

ROKOBAUER

PLANNING & ENVIRONMENT

Statement of Environmental Effects

File No: SEE17007-1

Date: 24 February 2017

Site

Pt Lot 42 DP 242654

129 Coreen Avenue Penrith

Proposal

Recreation Facility (Indoor)

Gymnasium

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The Site

The site is an existing tenancy in the light industrial precinct immediately north of the Thornton redevelopment site. The land has access to Coreen Ave and onsite parking for 27 vehicles. Curiously, there is currently no accessible parking space on the land.

The Proposal

It is proposed to fit out and use the site for the purposes of a gymnasium for fitness classes.

The fit out includes:

- Reconfiguration of the bathroom to create a bathroom that complies with AS1428.
- Installation of fixtures being lighting, televisions and gym equipment
- Business identification signage as shown on the plans provided with the application
- Provision of an accessible parking space

The proposed use involves use of the facility by classes of up to 20 people within the following opening hours:

Weekdays

5:00am to 8:30am and 5:00pm to 9:30pm

Saturdays

5:00am to 10:30am

Sundays

7:00am to 10:00am

Public Holidays

Closed

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Impacts of the Proposal

Natural Environment	No adverse impacts are anticipated from the fit out of this existing building,
Built Environment	The proposed signage will not adversely impact the built environment.
Social Impacts	The provision of a fitness studio is considered to be a positive social contribution to the area.
Economic Impacts	The use of this commercially zoned site for a business undertaking is a positive economic outcome. No adverse impacts are anticipated on any business or industrial precinct.

Execution and Limitations

This report is prepared in good faith based on a review of relevant documentation and instruction from the proponents of the development. It is intended to be used by Council in assessing a development application.

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