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Attn: Yvette Fenech, Development Manager

RE: Retail Unit 7, Building D, 1 Giffnock Avenue, Macquarie Park – Transport Statement for Development Application

Dear Yvette,

Ason Group has been commissioned prepare a Transport Statement (TS) in support of a Development Application (DA) for the use of Anytime Fitness (the Proposal), located at Retail Unit 7 of Building D, within 1 Giffnock Avenue, Macquarie Park (the Site).

Anytime Fitness is an international fitness franchise which provides access to members 24 hours a day, 7 days a week. Whilst each premises is staffed during regular business hours, the Anytime Fitness model provides access to members outside these hours to fit exercise into their individual schedules at any time of the day. This includes safety and security measures which allow members to use the premises during unstaffed hours.

It is noted that there is an existing Anytime Fitness at 35 Waterloo Road, Macquarie Park, situated directly across the road. The existing building is currently subject to a proposal to redevelop it for residential development. The Proposal aims to relocate and continue the operation of this Anytime Fitness at the Site.

Therefore, the key purpose of this TS therefore is to assess any parking and traffic implications associated with the rearrangement of GFA, if any.

In preparing this assessment, reference is made to the previously approved traffic and parking assessments relevant to the Site. In preparing this TS, Ason Group has referenced the following key reports that are relevant to this DA:

- Ason Group, Transport Assessment Report, 396 Lane Cove Road and 1 Giffnock Avenue, Macquarie Park; Proposed Mixed Use Commercial Building, Version 4, 21/12/2018 (Ason TA).
- Ason Group, Building D 396 Lane Cove Road, Macquarie Park – Modification Application, Transport Statement, Version 1, 20/08/2020 (Ason MOD TS).
- Ason Group, Building D 396 Lane Cove Road, Macquarie Park – Modification Application, Transport Statement, Version 1, 23/08/2021 (Ason MOD TS 2).

The Site lies within the City of Ryde (the Council) Local Government Area (LGA), and as such key reference documents for the assessment include:

- City of Ryde Development Control Plan 2014 (Ryde DCP 2014); and
- City of Ryde Local Environmental Plan 2014 (Ryde LEP 2014).

The Proposal

The Proposal seeks approval for the following for the adaptive reuse of the existing retail tenancy occupying Unit 7 of Building D as follows:

- Tenant specific use for a gymnasium (indoor recreation facility) operated by Anytime Fitness:
 - 793.3m² Gross Floor Area (913m² Gross Leasable Area Retail space)
 - Operating hours of 24 hours, 7 days a week.
 - Allocation of two dedicated parking spaces for employee use, and customer access to a pool of 77 parking spaces common to all retail tenancies.

Travel Characteristics of Existing Location

Based on information provided regarding the operation of the existing Anytime Fitness, located at 35 Waterloo Road, Macquarie Park, the following travel characteristics are known to inform of the expected car parking demand and traffic generation.

- presents the average number of members over January and February 2024 accessing the existing gymnasium based on members checking in / swiping into the building. Approximately 150 members access the existing gymnasium daily, with a maximum of 16 members on-site at one time.

