



Attachments

Local Planning Panel meeting

**Wednesday 26 August 2026
at 4:00 PM**



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LOCAL PLANNING PANEL

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ATTACHMENT/S

REPORT NO. LPP14/26

ITEM 1

- 1. ARCHITECTURAL PLANS**
- 2. PLAN OF MANAGEMENT**

ALTERATIONS & ADDITIONS TO EXISTING CLUB

24-028 WEST PENNNANT HILLS SPORTS CLUB

103 NEW LINE RD
WEST PENNNANT HILLS, NSW, 2125

DEVELOPMENT APPLICATION



01 AERIAL VIEW

DRAWING LIST

DA 01	COVER SHEET
DA 02	EXISTING PHOTOGRAPHS
DA 03	ROOF PLAN & SITE ANALYSIS
DA 04	EXISTING & DEMOLITION PLAN - BASEMENT
DA 05	EXISTING & DEMOLITION PLAN - FLOOR A
DA 06	EXISTING PLAN - GROUND FLOOR B
DA 07	PROPOSED PLAN - BASEMENT
DA 08	PROPOSED ELEVATIONS
DA 09	PROPOSED SECTIONS
DA 10	SIGNAGE
DA 11	PROPOSED PLAN - GROUND FLOOR
DA 12	FLOOD WALL LOCALITY PLAN

AREA CALCULATIONS

EXISTING GROSS FLOOR AREA	
BASEMENT	256.3m²
GROUND FLOOR	2224.4m²
TOTAL GFA	2480.7m²

PROPOSED GROSS FLOOR AREA

BASEMENT	782.1m²
GROUND FLOOR	2224.4m²
TOTAL GFA	3006.5m²
TOTAL GFA ADDITION	525.8m²



DA ISSUE

PROJECT		CLIENT		ARCHITECT		REVISIONS	
24-006 WPHSC		WEST PENNNANT HILLS SPORTS CLUB		Bergstrom ARCHITECTS		D 23/08/2026 DA ISSUE B 24/08/2026 DA ISSUE A 24/08/2026 DA ISSUE	
SCALE		PROJECT		DRAWING		REVISIONS	
1:2000(A1) 1:4000(A3)		24-006 WPHSC		COVER SHEET		D 23/08/2026 DA ISSUE B 24/08/2026 DA ISSUE A 24/08/2026 DA ISSUE	
DRAWING NO.		ARCHITECT		DRAWING		REVISIONS	
DA 01		Bergstrom ARCHITECTS		COVER SHEET		D 23/08/2026 DA ISSUE B 24/08/2026 DA ISSUE A 24/08/2026 DA ISSUE	
DATE		DRAWN BY		JOB NUMBER		DATE	
March 2026		DA 01		24-006		March 2026	

ATTACHMENT 1 - ITEM 1

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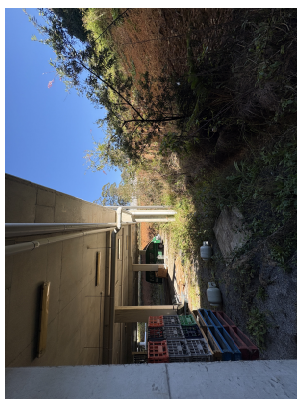


Image 01 - View from basement undercroft area looking towards embankment along the North elevation



Image 05 - View from car park towards North-East corner of existing club building



Image 09 - View from carpark looking towards existing club and egress walkway



Image 02 - View from basement undercroft area looking towards West embankment and retaining walls



Image 06 - View from car park towards existing club and ramp down to undercroft



Image 10 - View from basement undercroft area towards existing basement walls



Image 03 - View from basement undercroft area looking North along retaining wall and steel walkway above



Image 07 - View from car park towards waste and BOH areas

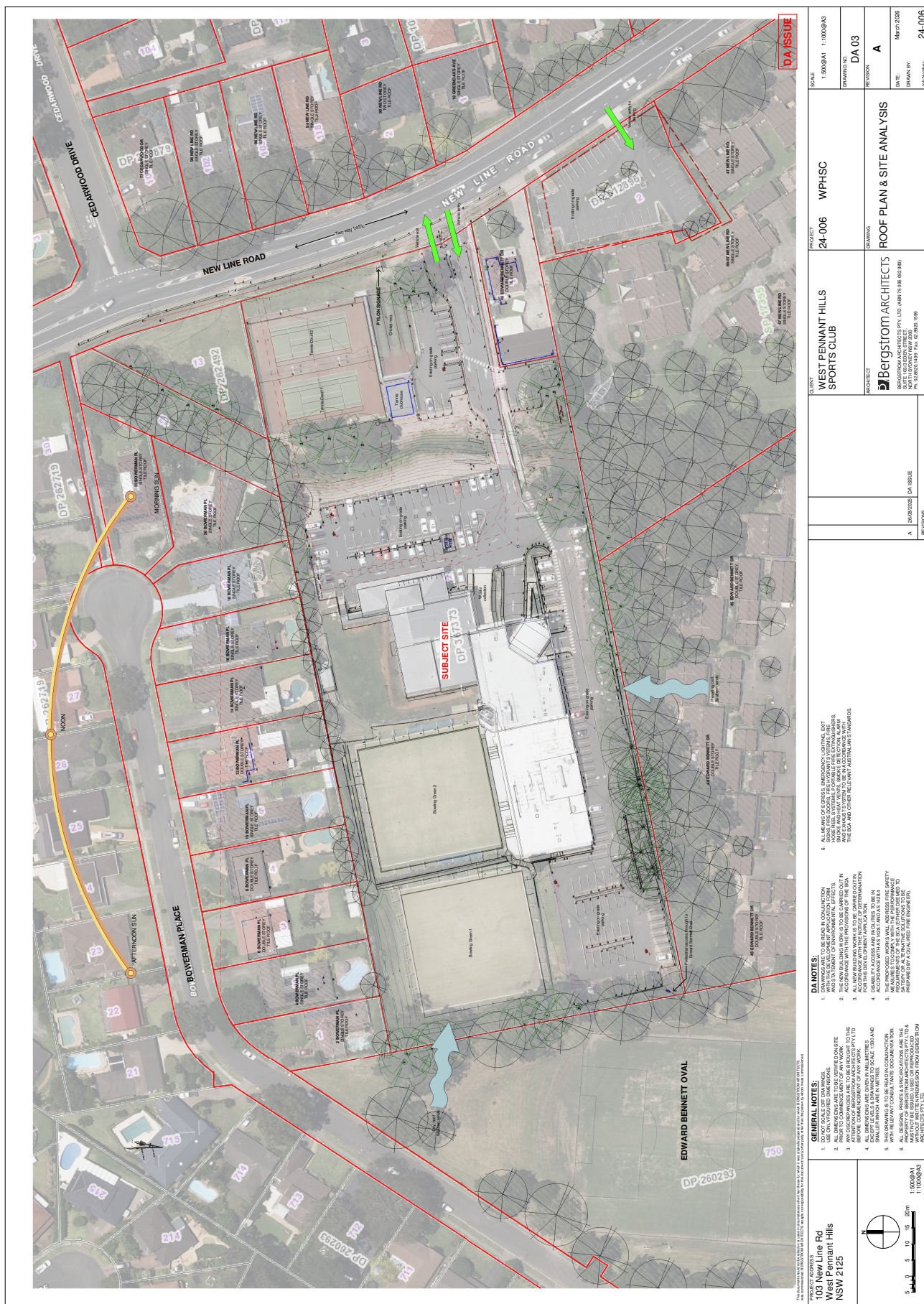


Image 04 - View from basement undercroft are a looking towards existing basement walls



Image 08 - View from basement undercroft area looking towards existing egress walkway

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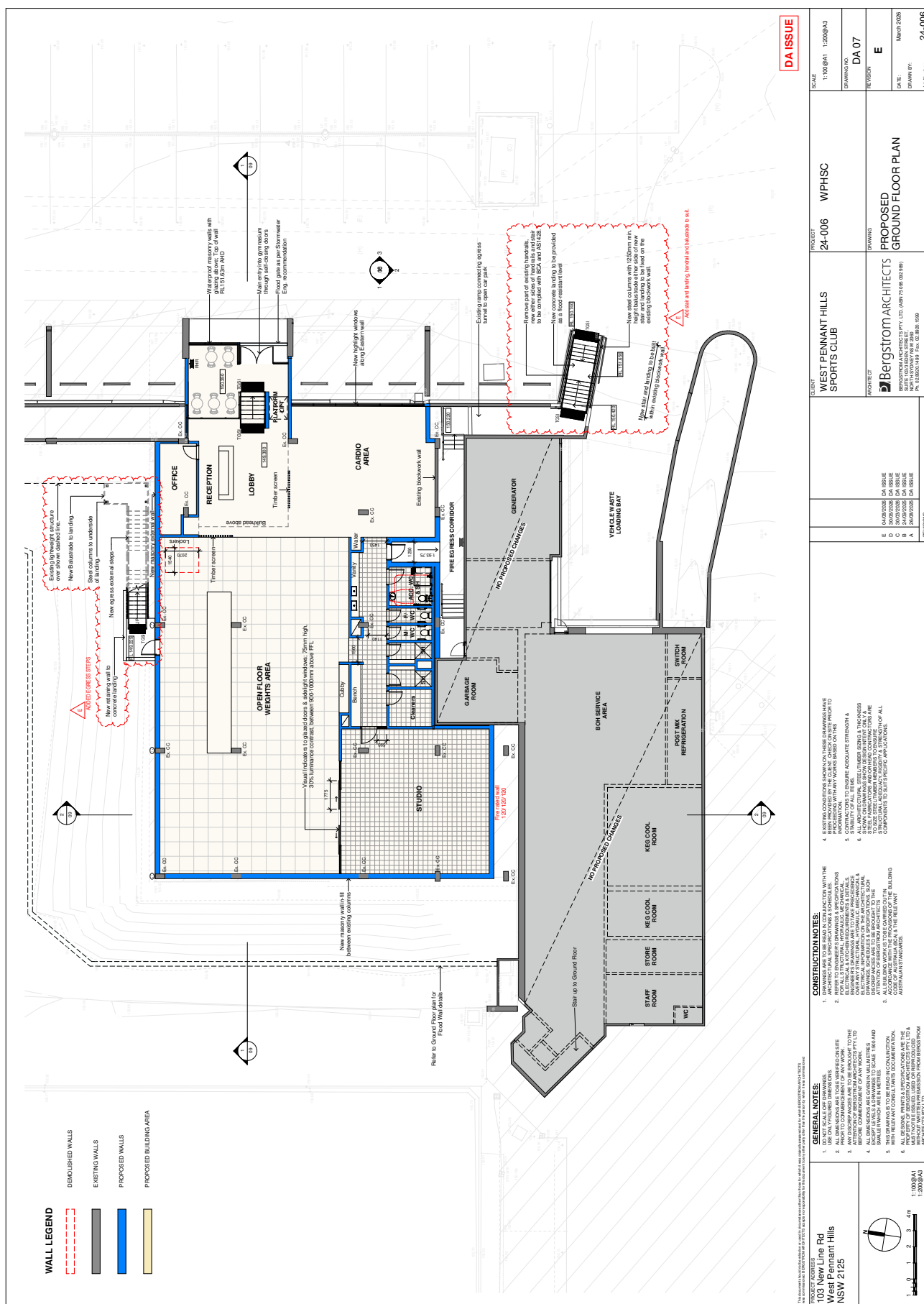
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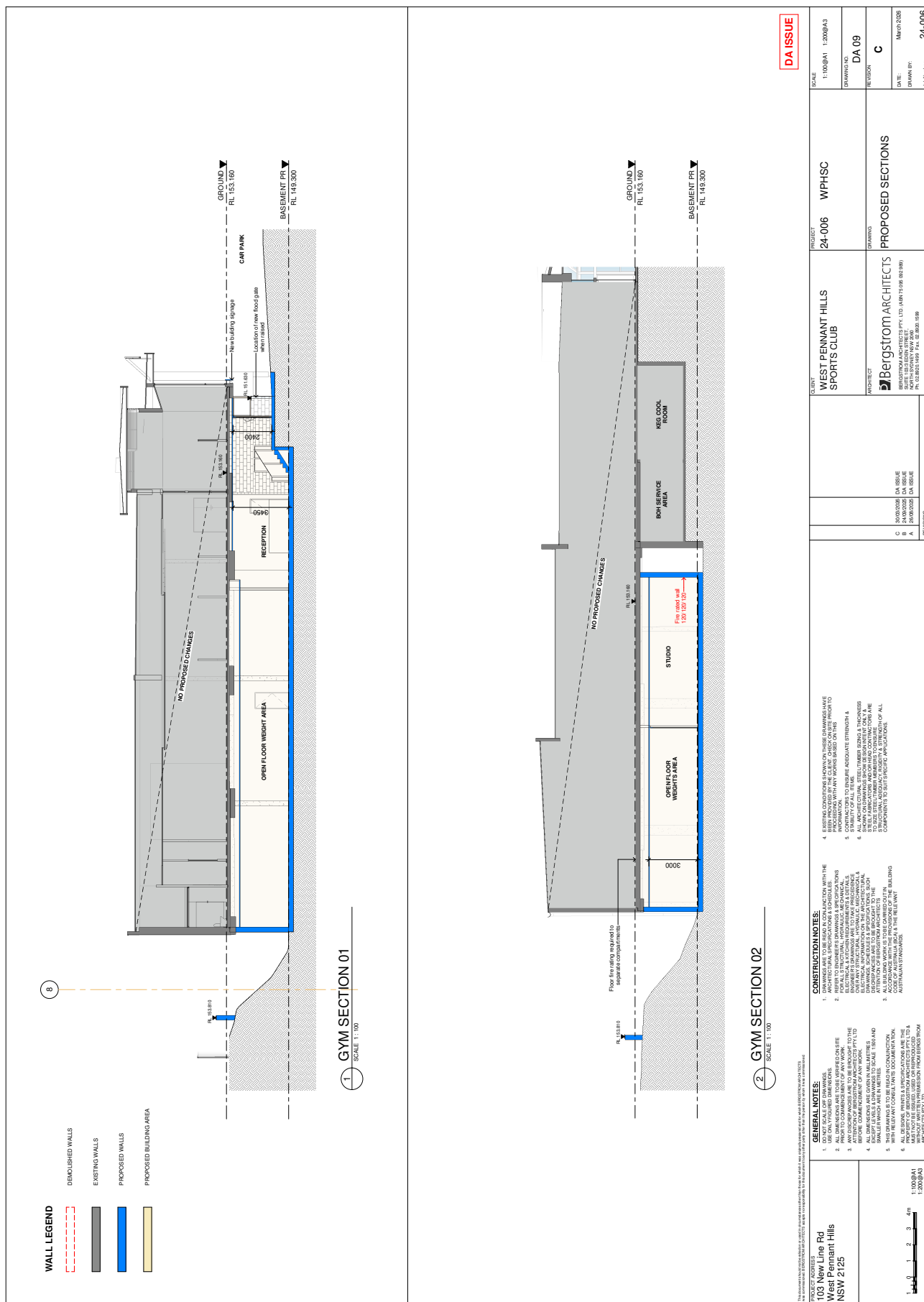


