigation measures in place (see attached Plan of Management), it is considered that the proposal would have no undue negative impact on any residential, commercial, retail, office or business land use with regards to safety, security, traffic, parking and acoustic amenities.

Conclusion

In summary, it is considered that this proposal represents an appropriate development for the site with a positive impact on the local area.

The proposal as submitted could be supported on the following grounds:

- It is consistent with the B7 – Business Park Land Use Zone objectives;
- The proposal is considered acceptable in terms of *Planning and Environment Act 1987*, *Warringah LEP 2011* and the *Warringah DCP 2011*.
- It makes appropriate use of an existing vacant tenancy.
- Appropriate conditions may be imposed to ensure the development proceeds in accordance with Council requirements.

Annexure A – SEPP 64 Assessment

The following is an assessment of the proposed signage against the assessment criteria of Schedule 1 of SEPP No. 64 – Advertising & Signage.

Please refer to attached signage and elevation drawings for reference.

1. Character of the area

- Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?

The proposed signage relates to high quality business identification signage. It would be similar in type, size and design to many of the signs of surrounding units and is therefore considered to be compatible with the commercial character of the area.

- Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?

Yes, the proposal is deemed to be entirely consistent with the theme of outdoor advertising in the local area in terms of type, scale and design and would be similar to many signs in the surrounding area.

2. Special Area

- Does the proposal detract from the amenity or visual quality of any environmentally sensitive area, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?

The proposed signage is to be located on an existing building with no environmentally sensitive or heritage significance. The proposal would further have no impact on any natural conservation areas, waterways or rural landscapes and is not to be within close enough proximity to any residential areas to have any detrimental impact whatsoever. It is expected that the proposed signage will not detract from the amenity of the streetscape nor any residential land uses as none of the proposed illuminated signs are to directly face such entities.

3. Views and Vistas

- Does the proposal obscure or compromise important views?

The signage to be installed will be done in such a manner as to ensure that no view corridors, vistas or views are disturbed.

- Does the proposal dominate the skyline and reduce the quality of vistas

The proposal does not dominate the skyline as none of the signage proposed is to be installed above the existing height of the building. Similarly, no sign proposed will detract from the quality of the vista.

- Does the proposal respect the viewing right of other advertisers?

The proposed signage does not block views to any other signs in the area. The signage is also non-competitive with surrounding premises.

4. Streetscape, setting or landscape

- Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?

The signage proposed is considered to be entirely consistent with the signage patterns existing in the surrounding area and is highly compatible with the streetscape as well as appropriate for the setting.

- Does the proposal contribute to the visual interest of the streetscape, setting or landscape?

The proposal will rationalise the streetscape and signal the existence of a 24-hour Anytime Fitness gymnasium through the installation of 24-hour illuminated signage at the front entrance to the premises. The signage will be of a high designed quality and installed in a high-quality manner. It is expected to contribute positively to the streetscape and will be in keeping with the signage precedents of the locality.

- Does the proposal reduce clutter by rationalising and simplifying existing advertising?

The proposed signage will be of a high-quality business identification relating only to the proposed use without causing any unwanted clutter.

- Does the proposal screen unsightliness?

Whilst the proposed signage has not been designed to screen 'unsightliness', no unsightliness will be created by the proposed signage. It will be installed in a manner that disguises cabling and other potential visually inappropriate ancillary objects required.

- Does the proposal protrude above buildings, structures or tree canopies in the area or locality?

No.

- Does the proposal require ongoing vegetation management?

No.

5. Site and Building

- Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?

Yes. The proposed design and size of the signage is considered to be in scale, proportion and character with the existing building and completely consistent with existing signage precedents.

- Does the proposal respect important features of the site or building or both?

The proposed signage will not detract from any significant features of the site nor the building in any way.

- Does the proposal show innovation and imagination in its relationship to the site or building, or both?

Yes. The installation of the illuminated signage would lift night time safety perceptions to the front entrance and create a beacon of arrival for patrons and therefore provide a safer and more relatable streetscape.

6. Associated devices and logos with advertisements and advertising structures

- Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?

No.

7. Illumination

- Would illumination result in unacceptable glare?

No. Unacceptable glare will not be created from the signage as the signs are to be internally illuminated by LED lights. This internal illumination will not be unacceptably bright and not create unacceptable glare for surrounding properties, pedestrians, motor vehicles and/or cyclists.

- Would illumination affect safety for pedestrians, vehicles or aircraft?

No. The signs will not be bright enough to have any negative effects on safety. The signs will also not be of colours that could add to transport movement confusions, with no use of red, green or amber. Only purple and white will be used.

- Would illumination detract from the amenity of any residence or other form of accommodation?

No. None of the internally illuminated signs are to directly face any residential land use.

- Can the intensity of the illumination be adjusted if necessary?

As the signage is to be LED illuminated, the very best in terms of longevity, energy efficiency, and consistent high-quality illumination, adjustment of illumination will not be possible. LED lights are designed in a manner that means they are either off or on and nothing in between. Changing the intensity of the sign's illumination will therefore not be possible.

- Is the illumination subject to a curfew?

No. As the signs represent business identification for a 24-hour gymnasium, the signs are required to be illuminated 24 hours per day. This rationalises the use of the site as a 24-hour premise in the streetscape, as well as adding to the perception of safety in the area with increased lighting. Patrons making their way in and out of the gymnasium during late night hours would be safer with an illuminated sign at the entrance and would assist in locating the facility accordingly.

