

**PARKING ASSESSMENT  
FOR  
CHANGE OF USE FROM INDUSTRIAL TO  
INDOOR RECREATION (GYM)  
AT  
3-5 DAVIES ROAD PADSTOW**

Ref. 23008r

27 February 2023



Prepared By

**TRANSPORT & URBAN PLANNING PTY LTD**  
Traffic Engineering, Transport Planning  
Road Safety & Project Management Consultants  
5/90 Toronto Parade  
P.O. Box 533  
SUTHERLAND NSW 2232  
Tel: (02) 9545-1411  
Email: [terry@transurbanplan.com.au](mailto:terry@transurbanplan.com.au)

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Architects Plans

## 1.0 INTRODUCTION

Transport and Urban Planning Pty Ltd has been engaged to undertake a parking assessment for a change of use to an industrial property at 3-5 Davies Road Padstow.

The change of use is from a smash repairs to an indoor recreational facility (gym).

The parking assessment should be read in conjunction with Planning Statement of Compliance for The Change of Use prepared by City Planning Works and the Architects Plans for the proposal contained in Appendix 1.

## **2.0 PROPOSED DEVELOPMENT**

### **2.1 Site**

The site is located on the eastern side of Davies Road approximately 160 metres south east of Watson Road which is a traffic signal controlled intersection with Davies Road.

Vehicle access to the site is via a combined entry/exit driveway towards the south eastern end of the property. The vehicle access is left in/left out.

The existing development on the site involves three buildings and a relatively large yard area which is used for vehicle parking. Part of the yard area is covered by an awning.

The adjacent development on the eastern side of Davies Road is industrial. On the western side of Davies Road south of Watson Road the adjoining development is residential.

Davies Road is a north south arterial road with three lanes in each direction separated by a median.

### **2.2 Proposal**

The proposal is for a change of use from a smash repairs workshop to an indoor recreational facility, which will operate as a small gym.

The proposal is shown on the architects plans ND04 and ND05 and includes a total floor area of 532m<sup>2</sup> across the three buildings which includes:

- Main gym building – 375m<sup>2</sup>, which incorporates the active gym area (285m<sup>2</sup>) and entry/exit areas, as well as the reception and circulation areas;
- Toilets, creche and storage area – 49m<sup>2</sup>, in a small building adjacent the main gym; and
- A stand alone outbuilding – 108m<sup>2</sup>, which will be used for yoga/pilates.

The architect's plan show off street parking for 18 cars.

Vehicle access to the property will be via the existing entry/exit driveway in Davies Road.

## **3.0 PARKING ASSESSMENT**

### **3.1 Parking Assessment Based on Floor Area**

Bankstown DCP (amended June 2019) does not have a parking rate for gymnasiums. Where no parking rate is provided for a particular land use, most Council DCPs rely on the parking rates contained in the former RTA (now TfNSW) Guide to Traffic Generating Developments (October 2002).

The Guide to Traffic Generating Developments does have a parking rate for gymnasiums. For metropolitan, regional and sub regional areas, the Guide suggests a parking provision of 3.0 spaces/100m<sup>2</sup> and 4.5 spaces per 100m<sup>2</sup> of floor area respectively.

The Padstow area would be considered to be a sub regional area and therefore a rate of 4.5 spaces for 100m<sup>2</sup> would be applicable.

The travel and parking demand of a gym is directly related to the number of patrons that will be using the facility at the same time and their travel mode to and from the gym.

As noted in Section 2 the floor area of the gym includes areas actively used by gym members, as well as complimentary areas and that do not increase the patron numbers attending the gym at the same time.

The complimentary areas include, reception, entry and circulation areas, as well as the toilets, the creche and storage areas.

The active areas of the gym have a total floor area of 393m<sup>2</sup> and include the active area in the main gym building (285m<sup>2</sup>) and the stand alone outbuilding (108m<sup>2</sup>) which will be used for yoga/pilates.

Adopting the TfNSW parking rate of 4.5 spaces/100m<sup>2</sup> would require a parking provision of 17.7 parking spaces.

