



**snap** fitness <sup>24/7</sup>

## **Planning Assessment**

Proposed Change of use - Gym | Hours of Operation | Signage  
Development Approval Application

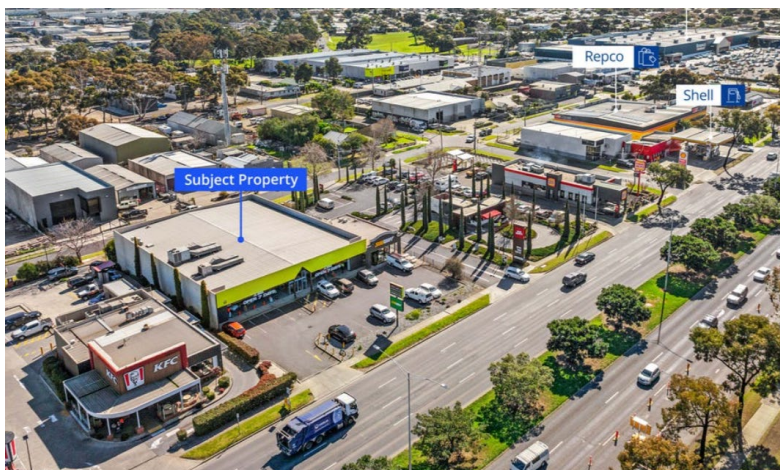
**420-450 Melbourne Road,  
North Geelong, VIC**

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**Existing Conditions**

The proposed **Snap Fitness Centre** at 420-450 Melbourne Road, North Geelong.

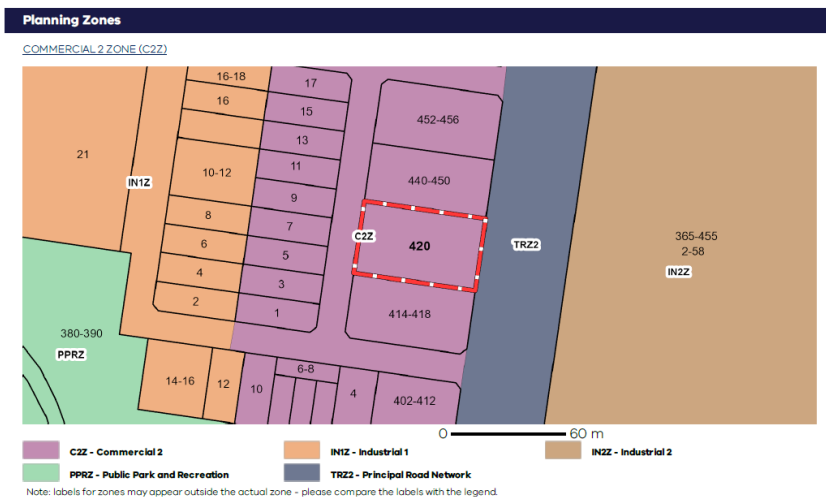


**Image 1 – Subject Site**

The proposed site is a single level concrete panel building that forms part of a wider commercial hub. Sub-Way is on the same title & abuts the proposed SNAP Tenancy. The site has been furnished with 22 car spaces – accessible off Melbourne Road.

The development also includes a basement, however there is no direct access into the proposed Snap Tenancy. Staff parking will be located here.

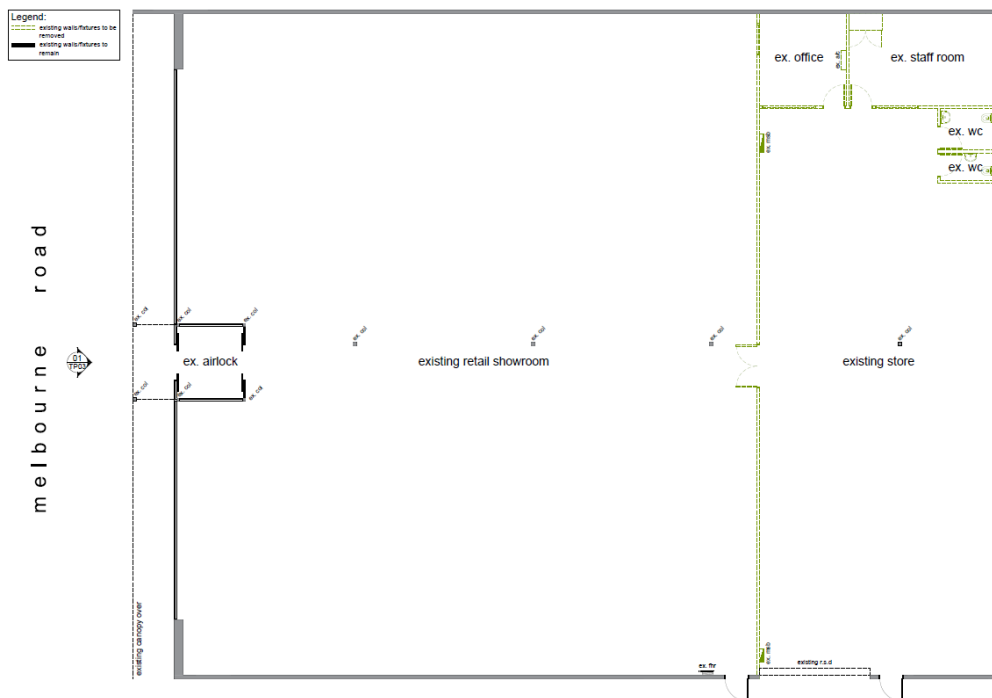
The subject site is located within a **Commercial 2 Zone (C2Z)** that encourages commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses and associated business and commercial services.