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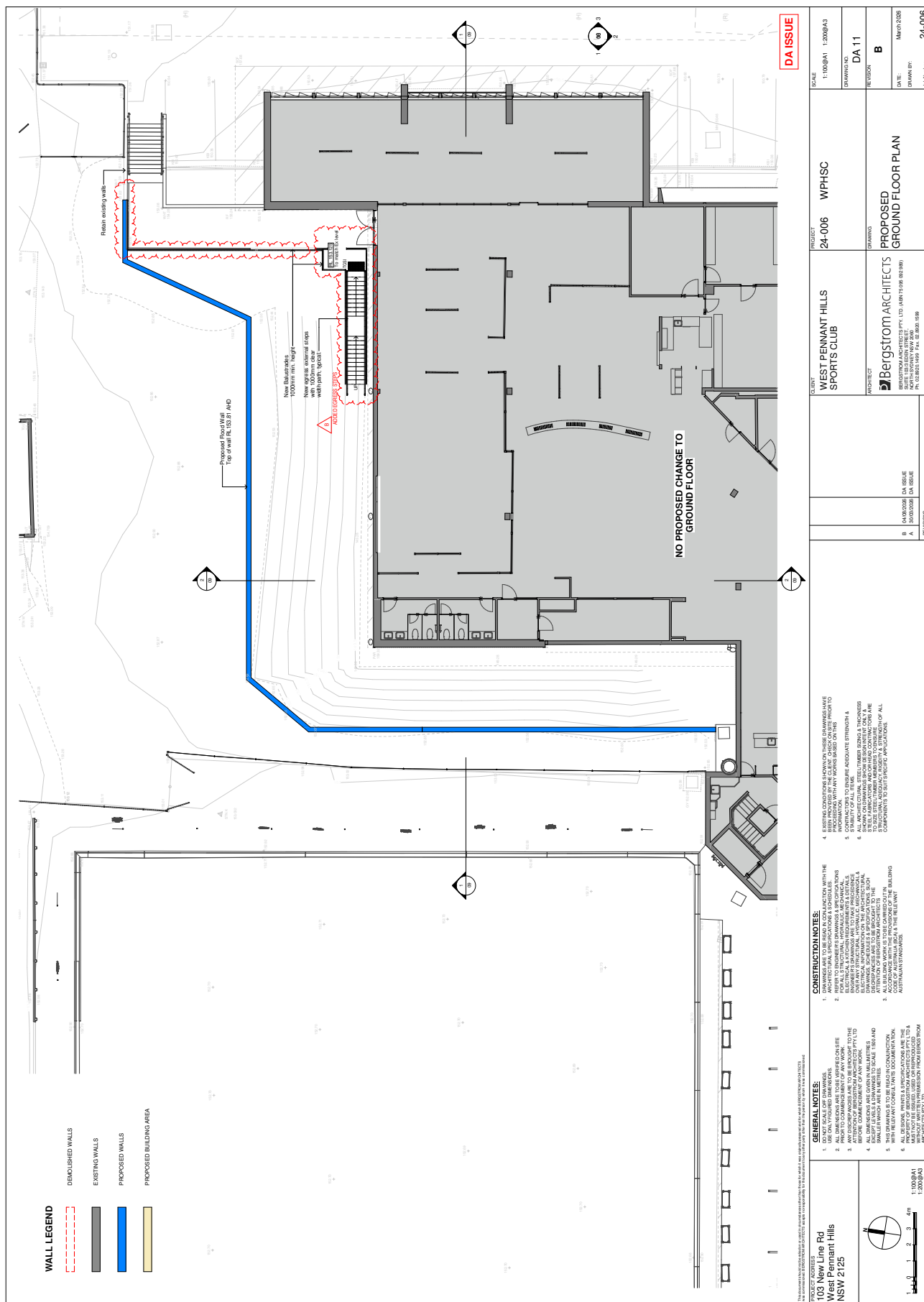


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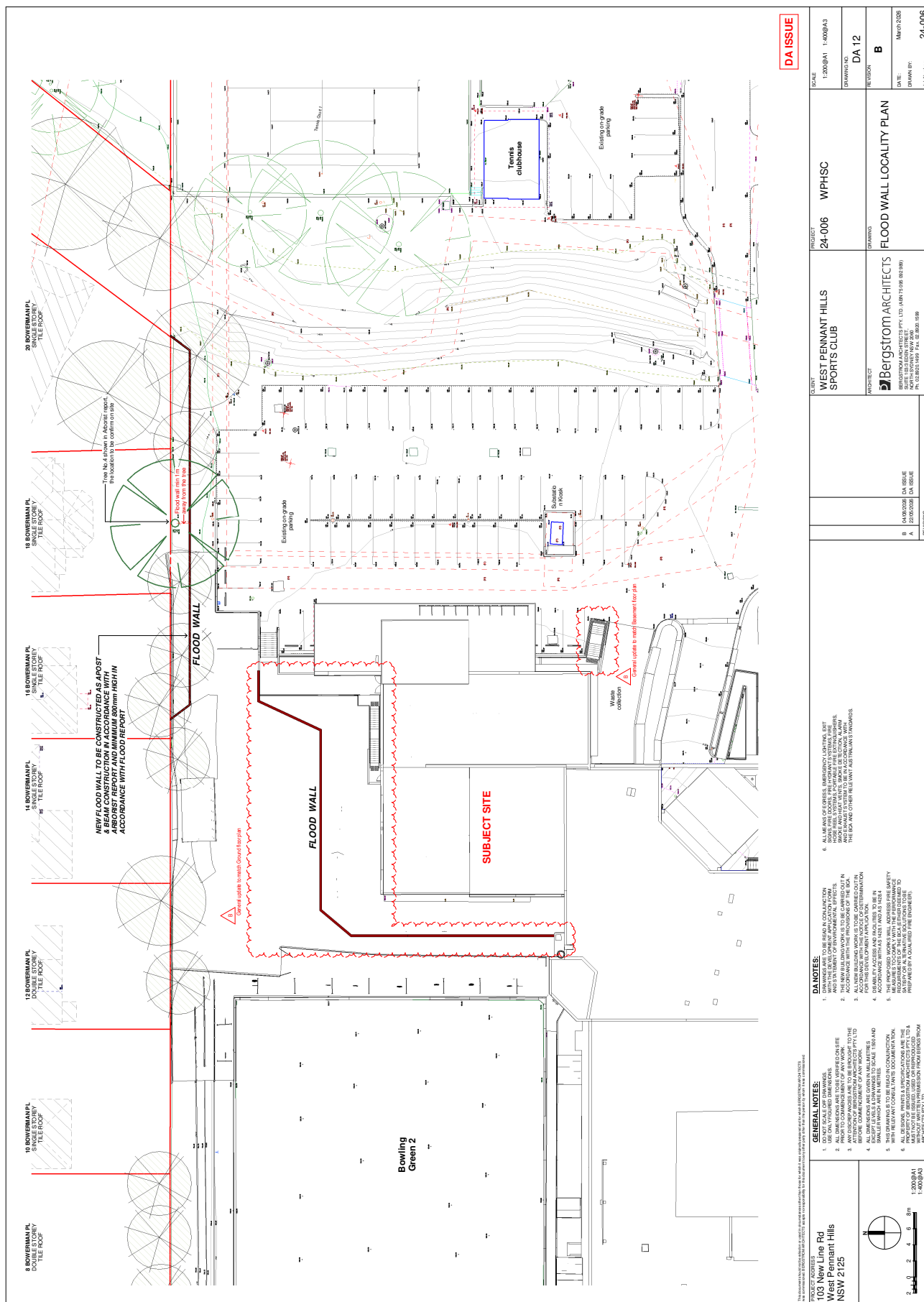


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ATTACHMENT 1 - ITEM 1



snap fitness 24/7

plan of management

Snap Fitness West Pennant
Hills

103 New Line Rd, West Pennant Hills NSW
2125



ATTACHMENT 2 - ITEM 1

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ATTACHMENT 2 - ITEM 1

Purpose

This Plan of Management (PoM) has been prepared to establish operational, acoustic, and management controls for the Snap Fitness gym located within West Pennant Hills Sports Club, to ensure the facility operates in a manner that protects the amenity of neighbouring properties and complies with all applicable development consent conditions, acoustic requirements, and relevant NSW planning and environmental legislation, including the NSW Noise Policy for Industry (NPfI).

This Plan of Management applies at all times and forms part of the operational obligations of Snap Fitness as tenant and operator of the premises.

All staff, members, and visitors and contractors will be made aware of the Plan of Management during staff induction or information packs. Signage will also be displayed online and within the gym.

A copy of the Plan of Management will be available at the Gym at all times, and will be made available to all staff, including contractors, and members/visitors of the Gym.

1. Roles and Responsibilities

1.1 Snap Fitness (Tenant and Operator)

Snap Fitness is solely responsible for the day-to-day operation and management of the gym and for ensuring full compliance with this Plan of Management.