The proposal accommodates 18 car spaces and therefore complies with TfNSW requirements for parking provision.

### **3.2 Parking Assessment Based on Proposed Gymnasium Operation**

The proposed gym will have a maximum capacity of 30 patrons at any one time. Average patron numbers are expected to be 20 people.

Staff numbers will number 3 at busy times.

Most gyms have their peak visitation rates on weekdays during the early morning period and late afternoon early evening periods.

A large proportion of the gym users are likely to be local residents (from the adjacent area) and or workers from the Padstow industrial area.

Some of these will walk or cycle to the gym from their residence, or work place and therefore will not require parking.

Another portion of gym users, who work out together or go to the gym at the same time will arrive and depart as pairs/groups in the same car.

Based on a maximum of 30 patrons at the gym and adopting a mode split of 65% of patrons travelling by car with an average car occupancy of 1.3 persons per car indicates a parking demand of 15 cars for patrons, plus staff parking.

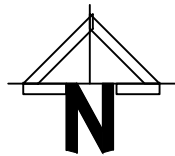
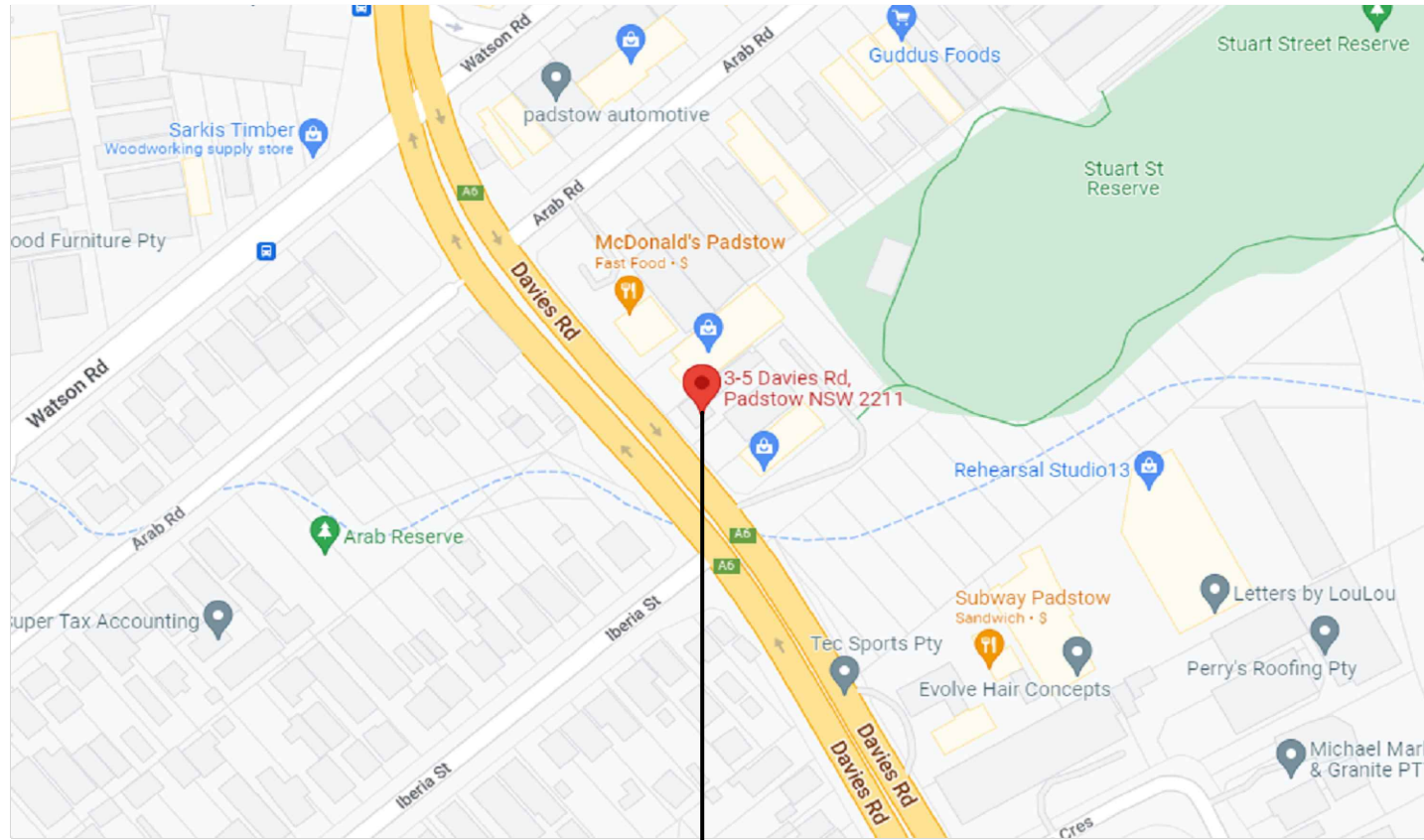
For the average number of patrons of 20 people attending the gym at the same time, the parking demand is calculated to be 10 car parking spaces, plus staff parking.

