

Traffic Engineer Referral Response

Application Number:	Mod2025/0212
Proposed Development:	Modification of Development Consent DA2019/0278 granted for use of premises as an indoor recreation facility
Date:	28/05/2025
Responsible Officer	
Land to be developed (Address):	Lot 1 SP 23069 , 1 / 1 Moore Road FRESHWATER NSW 2096

Officer comments

The proposed modification seeks to change the hours of operation applying to the existing of recreational facility approved at the location. The existing hours of operation are restricted to :

- Monday to Friday – 6:00am to 10:00pm
- Saturday – 9:00am to 10:00pm
- Sunday and Public Holidays – 9:00am to 10:00pm

The modification seeks to extend these hours of operation to 24 hours 7 days a week. No changes to the parking or access arrangements serving the development are proposed with parking to continue to be provided within the parking area serving the building. It is noted that condition No. 12 of the consent for DA2019/0278 imposes a 50 person capacity on staff and clients associated with this tenancy and that this condition is not proposed to be changed.

As the extension to 24 hour operation will only result in gym operations being extended at times when parking demands associated with other uses will be low it is not anticipated that 24 hour operations will result in any significant adverse parking or traffic generation impacts. The modification is not opposed on traffic grounds

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Traffic Engineer Conditions:

Nil.