Snap Fitness responsibilities include:

- Management of all gym operations;
- Compliance with operational acoustic requirements and consent conditions including installation and maintenance of isolation for gym floor, implementation of control over gym's audio system;
- Management and enforcement of patron behaviour;
- Installation and maintenance of required signage;
- Complaint handling and resolution;
- Monitoring and enforcement of compliance;
- Ensuring staff are trained in compliance obligations; and
- Ensuring compliance with parking and access management requirements

Snap Fitness has full authority to enforce compliance measures, including suspension or termination of membership.

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1.2 West Pennant Hills Sports Club Ltd (Landlord)

West Pennant Hills Sports Club Ltd is the landlord of the premises and does not control the day-to-day operations of Snap Fitness.

The Club's responsibilities are limited to:

- Construction of the basement Gym prior to the internal fitout of the Premises;
- Maintaining shared Club facilities including carparking, waste and external lighting outside of the basement tenancy;
- Ensuring the premises complies with relevant building regulations and incorporate relevant acoustic recommendations including fitting it out with automatic closing doors; and
- Enforcing lease obligations requiring Snap Fitness compliance with this Plan of Management.

The Club retains the right to require Snap Fitness to comply with this Plan of Management and may take action under the lease if Snap Fitness fails to comply.

2. Hours of Operation

2.1 Hours & Capacity

Snap Fitness West Pennant Hills operates on a 24-hour basis, 7 days per week.

- a) The maximum members permitted in gym:
- 5am – 10pm: 99 members
 - 10pm – 5am: 20 members

During all unstaffed periods, compliance with the applicable capacity limits is maintained through the following technology systems operating in combination:

- The HID electronic access control system grants entry exclusively to members with a current active membership in good standing. Members whose subscription is paused, cancelled, or in arrears are automatically denied entry at the point of access without manual intervention
- Felix Gate tailgate detection monitors door entry events against corresponding card scans in real time, identifying instances where a door has been opened without a corresponding card scan and alerting management to potential unauthorised entry
- Glofox records a complete and auditable log of every individual entry event, capturing the member's name, barcode, date, time, and access point. These records are available for extraction across any historical period and will be provided to Council upon request

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- CCTV operates continuously across gym entry points and car park areas, providing a visual record of all patron activity

Snap Fitness is committed to maintaining ongoing compliance with capacity limits.

Snap Fitness management will conduct a daily review of Glofox access records and CCTV footage to verify that entry events during the night-time period (10:00pm to 5:00am) do not exceed the prescribed 20-member limit.

Should the daily review of access records identify that any prescribed limit has been approached or exceeded, Snap Fitness will treat this as a priority operational matter, and implement appropriate corrective measures without delay.

2.2 Staffed Hours

Snap Fitness will have a minimum of 1 staff during the following hours:

- Monday to Thursday: 10:00am – 7:00pm
- Friday: 10:00am -2:00pm
- Saturday: 10:00am – 2:00pm
- Sunday and Public Holidays: Unstaffed

Capacity limits apply across all operating hours and are managed through a combination of on-site staff oversight and the access control technology suite, as outlined below.

During staffed hours, on-site Snap Fitness staff will actively monitor patron numbers in real time, providing direct oversight of the 99-member daytime capacity limit and responding to any capacity issues as they arise.

2.3 Management of unstaffed periods

During unstaffed periods:

- Access is restricted to authorised members via secure electronic access control
- All member entry times are electronically recorded
- CCTV surveillance operates continuously
- Members must comply with all behavioural and noise management requirements

Access control and CCTV enable identification and enforcement if behavioural or acoustic issues arise.

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2.4 Evacuation during Emergency

All staff and members will be made aware of the potential risk of flooding during severe weather events.

When the flood gates are in operation or in any other situation that restricts the use of the main entrance, all staff and members are to evacuate the gym via the northern exit, walk up the external fire stairs and continue along the egress path to reach the carpark area.

Signage will be displayed on the door to assist staff and members.

3. Acoustic Management and Noise Control

3.1 General Acoustic Compliance

Snap Fitness will ensure that all gym operations comply with the acoustic criteria specified in the approved Acoustic Report and the NSW Noise Policy for Industry (NPfI), and do not result in adverse acoustic impacts to neighbouring residential properties.

Snap Fitness is responsible for implementing and maintaining all operational, behavioural, and physical acoustic management controls.

All reasonable and practicable measures will be implemented to minimise noise emissions associated with:

- Patron entry and exit
- Patron activity within the gym
- Vehicle movements associated with gym use
- Internal music and amplified sound
- Weight training and fitness equipment

3.2 Acoustic Management

The gym operates within a fully enclosed building designed to contain internal noise emissions.

The following physical containment measures will be implemented:

- All external doors and windows will remain closed at all times except for ingress and egress.
- Self-closing doors are maintained;
- No external speakers will be installed or operated; and
- Sound limiter or administrative control on the gym's audio system to ensure music level remains below 70dB(A) at all times.

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These measures ensure internal sound does not propagate externally.

3.3 Music and Amplified Sound Management

Background music will be controlled by Snap Fitness management at all times to ensure compliance with acoustic criteria.

Music levels will be set to:

- Ensure compliance with acoustic limits specified in the acoustic report
- Prevent excessive sound emission beyond the building
- Maintain speech intelligibility within the gym
- Prevent patrons from needing to raise their voices

Sound system configuration will ensure maximum sound levels remain within compliant limits.

Low-frequency speakers, including subwoofers, will be appropriately controlled and acoustically isolated to minimise vibration transmission.

Portable speakers/sound amplification equipment is prohibited.

3.4 Patron Noise Management Night-time operational controls (10:00pm - 5:00am)

Snap Fitness will implement behavioural controls to minimise noise associated with patron activity.

These controls include:

- Clear signage at entry and exit points advising patrons to enter and exit quietly and respect neighbouring residents
- Member education regarding behavioural expectations
- Staff monitoring of patron behaviour during staffed hours
- Enforcement of behavioural requirements through warnings, suspension, or cancellation of membership

Snap Fitness will investigate any noise complaints by reviewing CCTV and electronic access control records and will take enforcement action where behavioural breaches are identified.

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3.5 Weight training and equipment noise control

Snap Fitness will implement specific controls to minimise impact noise associated with fitness equipment.

These measures include:

- Maintenance of noise mitigation measures including:
 - Impact-absorbing flooring in areas where free weights are used;
 - Sound limited audio system or administrative control on the gym's audio system to ensure music; and
 - Self-closing doors.
- Restriction of free weights to designated weight training areas only
- Staff and member education regarding proper handling of weights
- Clear signage instructing members not to drop weights

Snap Fitness will enforce these requirements and may impose disciplinary measures for non-compliance, including membership suspension or termination.

3.6 Late Night and Early Morning Operational Management (10:00pm – 5:00am)

Snap Fitness will implement additional operational and behavioural controls during late night and early morning hours to ensure surrounding residential amenity is protected.

These controls include:

- Access restricted to authorised members via secure electronic access control
- Continuous CCTV monitoring of gym entry points and car park areas
- Electronic recording of all member entry
- No group training sessions conducted during this period
- Members required to enter and exit quietly and not congregate within the car park or surrounding areas

Snap Fitness will investigate any complaints by reviewing access control records and CCTV footage to identify individuals present at the relevant time and will take enforcement action where required, including warning, suspension, or cancellation of membership.

Snap Fitness operational data confirms extremely low utilisation during this period, with late-night visits representing less than 1% of total weekly attendance.

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These measures will aim to ensure late-night operations are appropriately managed and do not adversely impact neighbouring residential amenity.

3.7 Operational Management Monitoring

Snap Fitness will actively manage gym operations to ensure acoustic compliance.

This includes:

- Monitoring patron behaviour
- Managing music levels
- Investigating and responding to complaints
- Taking corrective action where required

The gym does not include any external congregation areas, outdoor exercise areas, or external gathering areas. All gym activity occurs within the enclosed building.

Snap Fitness will maintain a copy of this Plan of Management on-site and make it available to Council upon request.

The Plan of Management will be reviewed periodically and updated where required to ensure ongoing compliance with acoustic requirements.

4. Carpark and Access Management

4.1 General Management

Snap Fitness members will have access to the Club's parking within West Pennant Hills Sports Club.

Signage will be displayed at the gym exits and in car park to remind members to be quiet and respectful of neighbours when leaving or arriving at late hours.

4.2 Designated Parking Spaces

Snap Fitness members will be directed to utilise designated parking spaces located within the central portion of the Club car park, positioned further from neighbouring residential properties.

These designated parking spaces will be clearly identified through line marking and signage to direct Snap Fitness patrons to best parking areas that is furthest from neighbouring residential boundaries between 10pm and 5am.

The section of the centrally located car parking ensures vehicle movements associated with Snap Fitness occur within the central areas of the Club car park with the maximum distance from neighbouring residential receivers.

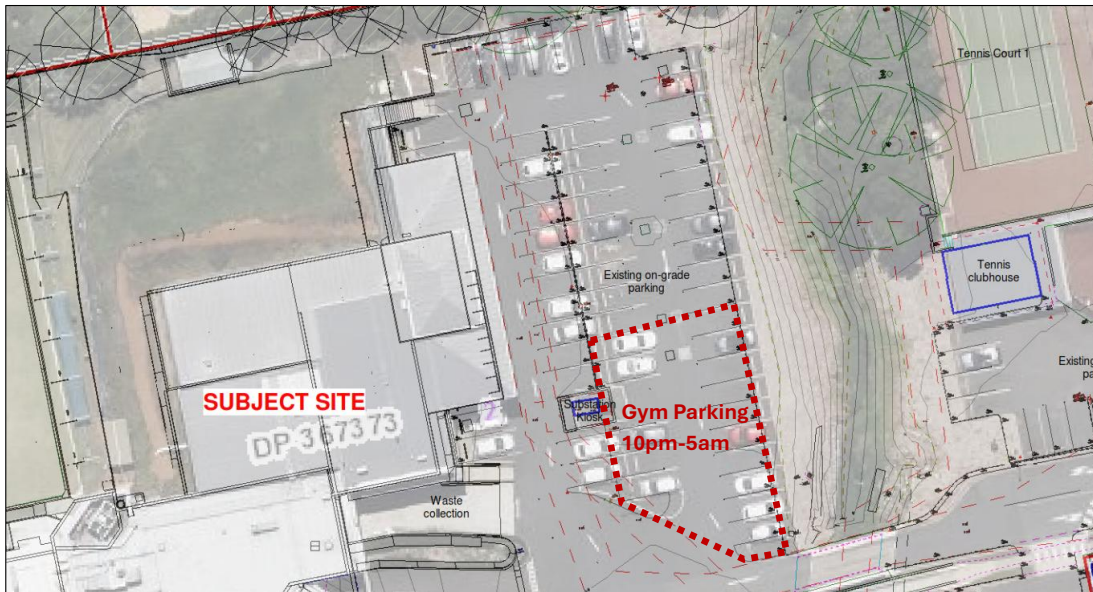


Figure 1: Designated Parking for Gym

4.3 Patron Behaviour Requirements

Members must:

- Arrive and depart quietly
- Keep front doors shut at all times
- Avoid slamming vehicle doors
- Avoid revving engines unnecessarily
- Avoid playing loud music from vehicles
- Avoid congregating in the car park

Signage reinforcing these requirements will be installed at gym entry and within the car park.

4.4 Monitoring and Enforcement

CCTV monitoring and access control records will be used to monitor compliance.

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Where required, Snap Fitness will investigate patron activity and enforce behavioural requirements.

5. Member Behaviour Management

5.1 Member Requirements

Snap Fitness members must comply with behavioural requirements designed to minimise noise impacts.

Members must not:

- Create excessive noise
- Congregate outside the premises
- Engage in disruptive behaviour

Snap Fitness will enforce compliance through:

- Warnings
- Membership suspension
- Membership termination

5.2 Patron Dispersal and Loitering Management

Snap Fitness and West Pennant Hills Sports Club Ltd will implement operational and infrastructure measures to ensure patrons enter and exit the premises promptly and do not loiter within the car park or surrounding areas.