### **3.3 Conclusions**

The parking assessment, based on TfNSW parking rates and the floor area, as well as the proposed usage of the gym, indicates that the proposed 18 parking spaces will be adequate parking for the proposed gym.

## **APPENDIX 1**

### **ARCHITECTS PLANS**



LOCATION PLAN  
N.T.S.



Nikita  
Designs  
.....

**Nik Mavrakis Architectural & Interiors**  
Suite 3, 3-7 PARK AVENUE, DRUMMOYNE NSW 2047  
TEL. (612) 91811471 EMAIL: nikitadesigns@tpg.com.au

Issued	SITE + FLOOR PLANS	
	Dwg. Rev.	Drawing Title
▶	ND01 ---	COVER SHEET-DRAWING REGISTER
▶	ND02 ---	OVER ALL SITE PLAN
▶	ND03 ---	ROOF PLAN
▶	ND04 ---	OVER ALL EXISTING PLAN
▶	ND05 ---	PROPOSED GYM
▶	ND06 ---	EMERGENCY LIGHTING PLAN
▶	ND07 ---	FLOOR FINISHES PLAN
▶	ND08 ---	-----
▶	ND09 ---	-----
▶	ND10 ---	-----
▶	ND11 ---	-----
▶	ND12 ---	-----
▶	ND13 ---	-----
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▶	ND15 ---	-----

