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### Shop 1, 1-3 Moore Road, Fresh Water NSW 2096 Letter of support (Traffic and Parking Assessment) Date: 2 April 2025

### **Purpose of Letter**

It is understood that a Section 4.55(2) amendment application (Mod2025/0087-PAN-516523) has been submitted to the Northern Beaches Council (Council). The existing facility, located at Shop 1 of 1-3 Moore Road, Freshwater Village Complex, was originally approved for "Use of premises as Recreational Facility (Indoor)" via Notice of Determination DA2019/0278.

The proposed modification application seeks to modify conditions 1, 10, 11 & 13 of the existing Notice of Determination to allow the subject indoor recreation facility to operate 24 hours per day, 7 days a week.

It is noted that upon preliminary review of the subject modification application, Council issued a request for additional information dated 12 March 2025 and requested to address the following matter:

2) Updated Reports for Modification Application

The original development application was accompanied by the following specialist reports:

• Traffic and Parking Assessment Report

The updated report(s) are to make an assessment of the modified proposal and be prepared by a suitably qualified person. Alternatively, the relevant expert can provide a supporting letter stating they have reviewed the amended proposal and advise the recommendations of the original report remain unchanged.

#### Assessment

In order to address Council's request, we have reviewed the original Traffic and Parking Assessment Report (prepared by Varga Traffic Planning Pty Ltd, dated 15 July 2019, Ref#19367). Based on our review, it is our assessment that the proposed 24/7 Anytime Fitness Gym (indoor recreation facility) can be supported on the traffic planning grounds, and the recommendations of the original report remain unchanged due to the following reasons:

 The proposed Anytime Fitness gym is anticipated to see a maximum patron accumulation of approximately 40 to 50 patrons during peak operational hours, which is a similar patron accumulation pattern to the existing approved Bouldering Gym.

- Based on past experiences, the demand for the Anytime Fitness premises is expected to have two
  notable peaks: 6 am to 7 am and 6 pm to 7 pm. This occurs from Monday to Wednesday. Thursday
  to Sunday attendance is expected to be significantly less in comparison to weekday attendance.
- As such, the proposed Anytime Fitness, being a 24/7 accessible facility, allows patrons to access
  the facility anytime of the day resulting in less concentrated peak hours in comparison to the
  approved Bouldering Gym.
- Based on our discussion with the client, it is ascertained that the business model of Anytime
  Fitness gyms heavily relies on the residents within the local catchment area. The smaller, more
  modest facilities draw membership from a localised catchment, typically less than 1.5km from the
  site. This promotes the use of the gym as part of a workout, resulting in many users walking,
  running, and cycling to the gym, reducing traffic generation and parking requirements.
- The existing Bouldering Gym (being unique in nature and limited in numbers) attracts patrons
  from a much larger catchment area than a typical 24/7 operational Anytime Fitness Gym. As such,
  patrons visiting the existing Bouldering Gym are likely to generate more vehicle-based trips than
  a typical Anytime Fitness Gym.
- Given that the anticipated peak patron accumulation of the proposed Anytime Fitness Gym is similar to the existing Bouldering Gym, the proposed facility is likely to generate a similar or less parking demand when compared to the existing Bouldering Gym.
- To further assess the parking demand of the proposed facility, a reference has been made to a
  travel mode survey conducted at Anytime Fitness, Manly (a site with similar transport
  characteristics). The survey was completed on a typical weekday at Anytime Fitness's Manly
  facility on Wednesday, 11 September 2024. The results of the survey are outlined in the table
  below, with detailed survey results provided in Appendix A of this letter:

No. of Patrons **Travel mode** % of Patrons Interviewed Car 14 30% **Public transport** 4 9% **Bicycle** 3 7% Walk 24 52%

Table 1: Travel mode survey at Anytime Fitness Manly

 Based on the above results, it is ascertained that 30% of patrons visited the site via private vehicles. As such, upon application of the above results, the proposed facility with a peak attendance of up to 50 patrons is likely to generate a peak parking demand of up to 15 vehicles only.