Measures include:

- Clear signage directing patrons to enter and exit quietly
- Allocation of designated parking areas away from residential boundaries
- Continuous CCTV monitoring of car park and access areas
- Electronic access control recording individual patron entry

Snap Fitness will investigate any complaints by reviewing access control records and CCTV footage to identify individuals present at the relevant time.

Where behavioural breaches are identified, Snap Fitness will implement enforcement action including warning, suspension, or cancellation of membership.

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West Pennant Hills Sports Club Ltd also operates a complimentary courtesy bus service from Wednesday through Sunday evenings until the close of Club trading, which is available to Snap Fitness patrons and assists with prompt dispersal from the premises.

6. Complaint Management Procedure

6.1 Complaint Contact Availability

Snap Fitness will provide a contact phone number and email address for complaint reporting. Contact details will be displayed at the gym entrance.

6.2 Complaint Investigation Protocol

Upon receipt of a complaint, Snap Fitness will undertake investigation including:

- Review of electronic access control records to identify entry times of individual members present during the relevant period
- Review of CCTV footage covering gym entry points and car park areas
- Identification of any members responsible for behavioural breaches

Snap Fitness will cross-reference complaint timing with individual patron entry records and CCTV footage to identify responsible individuals.

6.3 Corrective Action

Where behavioural breaches are identified, Snap Fitness will take enforcement action including:

- Formal warning
- Membership suspension
- Permanent cancellation of membership

Membership cancellation will be implemented where serious or repeated breaches occur.

6.4 Complaint Register

Snap Fitness will maintain a complaint register recording:

- Complaint details
- Investigation findings
- Actions taken

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This register will be made available to Council upon request.

7. Security and Access Control

7.1 Electronic Access Control and Cashless Operation

Snap Fitness operates a secure electronic access control system. Access is restricted to authorised members only.

All member entry times are electronically recorded. Further, the gym operates on a cashless basis and does not store cash on-site. This eliminates the risk of theft, reduces security risk, and supports safe unattended operation during unstaffed periods.

8. CCTV Monitoring

CCTV cameras monitor:

- Gym entry points
- Car park areas

CCTV assists in monitoring compliance and investigating incidents.

9. External Lighting Management

West Pennant Hills Sports Club Ltd maintains external lighting within the car park and surrounding areas to provide safe access while minimising impacts on neighbouring residential properties.

The existing external lighting forms part of the Club's established infrastructure and has been installed and operated in accordance with the Club's most recent development consent requirements.

This lighting has been in continuous operation for an extended period as part of the Club's approved use and associated car park operations.

The lighting is designed and positioned to illuminate the car park surface and pedestrian areas and is directed downward to minimise light spill beyond the site boundary.

Importantly, the existing lighting has operated without generating substantiated complaints relating to light spill, glare, or adverse impacts on neighbouring residential properties.

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This demonstrates that the current lighting arrangement is appropriate for the site and surrounding land use context.

Notwithstanding this however, if any lighting-related complaints are received, the Club will investigate and implement corrective measures where required, which may include:

- Adjustment of lighting direction
- Installation of additional shielding
- Modification of lighting intensity
- Replacement or upgrade of lighting fixtures if necessary

10. Staff Training and Management

10.1 General Staff Training

Snap Fitness staff will be trained in:

- Acoustic management requirements
- Patron behaviour management
- Complaint handling procedures
- Enforcement of operational requirements
- Systems Training
- Emergency Procedures

The Team Handbook forms part of the Staff member's contract and needs to be signed, dated and accepted. The Team Handbook covers, but is not limited to the following:

- Confidentiality Agreement
- Code of Conduct
- Acceptable Use of IT
- Occupational Health and Safety

Staff will implement corrective action where required to ensure compliance with this Plan of Management.

10.2 Personal Trainer Qualifications and Accreditation

All Snap Fitness staff and personal trainers will hold appropriate industry qualifications and certifications relevant to their role.

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Personal trainers operating within the gym must hold recognised fitness industry qualifications and maintain appropriate professional accreditation where required.

Snap Fitness will ensure staff and trainers are competent to safely supervise gym operations and enforce operational requirements.

11. Waste Management and Removal

Snap Fitness will implement structured waste management procedures to ensure waste is handled, stored, and removed in a manner that does not adversely impact neighbouring properties or the surrounding environment.

11.1 Waste Generation

Waste generated by Snap Fitness is limited to typical gym operational waste, including:

- General waste such as paper towels, wipes, packaging, and cleaning materials
- Minor recyclable materials such as plastic bottles, cardboard, and paper
- No hazardous, chemical, medical, or industrial waste is generated as part of normal operations.

Waste volumes are expected to be low due to the nature of gym operations.

11.2 Waste Storage Location

All Snap Fitness waste will be stored in designated waste bins located within the Club's enclosed loading dock area.

The loading dock area:

- Is located within the Club building footprint
- Is separated from residential properties
- Is screened from public view
- Is not accessible to gym members
- Is only accessible by authorised staff and waste contractors

Waste bins will remain within this designated loading dock area at all times except during servicing.

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11.3 Waste Containment

Waste bins allocated to Snap Fitness will be:

- Commercial-grade bins with fitted lids
- Maintained in good condition
- Kept closed when not in use

These measures ensure:

- Prevention of odour emission
- Prevention of vermin access
- Prevention of waste dispersal

11.4 Servicing

All waste will be disposed of and transported to the central waste storage provided by the Club during staffed hours.

Waste will be collected on a fortnightly basis by a licensed private waste contractor servicing the Club.

In addition:

- Waste volumes will be monitored regularly by Snap Fitness staff and Club management
- Additional waste collections will be arranged where required to prevent overflow or accumulation
- Waste will never be permitted to overflow or accumulate outside designated bins.

If required, waste collection frequency will be increased to weekly or more frequent intervals to ensure adequate capacity.

11.5 Waste Collection Process

Waste collection will occur via the existing dedicated loading dock area, which is designed to accommodate waste servicing vehicles.

The waste contractor will access bins directly within the loading dock area. Waste collection will occur during normal daytime hours wherever practicable.

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11.6 Waste Management During Unstaffed Periods

During unstaffed periods:

- Waste bins remain secured within the enclosed loading dock area
- Members do not have access to waste storage areas
- Waste cannot accumulate in external areas

This ensures waste is securely managed at all times.

11.7 Cleaning and Maintenance

Snap Fitness and Club management will ensure:

- Waste storage areas are maintained in clean condition
- Any waste spillage is promptly cleaned
- Waste bins are periodically cleaned as required

11.8 Environmental and Amenity Protection

Snap Fitness will implement waste management procedures to ensure waste storage, handling, and collection does not result in any adverse environmental or amenity impacts on neighbouring properties or the surrounding area.

The following controls will apply:

- All waste will be stored in enclosed commercial-grade bins fitted with secure lids, which will remain closed at all times except when waste is being deposited or collected
- Waste bins will be located within the Club's designated enclosed loading dock area, which is physically separated and screened from neighbouring residential properties and public view
- Waste will not be stored externally, exposed, or allowed to accumulate outside designated waste storage areas
- Waste volumes will be monitored regularly to ensure bins do not overflow, and additional waste collection services will be arranged where required
- Waste storage areas will be maintained in a clean and sanitary condition to prevent odour emission, vermin attraction, or environmental contamination
- Any waste spillage will be promptly cleaned to prevent nuisance or environmental impact

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Waste collection will occur via the Club's existing loading dock infrastructure, which is designed to facilitate waste servicing without impacting neighbouring properties.

12. Compliance Monitoring and Review

Snap Fitness will monitor operations to ensure compliance with this Plan of Management.

If issues arise, Snap Fitness will implement corrective measures.

13. Corrective Action Measures

Snap Fitness may implement corrective actions including:

- Additional signage
- Additional operational controls
- Member disciplinary action
- Operational adjustments

14. Compliance with Development Consent

Snap Fitness will operate in accordance with:

- Development consent conditions
- Approved acoustic report
- NSW Noise Policy for Industry

15. Key Stakeholders

Key Stakeholders	
Stakeholder	Service
Chris Caldwell	Snap Fitness Australia CEO
Gabriel Condello	National Franchise Sales Manager
Ben Bowen	National Development Manager (Property)
Alan O'Brien	Chief Operations Officer
Ben Bowen	Development Consultant

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Sam Spencer	Leasing Consultant
Cornerstone Risk	Comprehensive Insurance
Matrix Fitness	Fitness Equipment
Technogym Fitness	Fitness Equipment
AlphaFit	Free Weights
AlphaFit	Fitness Equipment
Snap Fitness Approved Contractor	Project manager / Builder
Snap Fitness Approved Contractor	Security Design and Install
Appliance Tagging Services Pty Ltd	Electrical Safety Audit and Testing of Exit and Emergency Lighting
WINC	Office and cleaning supplies
TBA	Waste Collection
Taylor Made Cleaning	Commercial Cleaning
Stripe	Membership Direct Debit Payments

ATTACHMENT 2 - ITEM 1

16. Crime Prevention Plan

The following measures are incorporated into each Snap Fitness Club:

- **Swipe Card Access** – Snap Fitness West Pennant Hills will provide swipe card access to its members so that entry can be gained via the car park.
- **Security Monitoring Service** - The gym is connected to a 24hr security monitoring service which provides remote assistance to members during both manned and unmanned staff hours. When necessary the Security monitoring company can co-ordinate local security watch or any emergency services to attend the club. The security monitoring provider can also see inside the gym from their remote position and verbally communicate with members over audio.
- **Security Alarm** – The security alarm system is set up with motion sensors that detect movement within the club. The alarm is automatically set when no motion is detected after a member leaves the club. When a new member swipes their access card at the front door the alarm is disabled.
- **Fixed Point Duress Buttons** – Members can press a “fixed point” duress alarm button within the club which is hard wired into a wall. The fixed point duress is a two-way intercom system that allows members to speak to our security monitoring providers while help is dispatched in the event of an emergency
- **Mobile Duress Pendants** - Members training outside of supervised hours have access to mobile security “pendants” which can be worn on the member’s person. In the event the member needs assistance while training alone the member can press a button on the mobile pendant which notifies the security monitoring company immediately.
- **CCTV Installed Throughout the Gym** - All Snap Fitness facilities have internal CCTV installed. Both real time and recorded footage can be viewed remotely (iPhone etc.) or via the club’s on-site internal security system monitor. Please refer to the plans within this document to see both internal and external security camera locations.
- **Access Card and Self Closing Doors** – All members have a unique “Access Card” which they are required swipe at the club entrance to gain access. This card allows the club manager to see what members were at the club at a specific time. Once the member has swiped their access card at the fixed proxy reader the club door will unlock via an electric lock mechanism. The member enters the club and the door will automatically close behind them to avoid any “tailgating” by non-members. Snap Fitness West Pennant Hills will

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provide swipe card access to its members so that entry can be gained via the car park.

- **Member Education** – During the member induction process the club staff inform the member that they are not to provide club access or open external doors for any other person at any time or risk termination of their membership.
- **Staffed Hours** - Staff will be present onsite between the following hours:
 - Monday – Thursday: 10:00am – 7pm
 - Friday: 10:00am – 5pm
 - Saturday- Sunday: No staff
- **Note:** Personal Trainers may be inside the club outside of the aforementioned times training clients. Yours sincerely

Ben Bowen

National Development Manager Snap Fitness Australia

Contact: 0400 930 808

or

bbowen@liftbrands.com

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Annexure A: Security Pendants, Duress Alarm and Security Monitoring



Figure 2: Duress Alarm



Figure 3: Security Pendants



Figure 5: Security Alarm

ATTACHMENT 2 - ITEM 1

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Annexure B: Typical Snap Fitness Analysis

Scope and Velocity of Member Visitation

Snap Fitness operates under a membership-based model that results in predictable, distributed, and relatively low patron numbers at any given time.

B1 Membership Catchment and Usage Patterns

Based on Snap Fitness operational data across comparable locations:

- Most members live within approximately 3.2 kilometres of the facility
- Members typically attend individually rather than in groups
- The average workout duration is approximately 40 minutes
- Members generally attend outside of traditional peak congestion periods due to 24-hour access availability.

This operational model results in short-duration visits with minimal overlap between patrons.