Revision	AMENDMENTS + REVISIONS	
	Date	Comments
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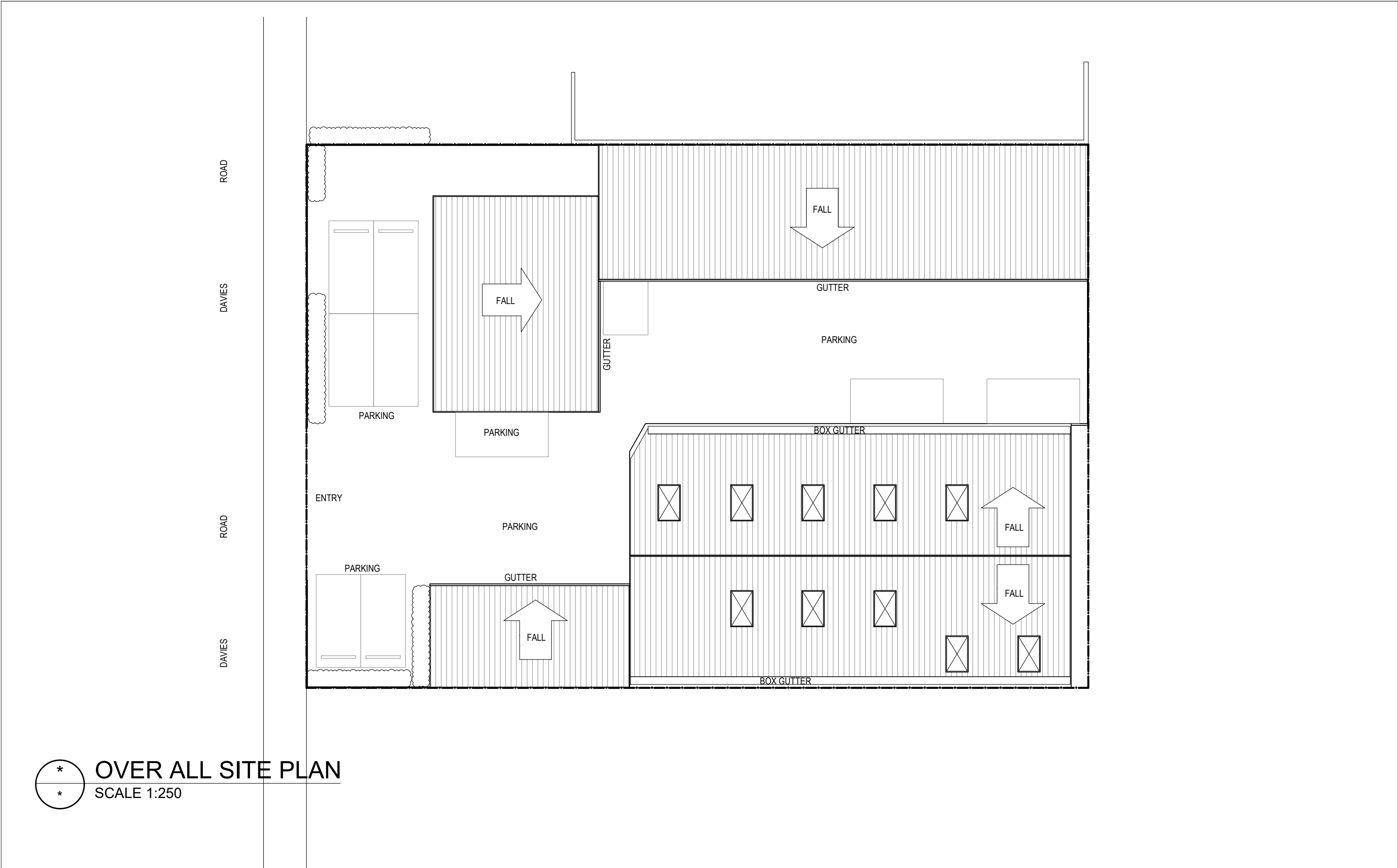
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▶ CDC SUBMISSION	27.02.2023
▷ AMENDED DA	00.00.0000
▷ CONSTRUCTION CERTIFICATE	00.00.0000
▷ TENDER SUBMISSION	00.00.0000
▷ CONSTRUCTION / WORKING DRAWINGS	00.00.0000
▷ CONSTRUCTION ISSUE	00.00.0000

## DRAWING REGISTER

3-5 DAVIES ROAD  
PADSTOW NSW, 2211

FEBRUARY 2023





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\*

OVER ALL SITE PLAN  
SCALE 1:250

NB. - ALL BUILDING WORK AND MATERIALS TO COMPLY WITH THE NATIONAL CODE OF FITOUT OF FOOD PREMISES, BCA & ALL RELEVANT COUNCIL CODES.

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No.	Amendment	Date	Int

ND

Nikita Designs

Nik Mavrakis  
Architectural & Interiors

Suite 3, 3-7 PARK AVENUE, DRUMMOYNE  
NSW 2042. TEL: 61 2 9181 1471  
EMAIL: nikitadesigns@tpg.com.au

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Checked: NM	Date: 12.01.2023
Drawing Title:	Job No.: 23-2481
OVER ALL SITE PLAN	

Project:

THE YARD

AT:

3-5 DAVIES ROAD PADSTOW  
NSW, 2211

NORTH

Drawing. No

ND02

Rev.