46

100%

Total

- The anticipated parking demand of up to 15 vehicles is significantly less than the parking demand of 35 vehicles ascertained for the Bouldering Gym as per the original Traffic Report.
- Moreover, the site is located within the Freshwater Village Plaza, surrounded by many other
  commercial developments within the Freshwater Town Centre area. As such, the site attracts
  many linked trips where patrons visit the nearby land uses before or after attending the gym and
  utilise parking spaces within the carpark of Freshwater Village Plaza or the surrounding on-street
  parking.
- Nevertheless, based on the above travel mode survey, it is also ascertained that the proposed 24/7 Anytime Fitness is likely to generate less traffic during peak hours when compared to the existing approved Bouldering Gym.

#### Conclusion

Based on the above, it is our assessment that the proposed 24/7 Anytime Fitness Gym is likely to generate less parking requirements and traffic generation during peak operational hours in comparison to the approved Bouldering Gym at the site. As such, the proposed modifications can be supported on the traffic planning grounds and will have no perceptible impact on the existing carpark operations of the Freshwater Village Plaza and the surrounding on-street parking.

Regards

Syed Faizan Ali

Senior Traffic Engineer

# **Appendix A – Travel Mode Survey Results**



Anytime Fitness, Manly

Date:11 | 09 | 24

5 Pittwater Road, Manly NSW, 2095

We would like to know how you came to the club today. This will help us in planning for future clubs.

How did you get to the club today? Car / Motor Bike / Bus / Walked / Train / Bicycle / Other	If you came by car or motor bike, how many club patrons were in/on the car/motorbike? (Including yourself)	If by car / motor bike / bicycle, where did you park or leave it?	What time did you arrive and how long do you normally stay?	What time do you expect to leave?
WakeD	NIA	N/A	11eu 1HR	12pm
Wilhed	NA	W/A	Ilan Miso	Most pm
Walked	N/A	N/A	10:30 Thr	11:30Am
walked	NA	NA	10-llam	11:30 am.
Bike Walked	N/A	11	12.10 pm	1.10 ym
Walled	11	11	12.10pm	17
walked	NIA	NIA	1hr-30min	The same of the sa
like	N/A	Bike perhad outsidegin	1-2hrs (375/27)	
WALKED	HIA	NIA	1-2hrs 36	1.2:45
	ĺ	on sleet	30m 1-15hrs	4:00-430
Walker	NA	NA	3.50pm 1.25	5 15
walk	N/A	NA	4.15	515
walked	11/4	NA	4.15	515
WALK	NIA	NIA	4:30pm	5:30M

Anytime Australia



Anytime Fitness, Manly 5 Pittwater Road, Manly NSW, 2095

Date: 11109124

We would like to know how you came to the club today. This will help us in planning for future clubs.

How did you get to the club today? Car / Motor Bike / Bus / Walked / Train / Bicycle / Other	If you came by car or motor bike, how many club patrons were in/on the car/motorbike? (Including yourself)	If by car / motor bike / bicycle, where did you park or leave it?	What time did you arrive and how long do you normally stay?	What time do you expect to leave?
Car	two	A SIDE STYLET	8:00 am 1hr	9:00am
cal	1	side street	12 pm	1.30pm
Car	ı	1/2 har looking	7395 lh	830 cm
Car	2	Car Park #	8:00 am 45	8: Luran
Car		Car Park cost	8-poom-lh	
car	\	side street	8AM - 1 hc	9 Am
Made like		in the parking.	8an- Thr.	GAM
		kangaroe st	9:2500 145	10:30am
C9(	1	Kangaroo ST	9:31 am 151	
Car	1	Kangarou ST Pittwater Rd	9.40	10.40M
WAIKED	4		10:45	12:00
Bus			gan	llam
walked	-	-	10am	11 50 am
dus	Muself	_	10am-Ihr	IIam
Walked	1	Pitthater Rel	llam	12 pm