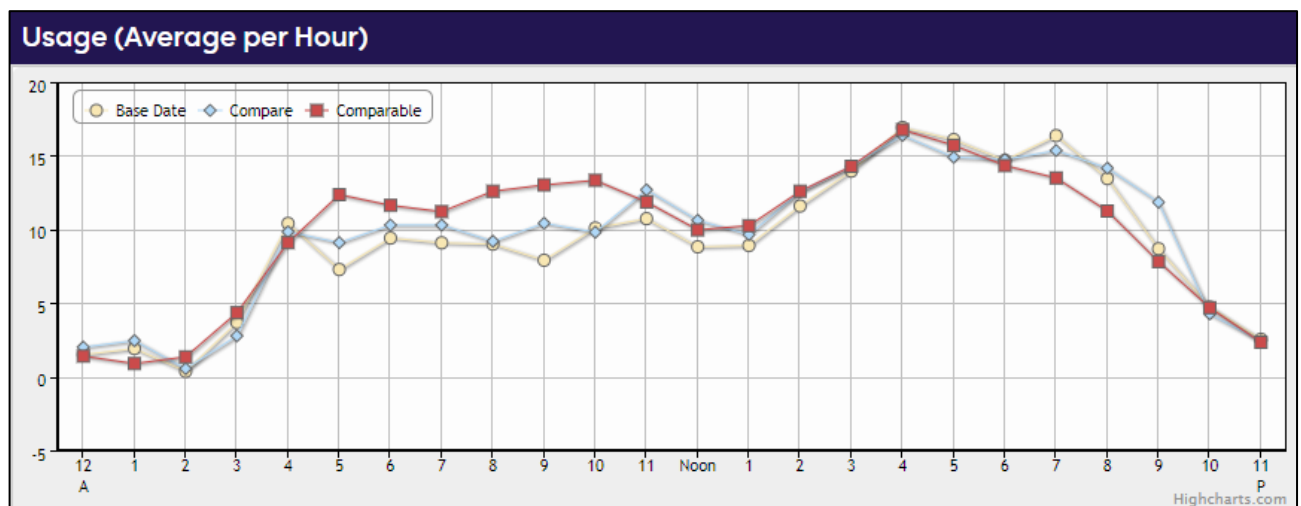


Figure 1: Average Usage for January and February 2024

- The existing facility has an allocation of 20 car parking spaces, with ample capacity observed.
- The operator has advised staff trips of the existing gymnasium are outside of the road network peak periods.

Parking Assessment

The Proposal seeks approval for the use of a gymnasium, as per the Ryde DCP 2014, Part 9.3, Section 2.3, the following car parking rate is applicable:

- Recreation Facilities (indoor) / Gymnasium: 1-1.5 spaces / 20 m² GFA

Application of the above rates to the applicable yield results in the following.

TABLE 1: COUNCIL PARKING REQUIREMENTS

Land Use	Yield (m ²)	Car Parking Rate	Parking Requirement
The Proposal	793.3	1-1.5 spaces / 20 m ² GFA	40 - 60

With reference to the above, the Proposal has a requirement of between 40-60 spaces, this requirement overlooks the specific site context, focusing instead on the Local Government Area more broadly. It is noted the original approval for Site was based on maximum car parking rates from Council, aimed at reducing car use. In accordance with the approved Ason TA, “the facility is not expected to be a 'destination' facility, likely to generate more 'walking' trips than car trips.” This suggests a lower need for car parking spaces than the Ryde DCP 2014 suggests.

Furthermore, it is noted Objective 3 of the Ryde DCP 2014, Part 8.0, Section 8.7 (Applicable to the Macquarie Park Corridor in which the Site lies) is:

“To minimise car dependency for commuting and recreational transport use, and to promote alternative means of transport - public transport, bicycling, and walking.”

With the Site located less than 200m from the Macquarie Park Metro Station, it is an excellent candidate for a reduced provision of car parking. The Site is well placed for multi-modal trips with gymnasium use expected to be ancillary to employees working in the surrounding commercial areas immediate to the Site, with additional high-density residential developments nearby. **Figure 2** below identifies surrounding developments in accordance with the Macquarie Park Strategic Master Plan, indicating the Site is central to a mixed-use precinct with existing high-density residential developments within 800m (10-minute walk).