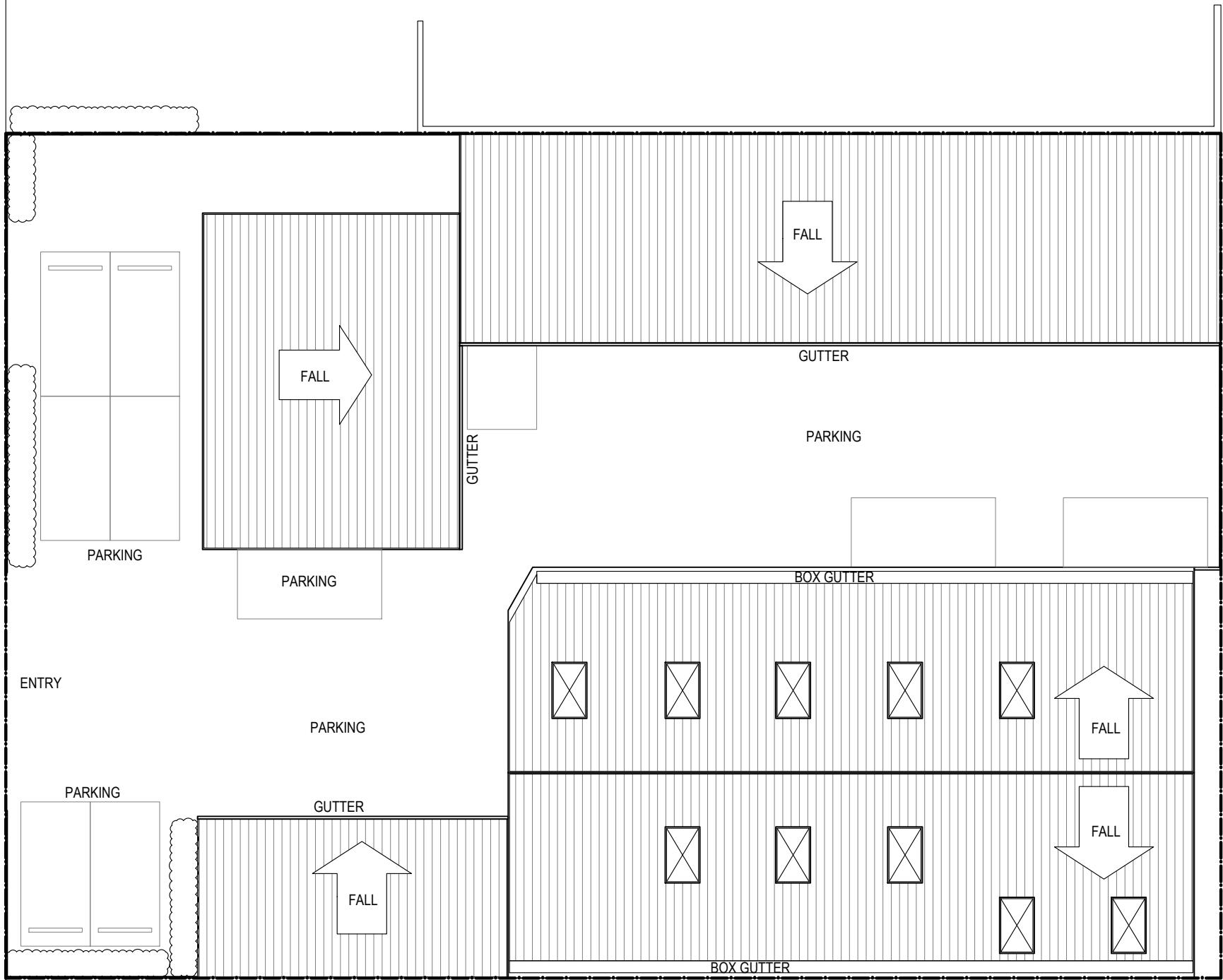
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ROAD

DAVIES

ROAD

DAVIES



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**ROOF PLAN**  
SCALE 1:150

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**Nikita Designs**  
Nik Mavrakis  
Architectural & Interiors  
Suite 3, 3-7 PARK AVENUE, DRUMMOYNE  
NSW 2042. TEL: 61 2 9181 1471  
EMAIL: nikitadesigns@tpg.com.au

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Drawing Title:	Job No.: 23-2481
<b>ROOF PLAN</b>	

Project:

**THE YARD**

AT:

3-5 DAVIES ROAD PADSTOW  
NSW, 2211



Drawing. No

**ND03**

Rev.