**Image 2 – Subject Site Zoning**



**Image 3 – Existing Elevation (Melbourne Road)**



**Image 4 – Existing Tenancy.**



## **The Proposal**

The proposal aims to provide the community with the ability improve their health & wellbeing by providing members the ability to attend the gymnasium at times that suits their lifestyles and work commitments. The site was chosen for its visibility, off-street parking, and easy pedestrian access.

The application includes:

- ✓ Change of Use.
- ✓ 24/7 Hours of Operation.
- ✓ Signage.

## **General Operations & Parking**

The conveniently located car spaces within the subject site, will provide direct access into the tenancy. Since peak gym hours are generally outside normal business times, the gym is unlikely to impact parking to Subway or surrounding commercial business'.

## **Trading Hours**

The proposed gymnasium's trading hours are 24 hours a day, seven days a week - 365 days of the year (including public holidays). This will allow the local community to use the facility at times that suit their lifestyles.

The clubs staffed hours will be:

- Monday – Thursday: 10.00am – 7.00pm
- Friday: 10.00am – 6.00pm
- Saturday & Sunday: 10.00am – 3.00pm

This application includes a Plan of Management detailing site access, exit procedures, emergency protocols, and inductions.

## **Patron & Staff Numbers.**

Two staff must be onsite during staffed hours. Based on nation-wide statistics the maximum anticipate patronage number is 50 (at a peak period). Please see below for further information.

## **Noise Considerations**

SNAP Fitness understands that 24/7 trading hours and a gymnasium use raises concerns pertaining to noise and the facility has an obligation to protect the community from noise pollution.



The following factors were considered in selecting this location:

- ✓ The site is located on the ground floor & within a Commercial 2 zone.
- ✓ The existing car park and on foot accessibility will eliminate on-street parking.
- ✓ Peak gym hours are typically 6:00–9:00am and 6:00–9:00pm. Nationwide data indicates that only 15–20 members visit the gym outside regular hours, which keeps parking and noise minimal at night.

Further to the forementioned considerations, please refer to the site-specific **Noise Management Plan**. All report recommendations will be implemented.

### Signage & External Painting

Please refer to our signage proposed in the attached notification plans.

Our proposal includes the introduction of strategically located internally illuminated individual lettering.

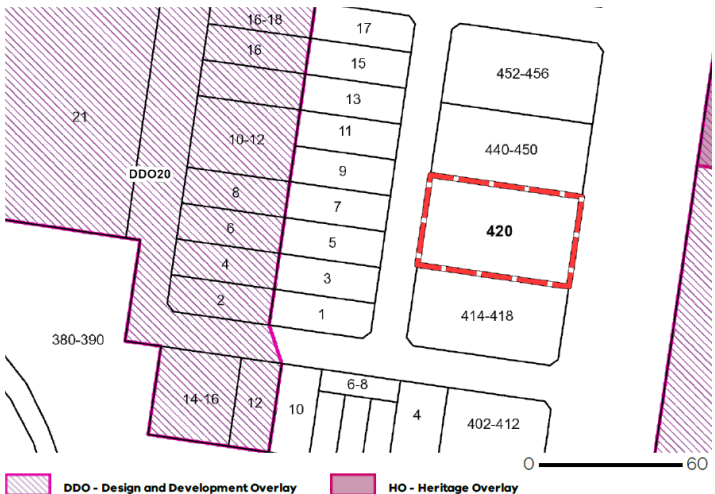
### Planning Scheme Considerations.