8. Safety

- Would the proposal reduce the safety for any public road?

No. The signs will not affect the safe use of surrounding roads.

- Would the proposal reduce the safety for pedestrians or bicyclists?

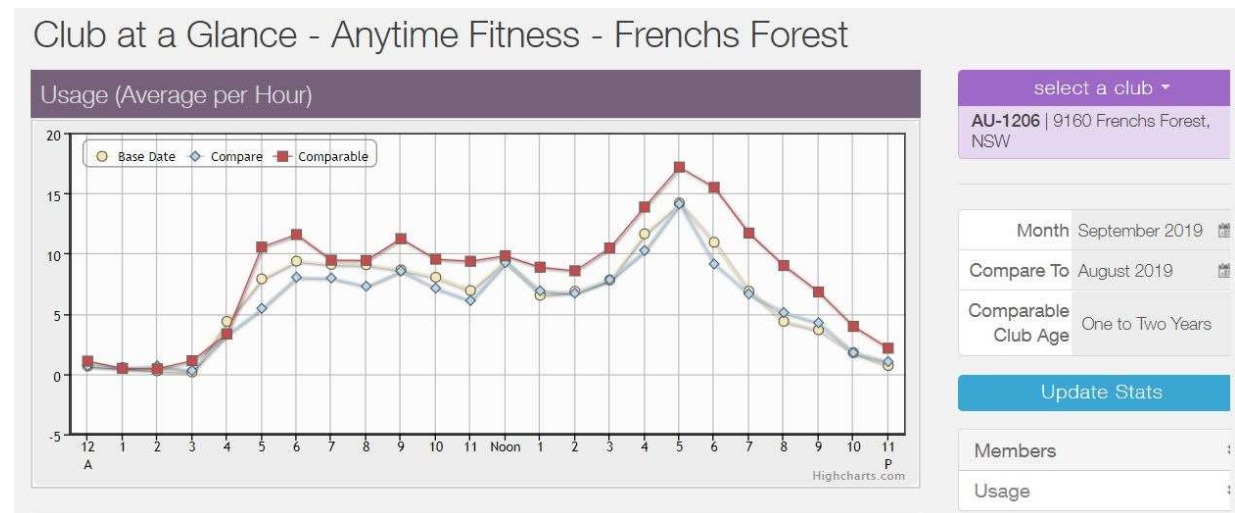
No. All signs have been designed in manner that will ensure they do not affect the safe pedestrian or cyclist use of surrounding roads.

- Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?

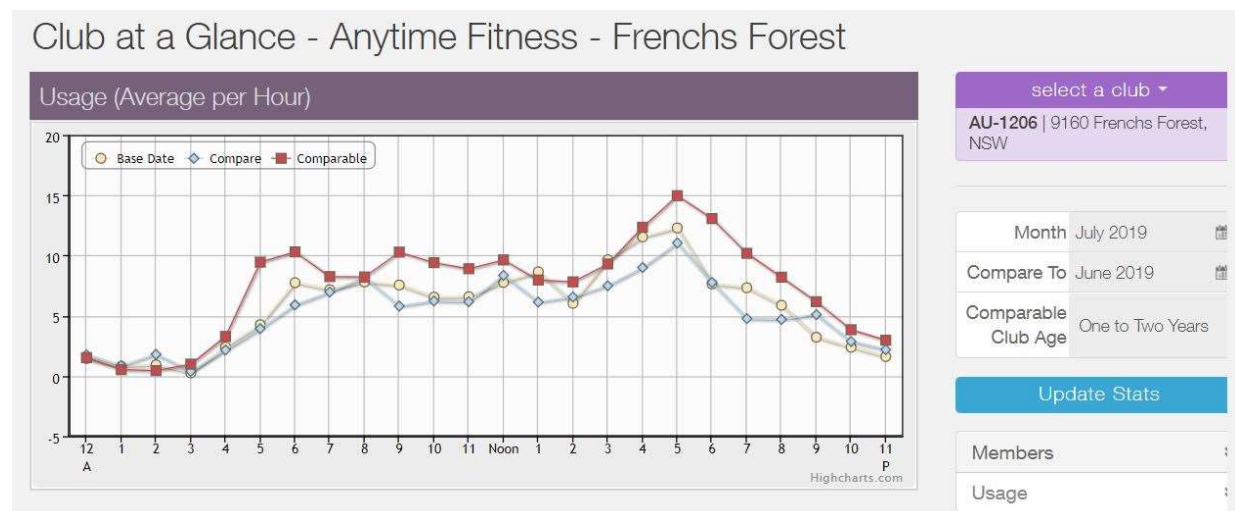
No. The signs will not reduce sightlines in the locality, nor will they impede any views.

Annexure B – Plan of Management

Appendix C – Anytime Fitness Usage Statistics



This graph shows member usage at the current and existing Frenchs Forest facility for the months of September and August 2019. It shows that the average number of patrons are consistently below 20 during peak usage times.



This graph shows member usage at the same, current and existing Frenchs Forest facility, but for the months of June and July 2019. It shows that the average number of patrons are consistently 15 and under during peak times.

Additional statistics can be provided on request.

Annexure D – Operational Noise Emissions Assessment Report