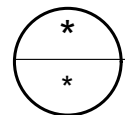
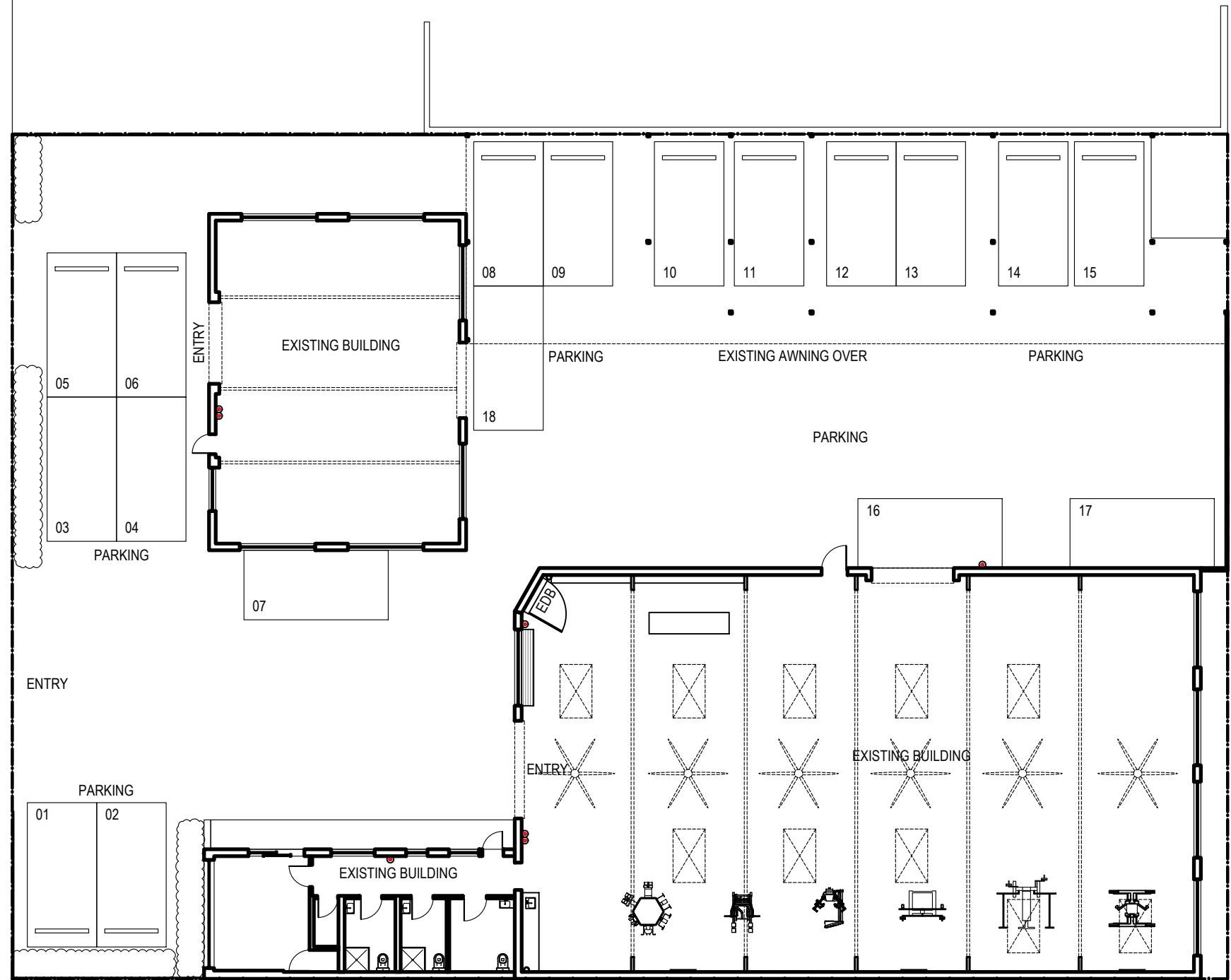
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ROAD