Anytime Australia



Anytime Fitness, Manly 5 Pittwater Road, Manly NSW, 2095

Date: 1/09/24		
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WAIK		011 0 1	5:30pm	6:30 pm
CAR	1	P.H. Rosed	4:20°PM	6:00 PM
Walk	1		400	S: 00 Pm
Walk			6:00 pm	7:30pm
BIKE	N/A	OUT FRONT LOCKED	5. DUPM	6-15 PM
car	1	Pitriatev   Kangana	6:30pm	7:45pm

C Anytime Australia



Anytime Fitness, Manly 5 Pittwater Road, Manly NSW, 2095

Date: 12/09/24

We would like to know how you came to the club today. This will help us in planning for future clubs.

How did you get to the club today? Car / Motor Bike / Bus / Walked / Train / Bicycle / Other	If you came by car or motor bike, how many club patrons were in/on the car/motorbike? (Including yourself)	If by car / motor bike / bicycle, where did you park or leave it?	What time did you arrive and how long do you normally stay?	What time do you expect to leave?
BUS	i	-	II am 1hr	12pm
Walked			12pm	Ihr.
CAR	1	Kangaroo Lune	11:30Am 1h	(7:30

Anytime Australia



Anytime Fitness, Manly 5 Pittwater Road, Manly NSW, 2095

Date: 14/09/24	
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Walle	NIA	NIA	11:30 140	120
hell	_	_	11:45 CUSM	112:09
BUS	-	-	12:10 lhr	1:107
drive	1	PAROGIONST.	D:38 1hr	1:301
wk	/	9	12:50	Z=00pm
hegh			1. lopn.	2pm

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Anytime Fitness, Manly
5 Pittwater Road, Manly
NSW, 2095

Date: 11109124

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Car	two	A SIDE STREET	8:00 am 1hr	9:00am
cal	1	side street	12 pm	1.30pm
Car	t	to har borking	73000 lhr	830 cm
Car	2	CarPark #	8:00 am 45	9: Lurga
Car		Car Park cost	8: com-lh	
car	1	side street	8AM -1 hc	9 Am
n/ade	1	in El Parking.	8an- 1hr.	GAM
car /bike	1	tangaroe st	9:25 - 145	10:30am
COL	1	Kangaroo ST	9:31 am 151	1100
Car	Ì	Pittwater Rd	. 9.40	10.40A
WALKED	4		10:45	12:00
BUS			gan	llam
walked	-	-	10am	1130 am
BUS	MUSEIF	_	10am-Inr	llam
Walked	1	Pitthater Rel	llam	12 pm

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Anytime Fitness, Manly
5 Pittwater Road, Manly
NSW, 2095

Date:\\	09	124
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WakeD	NIA	NA	1104 THR	120M
walked	NA	NA	II am Mhão	Was I'm
Malked	N/A	N/A	10:30 Thr	11:30Am
Walked	NIA	NIA	10-11ager	11:30 am.
Bike.	NA	N/A	12PM	184
walked	N/A	//	12.10 pm	1.10 ym
Walled	91	11	12.10pm	17
walked	NIA	N/A.	Ihr-30mins	12:30,0
like	N/A	Bike parted outsidegen	1-2hrs (Pany)	2PM
MALKED	HIA	NIA	1-2405 34	1.2:45
Car	İ	on street	3pm 1-15hrs	4:00-430
Walker	NA	NA	3 50pm 1.25	5-15
walk	N/A	NA	4.15	515
walked	11/4	N/A	4.15	515
WALK	NIA	NA	4:30pm	5:30M

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NSW, 2095

Date:	110	29	124	Ī
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WAIK			5:30pm	6:30 pm
CHR	1	Pitt- Road	4:20'PM	6:20 PM
Walk	1		4:00	5.00Pm
Walk			6:00 pm	7:30pm
BIKE	N/A	OUT FRONT LOCKED	5. 00 PM	6.15 PM
car	1	Pitrvatev   Kangara	6:30pm	7:45pm

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