B2 Expected Membership and Visitation Levels

Within the fitness industry, approximately 40% of members are considered regular users.

Based on a typical membership base of approximately 600 members:

- Approximately 240 members would attend regularly
- Regular members typically attend approximately twice per week
- This equates to approximately 480 visits per week

An additional estimated 150 visits per week occur from less frequent users. Total visitation is therefore expected to be approximately:

- 630–650 visits per week

This equates to:

- Approximately 90–100 visits per day on average

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Due to the short duration of visits, the number of patrons present at any one time remains low.

B3 Peak Period Attendance

Peak visitation periods typically occur between:

- 4:00pm and 7:00pm on weekdays

Even during peak periods, Snap Fitness operational data indicates:

- The number of patrons present rarely exceeds approximately 15–20 persons at any given time
- Patron arrival and departure is staggered, rather than occurring simultaneously

This results in controlled and manageable site activity.

B4 Overnight and Late-Night Visitation

Snap Fitness Australia data confirms extremely low utilisation during late-night and early morning hours. Based on this operational data:

- Less than 1% of total member visits occur between 11:00pm and 5:00am
- Based on 650 weekly visits, this equates to approximately 6 visits per week during this period
- This equates to less than 1 visit per night on average

Based on available Snap Fitness Australia data, Figure1 below provides average and expected utilisation across a 24/7 period, confirming late night activity is negligible.

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time	mon	tues	wed	thurs	fri	sat	sun	peak
12am - 1am	0	0	2	1	1	2	0	2
1am - 2am	0	1	1	0	1	1	0	1
2am - 3am	0	1	1	0	0	0	0	1
3am - 4am	0	0	1	1	1	2	0	2
4am - 5am	0	2	1	2	0	0	0	2
5am - 6am	9	11	13	17	5	1	0	17
6am - 7am	7	7	7	8	7	13	1	13
7am - 8am	5	6	13	3	7	9	1	13
8am - 9am	9	2	3	3	2	6	7	9
9am - 10am	3	2	9	5	5	4	6	9
10am - 11am	1	3	1	3	3	12	5	12
11am - 12pm	5	8	6	3	7	4	7	8
12pm - 1pm	2	4	2	2	5	4	1	5
1pm - 2pm	1	5	10	3	9	4	6	10
2pm - 3pm	5	7	10	7	3	5	2	10
3pm - 4pm	7	12	7	10	7	4	2	12
4pm - 5pm	14	11	15	14	11	7	6	15
5pm - 6pm	15	17	18	16	8	6	7	18
6pm - 7pm	18	19	18	11	12	6	7	19
7pm - 8pm	18	13	12	15	9	5	8	18
8pm - 9pm	15	8	10	15	5	7	6	15
9pm - 10pm	8	8	6	4	3	4	1	8
10pm - 11pm	6	4	3	6	4	4	3	6
11pm - 12am	3	1	2	4	4	3	2	4

Figure 6

B5 Distribution of Visitation Across Operating Hours

Further to Figure 1, the facility's 24-hour operation allows visitation to be distributed across the entire day, reducing peak congestion and minimising concentrated activity.

Unlike traditional limited-hours gyms, Snap Fitness' operating model:

- Reduces peak congestion
- Spreads visitation across longer operating hours
- Reduces the number of patrons present at any one time
- Minimises traffic, parking, and acoustic impacts

B6 Traffic, Parking and Acoustic Implications

Based on visitation patterns:

- Most arrivals and departures involve individual patrons

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- Vehicle movements occur intermittently rather than in concentrated volumes
- Peak attendance levels remain low
- Overnight attendance is negligible

These operational characteristics ensure minimal impact on:

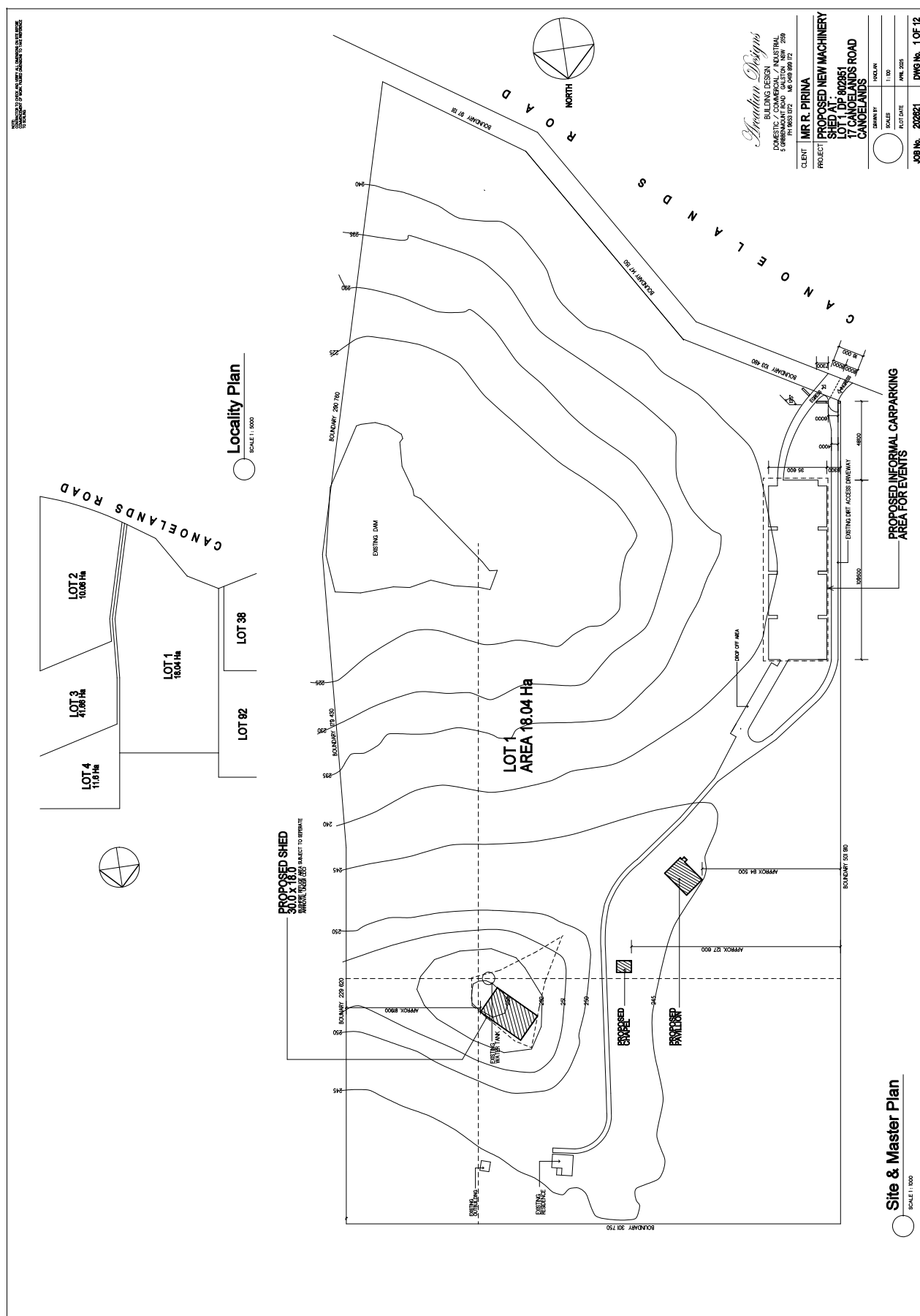
- Surrounding road network
- Parking demand
- Neighbouring residential amenity