DAVIES

ROAD

DAVIES



# EXISTING OVER ALL GND FLOOR PLAN

SCALE 1:200

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**Nikita  
Designs**

Nik Mavrakis  
Architectural & Interiors

Suite 3, 3-7 PARK AVENUE, DRUMMOYNE  
NSW 2042. TEL: 61 2 9181 1471  
EMAIL: nikitadesigns@tpg.com.au

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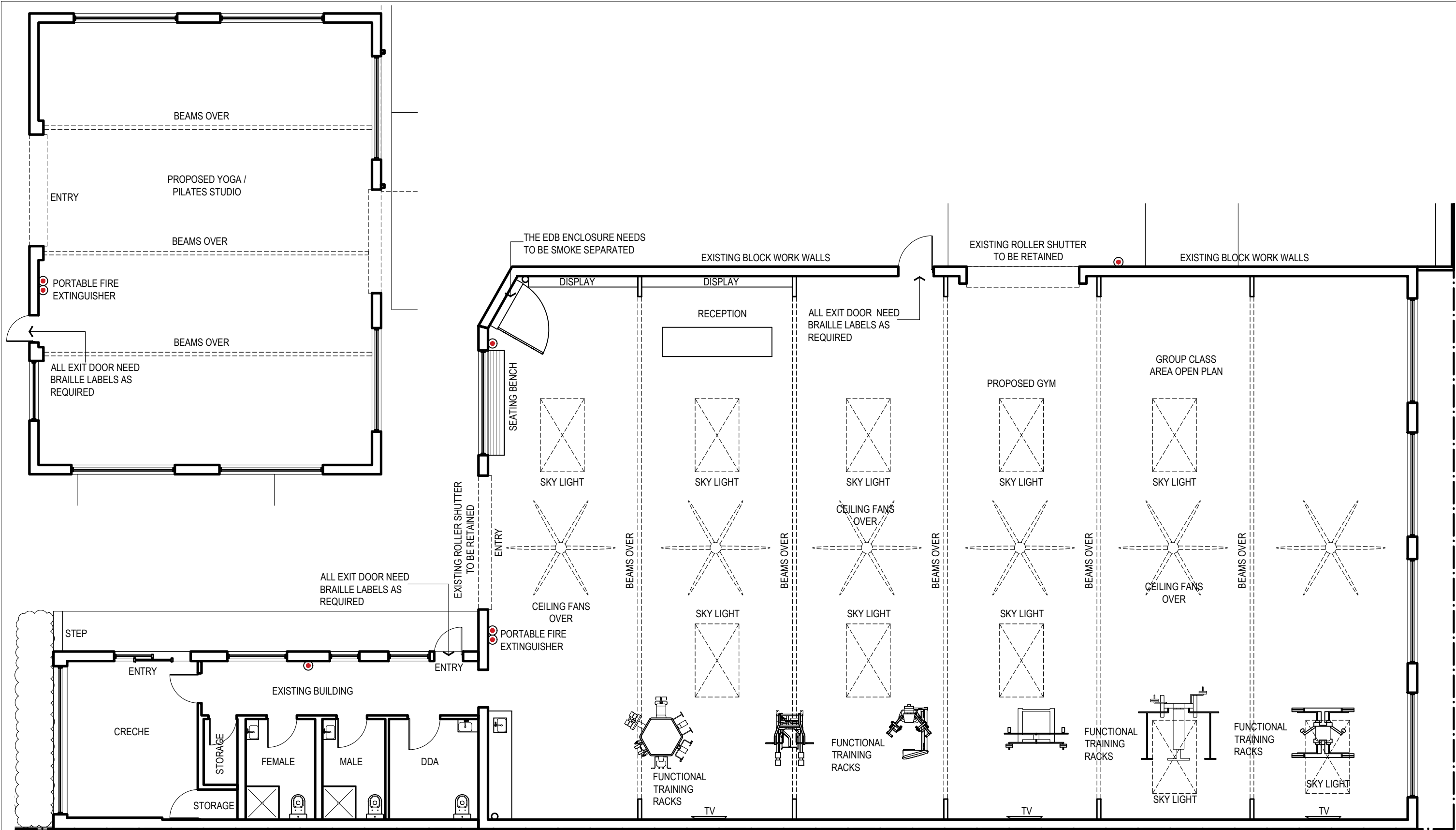
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AT:	3-5 DAVIES ROAD PADSTOW NSW, 2211

Drawing. No

**ND04**

Rev.