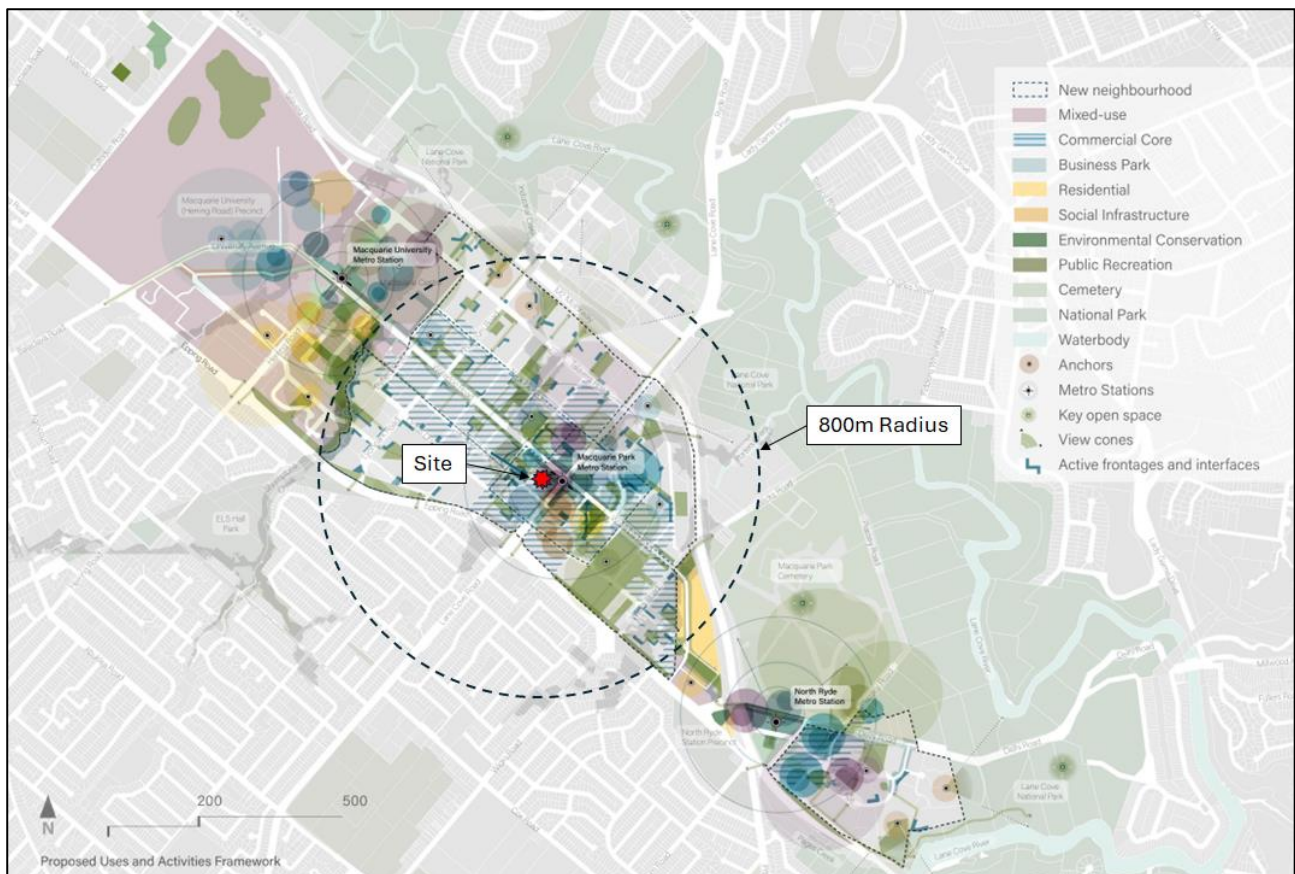


Figure 2: Macquarie Park Strategic Master Plan

To inform of the expected car parking demand of the Site, reference is made to Figure 1 which illustrates a maximum average of 16 members at 4pm. Based on 2016 census data (2021 excluded due to COVID-19 lockdown), Journey to Work data indicates 60% of all travel to the Macquarie Park – Marsfield Statistical Area Level 2 is attributed to driving. Application of this to the maximum current members results in a car parking demand of 10 spaces. This is expected to reduce over time with the development of the Macquarie Park Precinct.

Anytime Fitness will have car parking available within the basement car parking at the Site, with 2 dedicated spaces for staff on Basement Level 3 (**Appendix B**), and a further 77 spaces available to members to book on a paid basis on Basement Level 2 (**Appendix A**). With a maximum car parking demand of 10 at any time, the provision of 77 spaces is deemed appropriate for the operation of the Site.

The Proposal is therefore supportable on car parking grounds.

Traffic Generation

The following is considered noteworthy from a traffic generation perspective:

- The Proposal seeks approval for the use of a 24-hour gymnasium, as such it is expected the traffic generation will be distributed throughout the day, this is consistent with its existing operation.
- The original DA for the development was assessed on the basis of a 'trips per parking space' rate, which reflects the constrained levels of parking expressly sought by Council. It is noteworthy on this basis that the provision of parking spaces will remain the same under this application.

- The RMS Guide to Traffic Generating Developments indicates that the newly proposed land use has less traffic generating intensity than the existing retail use:
 - Secondary Retail Shop: 4.6 vehicle trips per 100m² GFA during the evening (Thursday) peak hour
 - Gymnasium (CBD): 3 vehicle trips per 100m² GFA during the evening peak hour.

Accordingly, it is anticipated that the proposed gymnasium will not generate additional traffic in peak hours over the existing use of the tenancy for retail. Indeed, the location of the site as described above is expected to have an overall effect of reducing car dependency noting the very large walkable catchment of members and convenience for multi-modal journey trips made via Macquarie Park station.

It is therefore concluded the proposal have a negligible impact on the surrounding road network.

Summary

Further to a detailed assessment of the Proposal, Ason Group has concluded that:

- The car parking provision of 2 dedicated spaces for staff and 77 spaces available for members to book is acceptable based on a first principles assessment completed using the existing Anytime Fitness with an expected identical operation.
- The proposed gymnasium use in CBD environments has less trip generating potential than the existing retail use, and therefore traffic impacts are expected to be negligible.