ATTACHMENT/S

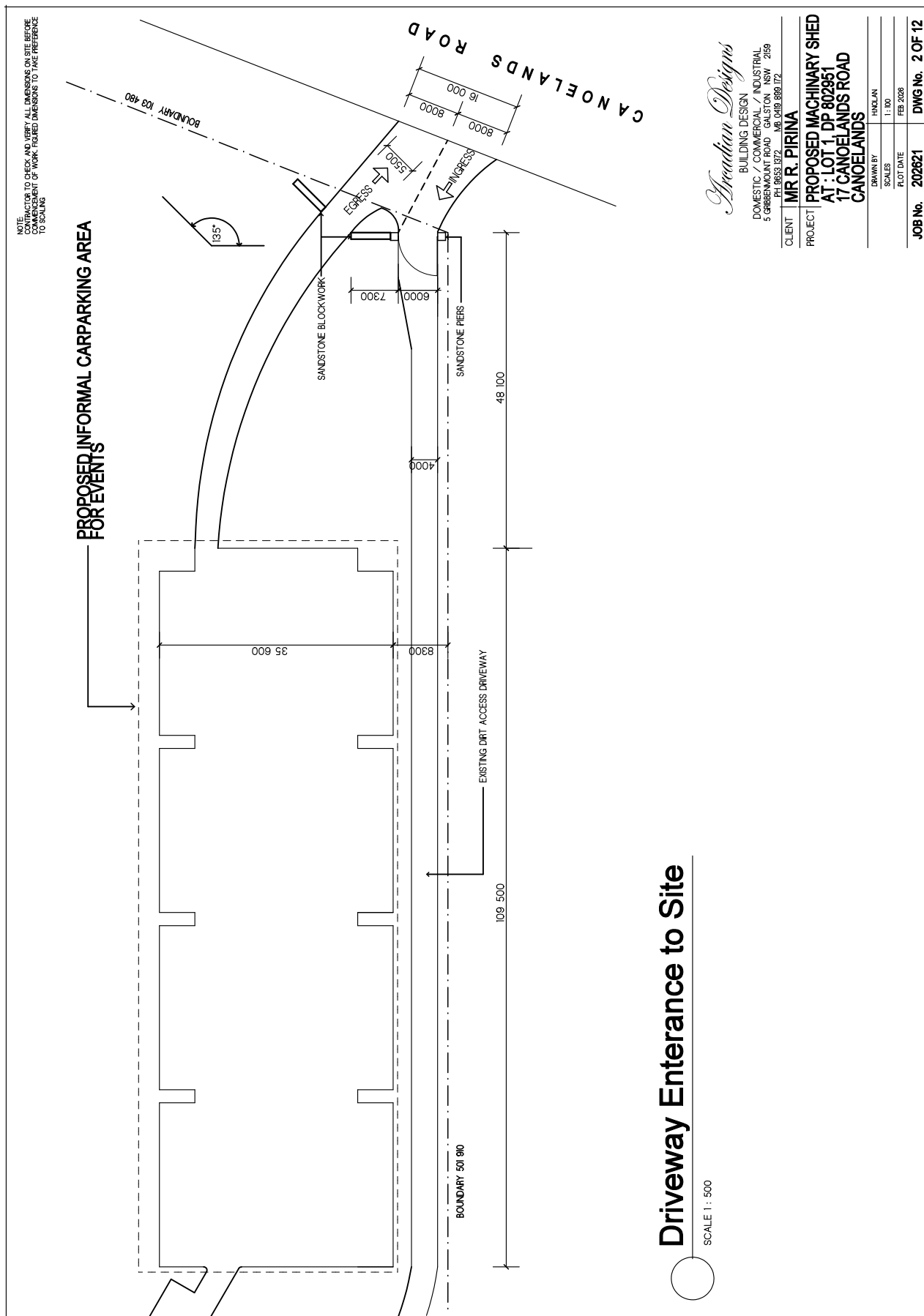
REPORT NO. LPP20/26

ITEM 2

1. ARCHITECTURAL PLANS

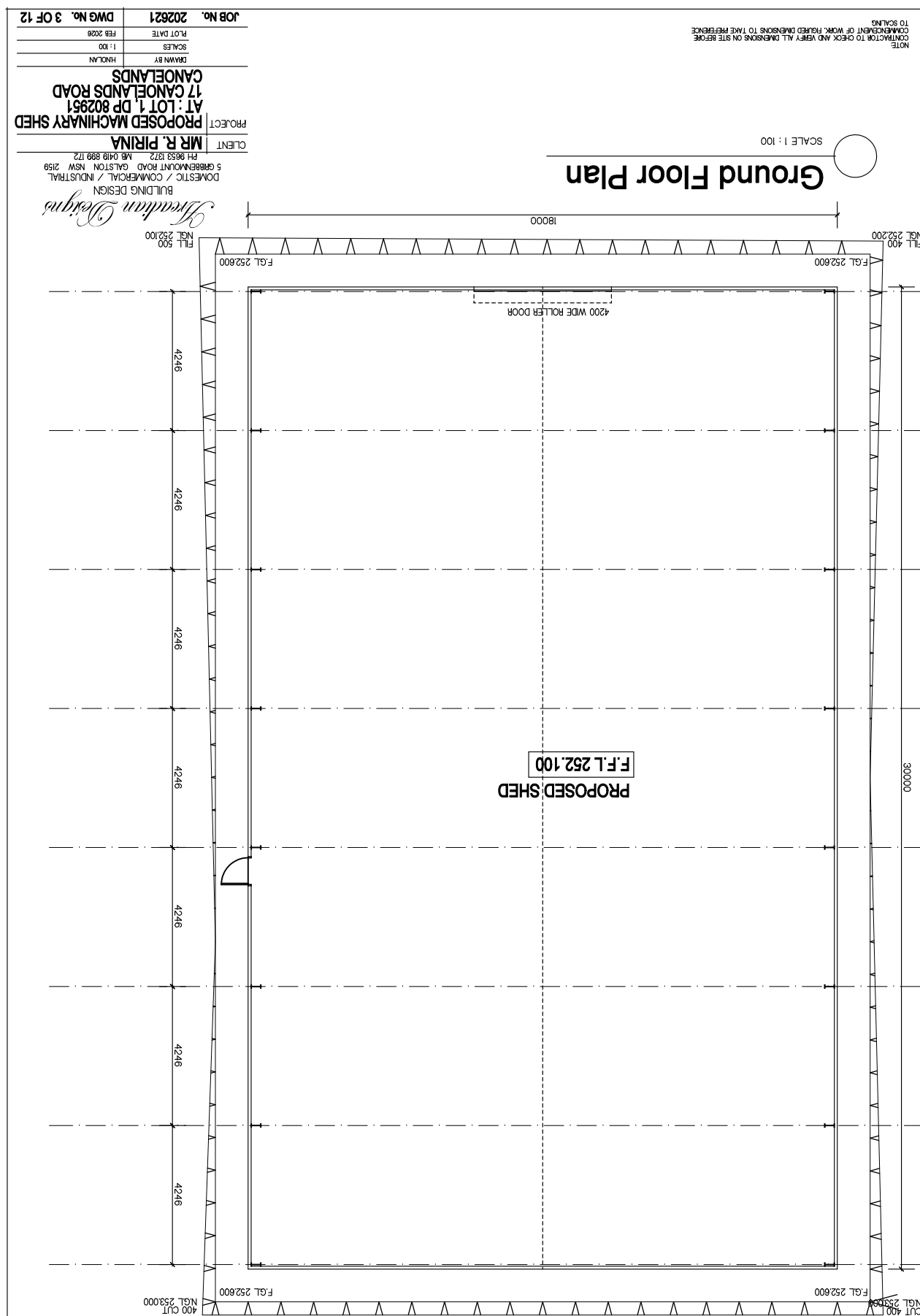


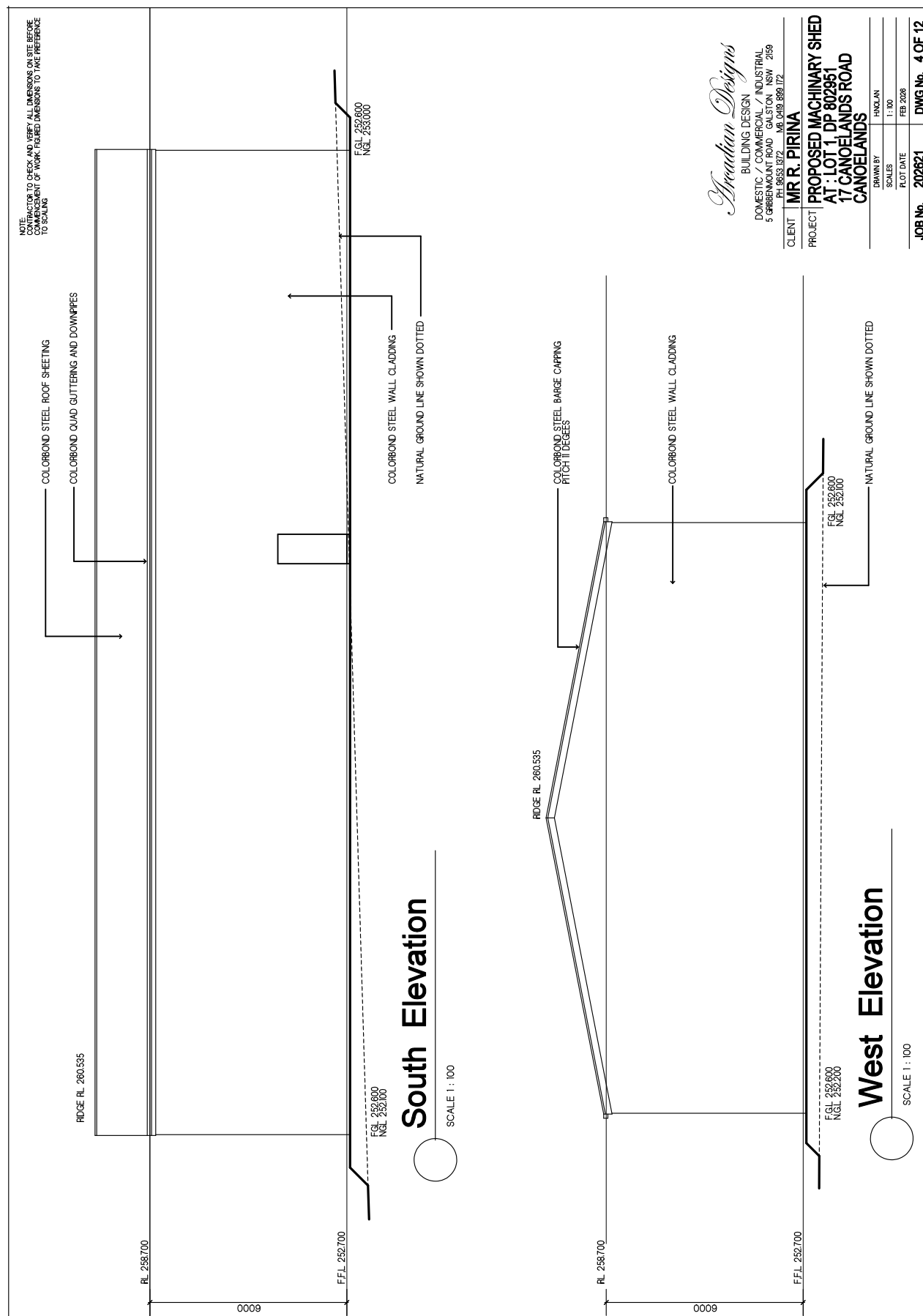
ATTACHMENT 1 - ITEM 2



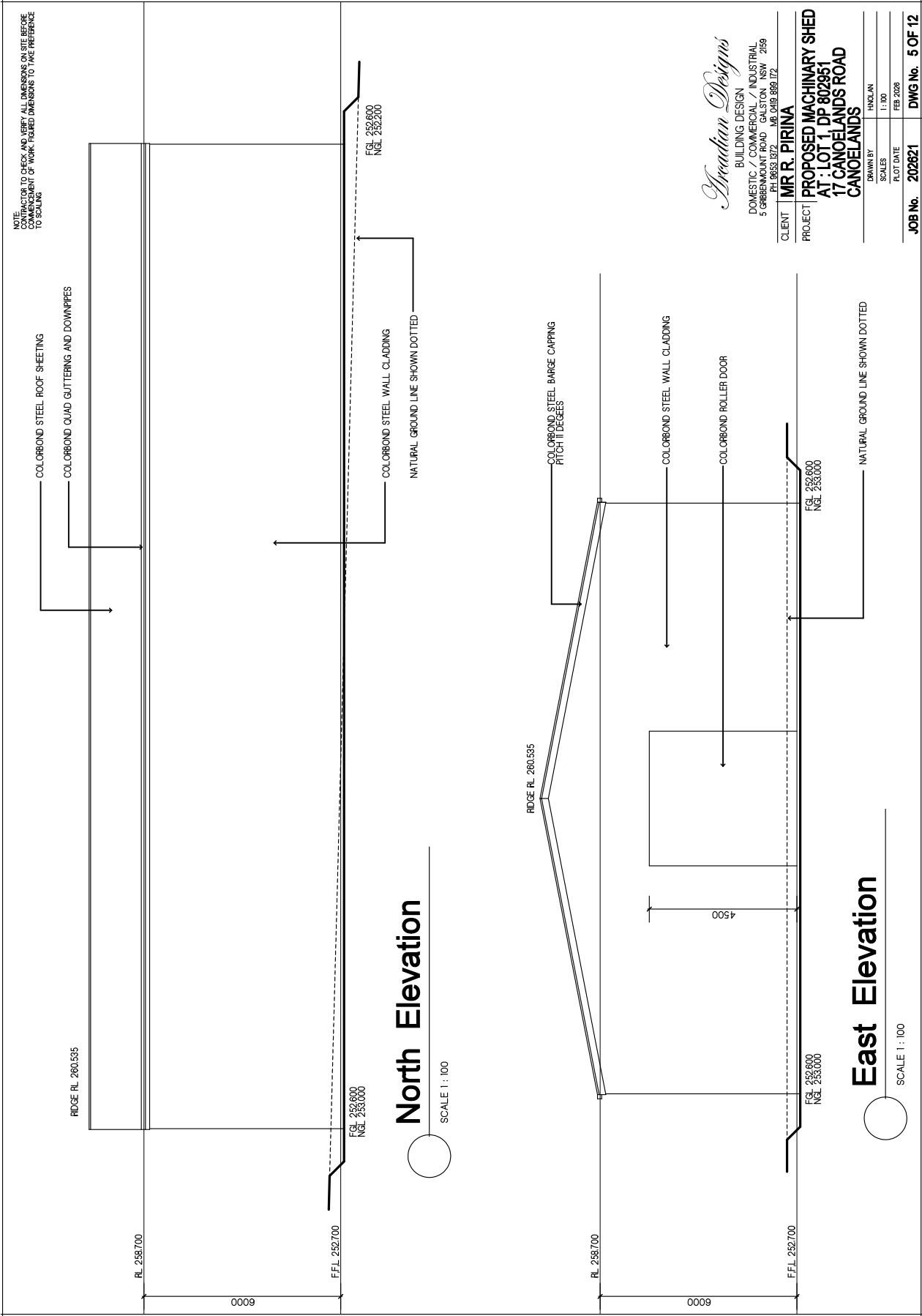
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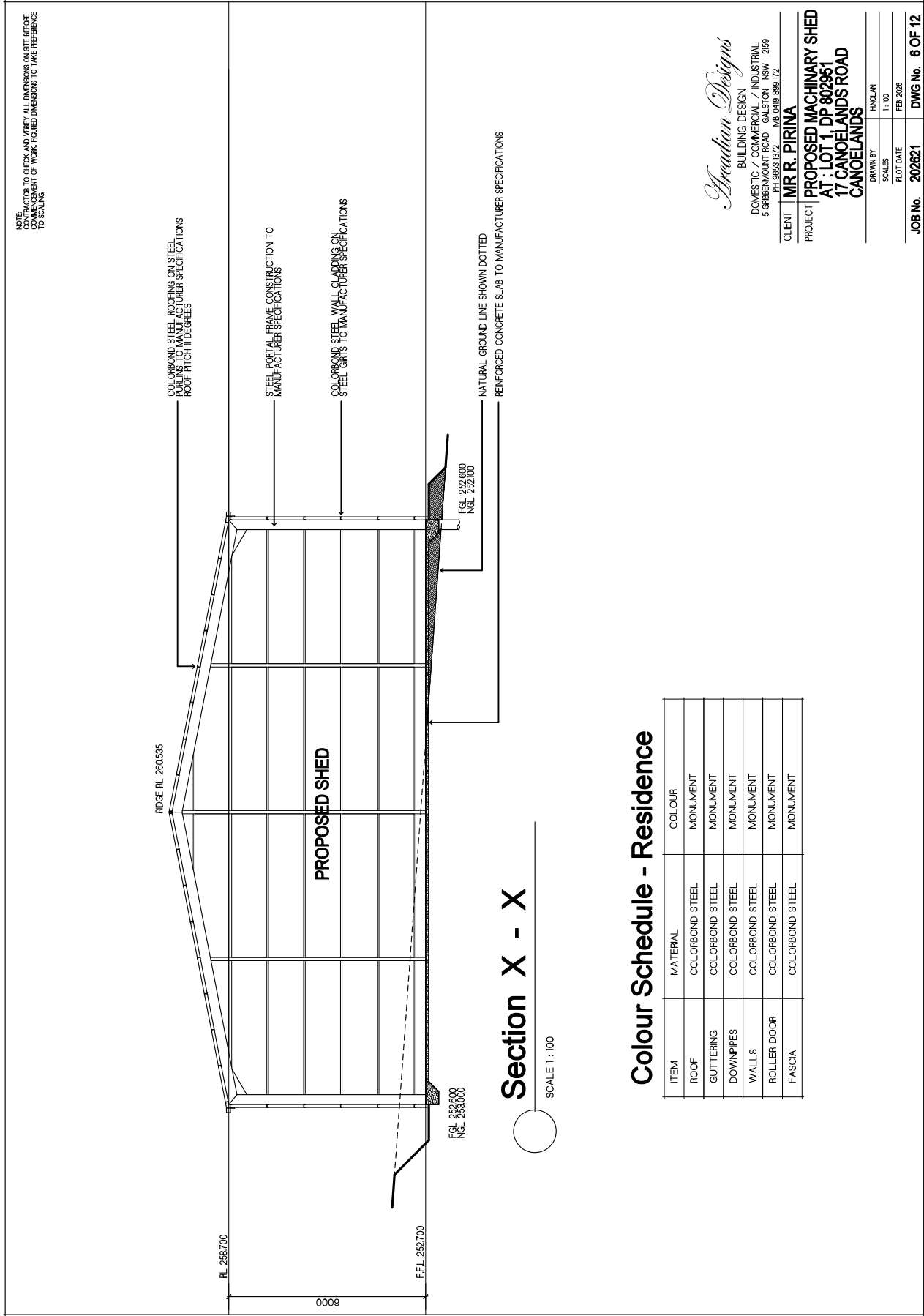