<b>34.02 Commercial 2 Zone (C2Z)</b>							
<b>Purpose</b>	<b>Design Response</b>						
<p>To implement the Municipal Planning Strategy and the Planning Policy Framework.</p> <p>To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.</p> <p>To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.</p>	<p>The proposed gym use provides local business and residences an opportunity to improve their health and wellbeing at a time that suits the individual's lifestyle. This site offers accessible entry and has ample parking available to further enhance community usage.</p>						
<b>34.02-1 Table of Uses</b>	<b>Design Response</b>						
<table border="1"> <thead> <tr> <th colspan="2">Section 2 - Permit required</th> </tr> <tr> <th>Use</th> <th>Condition</th> </tr> </thead> <tbody> <tr> <td>Leisure and recreation facility (other than Informal outdoor recreation, Major sports and recreation facility and Motor racing track)</td> <td></td> </tr> </tbody> </table>	Section 2 - Permit required		Use	Condition	Leisure and recreation facility (other than Informal outdoor recreation, Major sports and recreation facility and Motor racing track)		<p>Planning Permit Required.</p>
Section 2 - Permit required							
Use	Condition						
Leisure and recreation facility (other than Informal outdoor recreation, Major sports and recreation facility and Motor racing track)							
<b>34.0-2 Use of Land</b>	<b>Design Response</b>						
<p>A use must not detrimentally affect the amenity of the neighbourhood, including through the:</p> <p>Transport of materials, goods or commodities to or from the land.</p>	<p>N/A – The building is existing.</p>						



<p>Appearance of any building, works or materials.</p> <p>Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.</p>	
<b>34.02-3 Subdivision</b>	<b>Design Response</b>
A permit is required to subdivide	N/A
<b>34.02-4 Buidlings and Works</b>	<b>Design Response</b>
<p>A permit is required to construct a building or construct or carry out works.</p> <p>This does not apply to:</p> <p>The installation of an automatic teller machine.</p> <p>An alteration to an existing building façade provided:</p> <p>The alteration does not include the installation of an external roller shutter.</p> <p>At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.</p> <p>An awning that projects over a road if it is authorised by the relevant public land manager.</p> <p>An apartment development must meet the requirements of Clause 58.</p>	<p>External signage forms part of this application (See below)</p> <p>No other external building works are proposed.</p>
<b>34.02-5 Use</b>	<b>Design Response</b>
<p>An application to use land must be accompanied by the following information, as appropriate:</p> <p>The purpose of the use and the types of activities which will be carried out.</p> <p>The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of goods or materials, hours of operation and light spill, solar access and glare.</p> <p>The means of maintaining areas not required for immediate use.</p> <p>If an industry or warehouse:</p> <p>The type and quantity of goods to be stored, processed or produced.</p> <p>Whether a Development Licence, Operating Licence, Permit or Registration is required from the Environment Protection Authority.</p> <p>Whether a notification under the Occupational Health and Safety Regulations 2017 is required, a licence under the Dangerous Goods Act 1985 is required, or a fire protection quantity</p>	<p>The proposed use is a 24/7 Gym.</p> <p>Please refer to the attached plan of management &amp; noise management plans that addresses this clause.</p>



<p>under the Dangerous Goods (Storage and Handling) Regulations 2022 is exceeded.</p> <p>The likely effects on adjoining land, including air-borne emissions and emissions to land and water.</p>	
<p><b>34.02-8, 43.02-4 &amp; 52.05 Signs</b></p> <p>To regulate the development of land for signs and associated structures.</p> <p>To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.</p> <p>To ensure signs do not contribute to excessive visual clutter or visual disorder.</p> <p>To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.</p>	<p><b>Design Response</b></p> <p>Sign requirements - Clause 52.05. This zone has been classified as Category 1.</p> <p>Proposed area exceeds 1.5sq.m – Permit Required.</p>
<p><b>43.02 Design &amp; Development Overlay</b></p>	
<p><b>Purpose</b></p> <p>To implement the Municipal Planning Strategy and the Planning Policy Framework.</p> <p>To identify areas which are affected by specific requirements relating to the design and built form of new development.</p>	<p><b>Design response</b></p> <p>N/A - no new external building works proposed.</p>
<p><b>43.01 Heritage Overlay</b></p>	
<p><b>Purpose</b></p> <p>To implement the Municipal Planning Strategy and the Planning Policy Framework.</p> <p>To conserve and enhance heritage places of natural or cultural significance.</p> <p>To conserve and enhance those elements which contribute to the significance of heritage places.</p> <p>To ensure that development does not adversely affect the significance of heritage places.</p> <p>To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.</p>	<p><b>Design Response</b></p> <p>N/A - No external building works proposed &amp; the site sits outside the overlay. See below.</p> 



**Conclusion**

Given the site's Commercial 2 Zoning, the site location, direct tenancy access, and onsite parking, we believe the application is appropriate and will benefit the local community immensely.

Please do not hesitate to contact the undersigned, should you require any further information.

With Kind Regards,

A handwritten signature in black ink, appearing to read 'Adam Spiteri', with a flourish at the end.

**Adam Spiteri**  
Project Lead