As such, Ason Group has determined that the Proposal is supportable on parking and traffic grounds.

We trust the above is of assistance. If you have any questions or should you wish to discuss further, please feel free to contact the undersigned.

Yours sincerely,



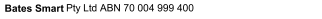
Sadeepth Bandaranayake

Traffic Engineer

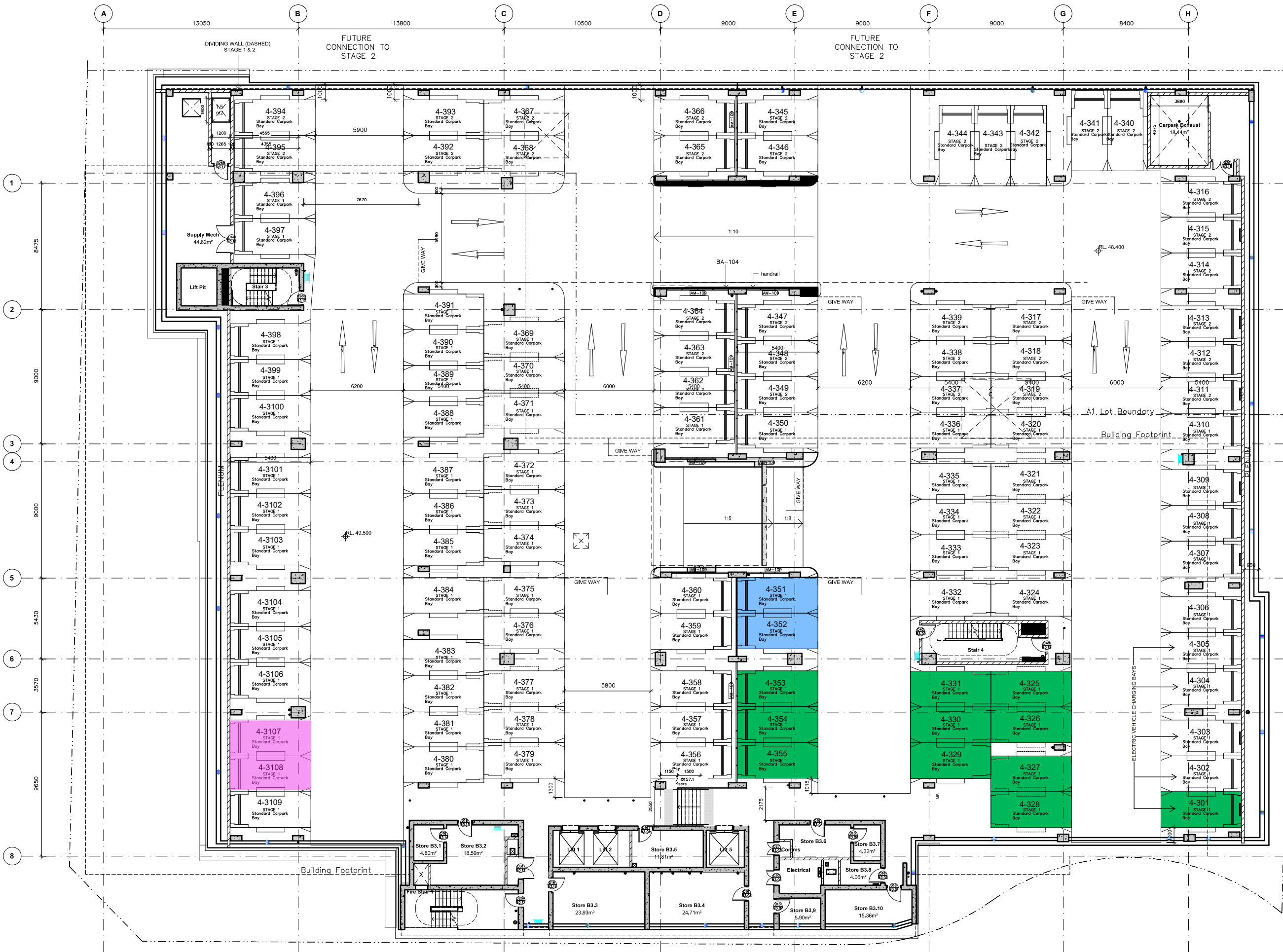
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Appendix A: Basement Level 2 Car Parking Plan



Appendix B: Basement Level 3 Car Parking Plan



CAR PARK ALLOCATION

	DWER 2 SPACES
	KEY PHARMA 11 SPACES
	ANYTIME FITNESS 2 SPACES