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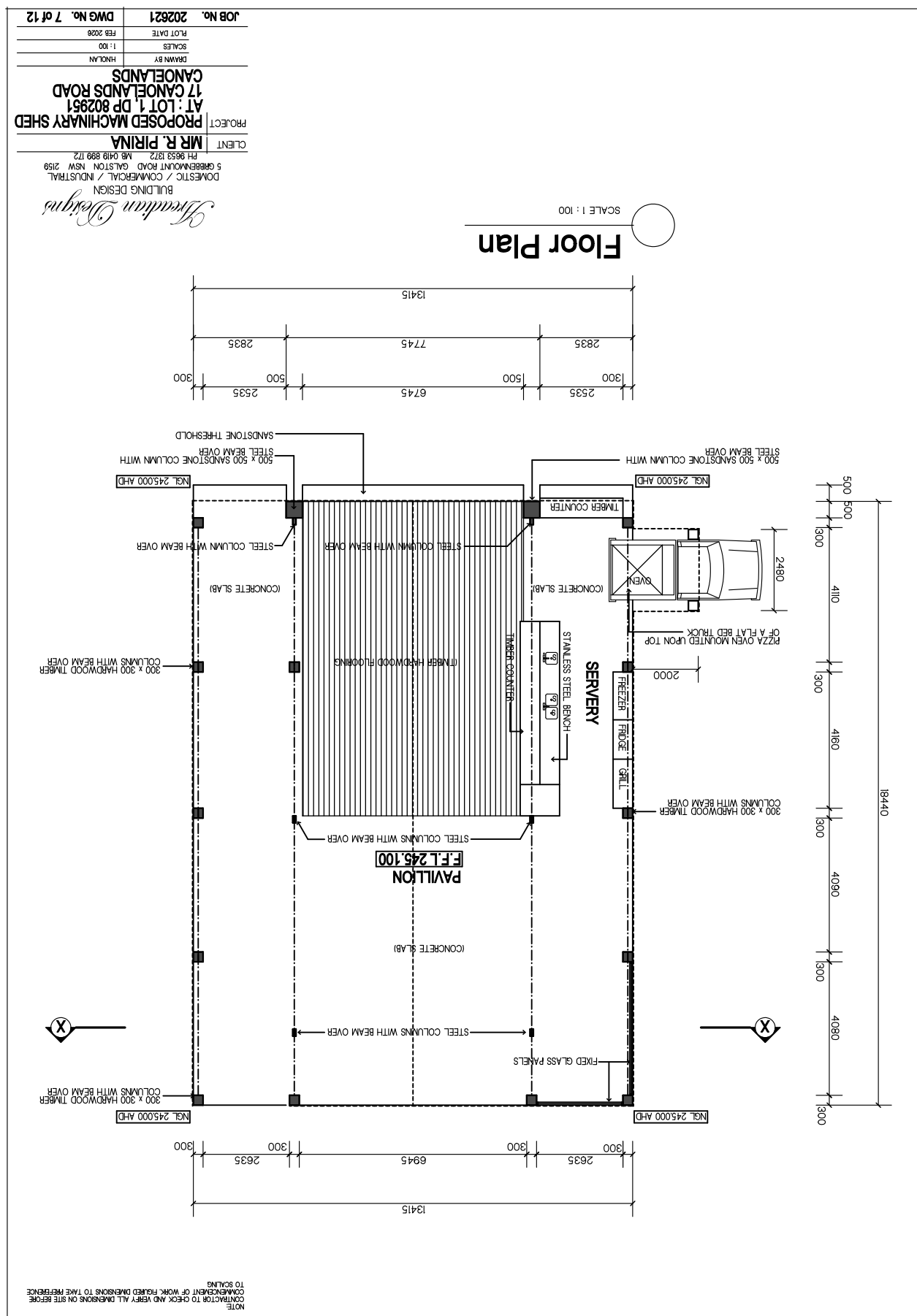


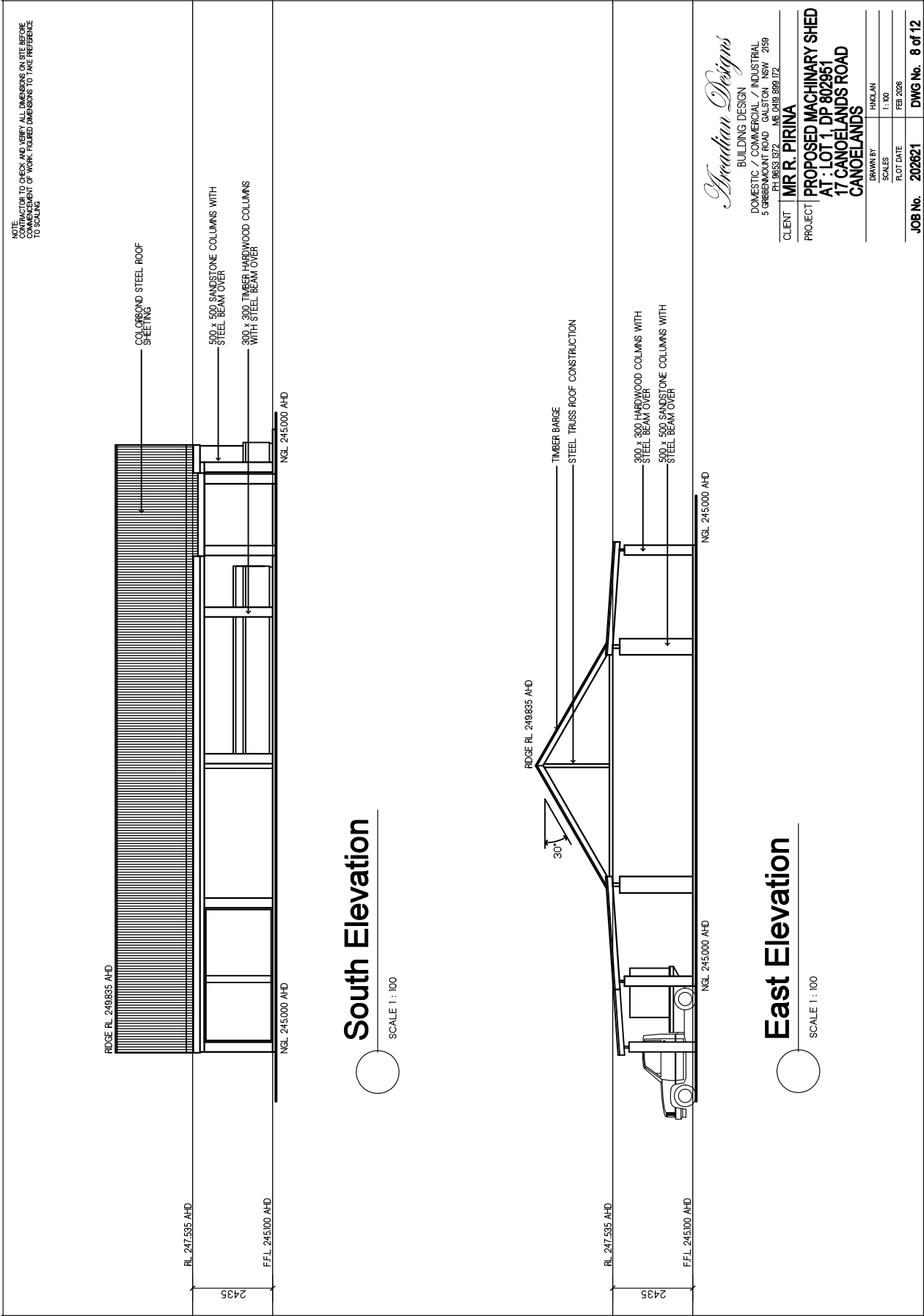
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GUTTERING	COLORBOND STEEL	MONUMENT
DOWNPIPES	COLORBOND STEEL	MONUMENT
WALLS	COLORBOND STEEL	MONUMENT
ROLLER DOOR	COLORBOND STEEL	MONUMENT
FASCIA	COLORBOND STEEL	MONUMENT

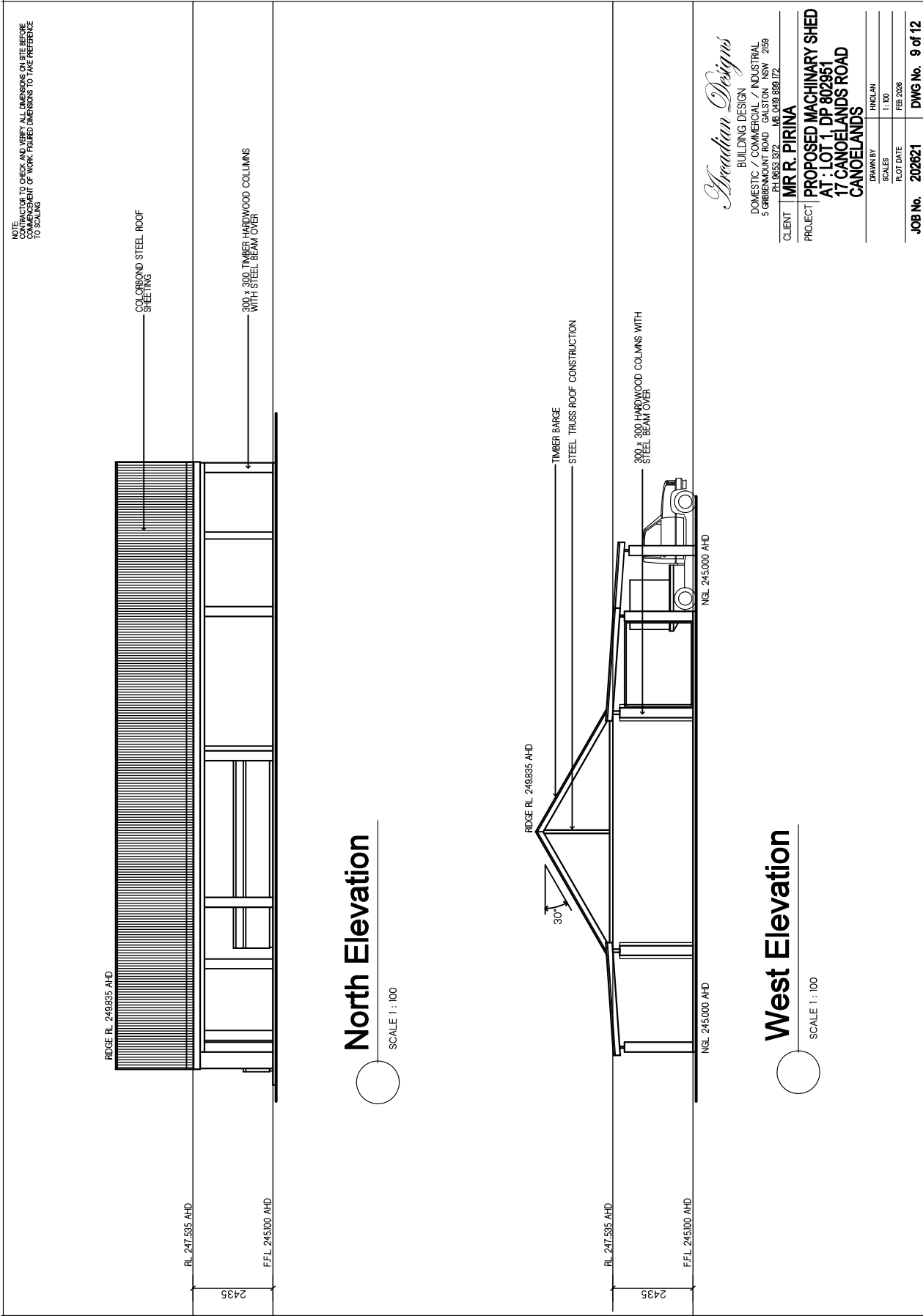
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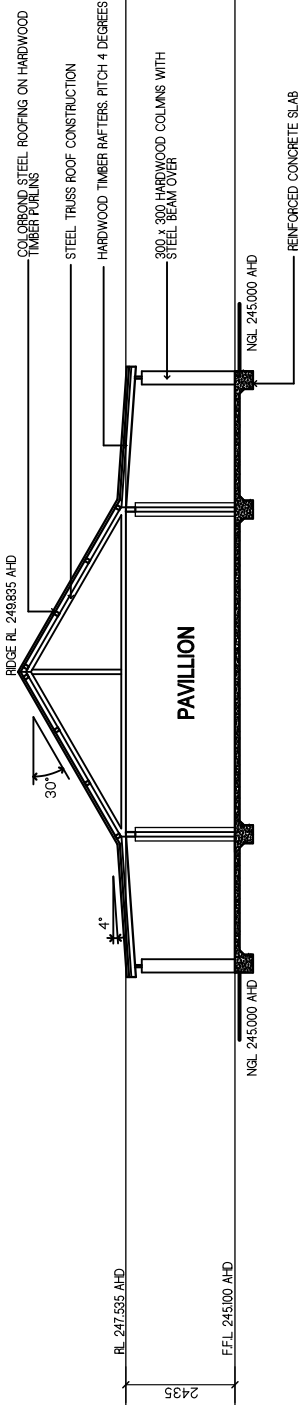


ATTACHMENT 1 - ITEM 2



ATTACHMENT 1 - ITEM 2

NOTE:
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE BEFORE
COMMENCEMENT OF WORK. FIGURED DIMENSIONS TO TAKE PREFFERENCE
TO SCALE



Gradient Designs
BUILDING DESIGN
DOMESTIC / COMMERCIAL / INDUSTRIAL
5 GREENMOUNT ROAD GALSTON NSW 2159
PH 9853 1512 FAX 0418 889 172

CLIENT **MR R. PIRINA**

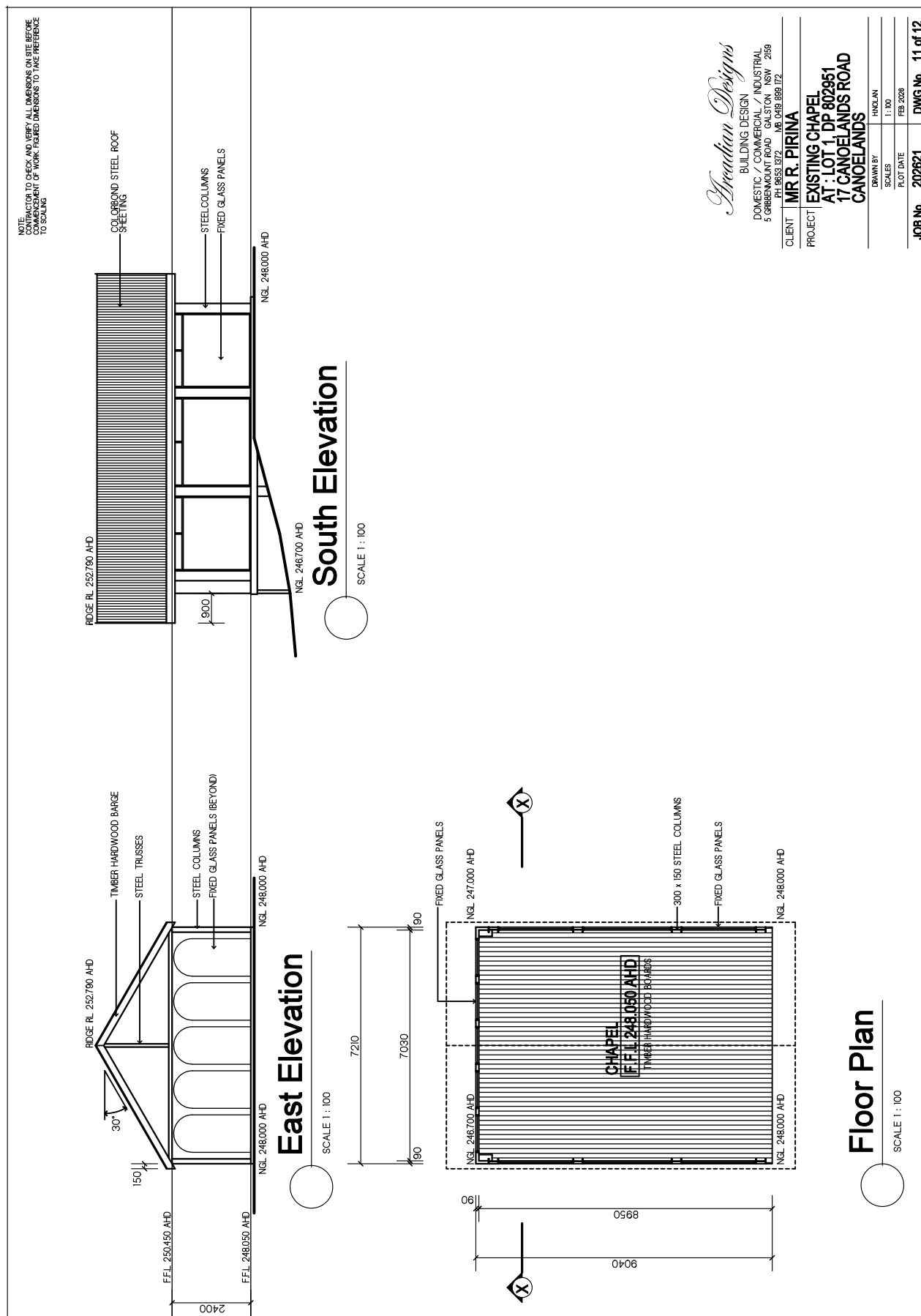
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AT : LOT 1 DP 802951
17 CANOE LANDS ROAD
CANOE LANDS**

DRAWN BY **HANCLAN**
SCALES **1 : 100**
PLOT DATE **FEB 2026**

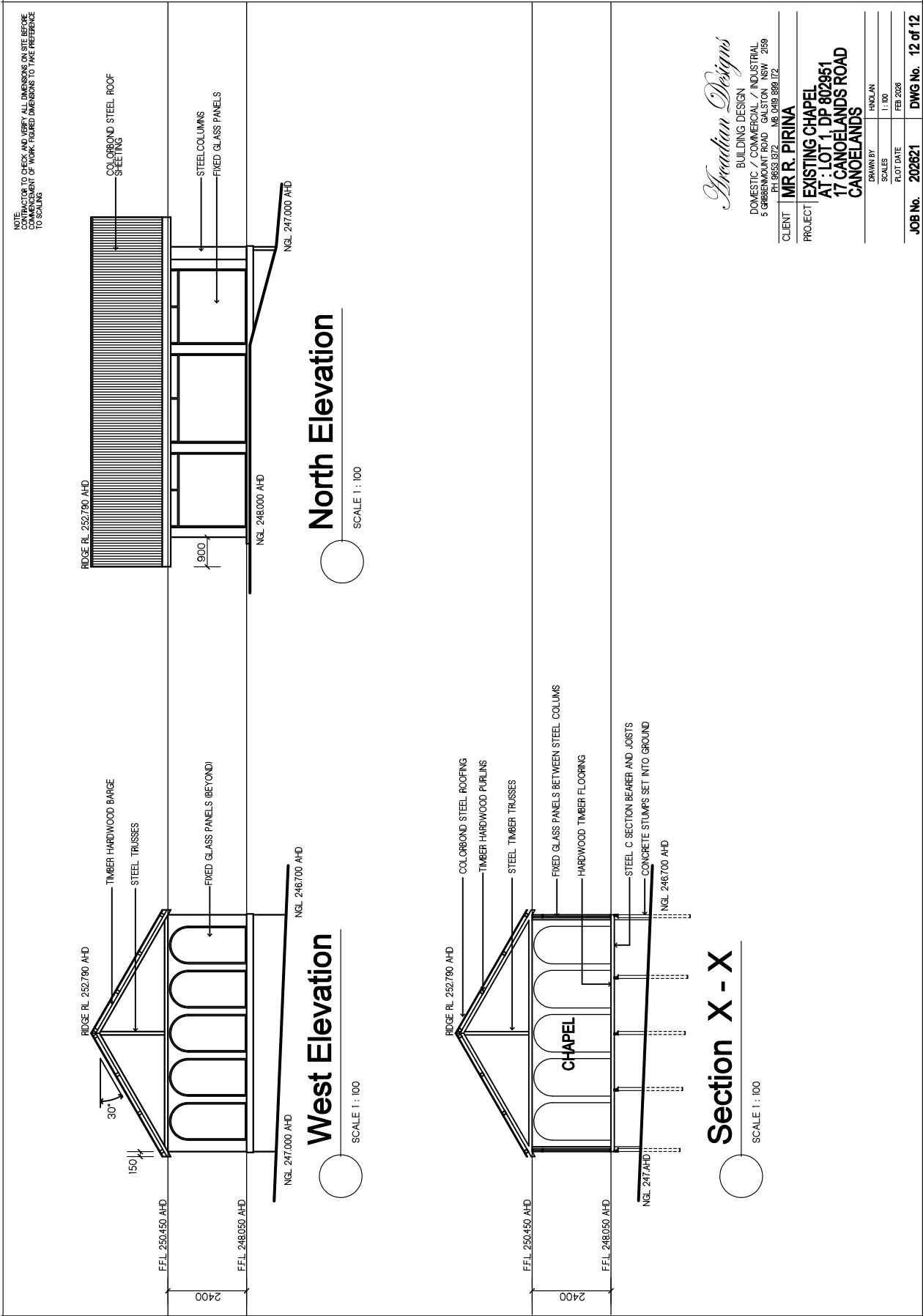
JOB No. **202821**

DWG No. **10 of 12**

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ATTACHMENT 1 - ITEM 2



ATTACHMENT 1 - ITEM 2