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**PROPOSED GYM**  
SCALE 1:100

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**ND** **Nikita Designs**  
Nik Mavrakis  
Architectural & Interiors  
Suite 3, 3-7 PARK AVENUE, DRUMMOYNE  
NSW 2042. TEL: 61 2 9181 1471  
EMAIL: nikitadesigns@tpg.com.au


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
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AT:	3-5 DAVIES ROAD PADSTOW NSW, 2211


NORTH


Drawing. No  
**ND05**  
Rev.  
-

LEGEND

- 

1x10Watt. CEILING RECESS MOUNTED CENTRAL MONITORING NON-MAINTAINED EMERGENCY LUMINARE COMPLETE WITH EMERGENCY BATTERY PACK. MODEL: LEGRAND AXIOM WIRELESS SERIES.
- 

WALL MOUNTED EMERGENCY LIGHTING TO COMPLY WITH BCA E4.2 E4.4 AND AS NZS2233.1 - 2005
- 

LED EXIT SIGN COMPLETE WITH BATTERY PACK IN SUSTAINED MODE WITH DIRECTIONAL ARROW IF INDICATED. MODEL: PIERLITE LED XM2P.
- 

PORTABLE FIRE EXTINGUISHERS BCA E1.6 AND AS 2444 - 2004

EXISTING CONCRETE FLOOR WITH EPOXY FINISH

THE EDB ENCLOSURE NEEDS TO BE SMOKE SEPARATED

FIRE EXTINGUISHERS

ALL EXIT DOOR NEED BRAILLE LABELS AS REQUIRED

RECEPTION

ALL EXIT DOOR NEED BRAILLE LABELS AS REQUIRED

PORTABLE FIRE EXTINGUISHERS

ALL EXIT DOOR NEED BRAILLE LABELS AS REQUIRED

PORTABLE FIRE EXTINGUISHERS

CONSTRUCTION OF SANITARY COMPARTMENTS TO COMPLY WITH BCA F2.5

MECHANICAL EXHAUST TO ALL TOILETS TO COMPLY WITH BCA CLAUSES F4.5, J5 AND AS1668.2-1991

JOINERY

EMERGENCY LIGHTING

EMERGENCY LIGHTING

EMERGENCY LIGHTING

EMERGENCY LIGHTING

EMERGENCY LIGHTING



# EMERGENCY LIGHTING PLAN

SCALE 1:100

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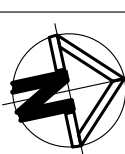
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**Nikita Designs**  
Nik Mavrakis  
Architectural & Interiors  
Suite 3, 3-7 PARK AVENUE, DRUMMOYNE NSW 2042. TEL: 61 2 9181 1471  
EMAIL: nikitadesigns@tpg.com.au

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Drawing Title:	Job No.: 23-2481
EMERGENCY LIGHTING PLAN	

Project:	THE YARD
AT:	3-5 DAVIES ROAD PADSTOW NSW, 2211



NORTH

Drawing. No

**ND06**

Rev.

-

EXISTING CONCRETE  
FLOOR WITH EPOXY FINISH

THE EDB ENCLOSURE NEEDS  
TO BE SMOKE SEPARATED

RECEPTION

NEW MICRO CEMENT  
FLOOR TOPPING

NEW VITRIFIED  
TILES

NEW MICRO CEMENT  
FLOOR TOPPING

RUBBER MATTS ON  
FLOOR

RUBBER MATTS ON  
FLOOR

JOINERY

\*

\*

# FLOOR FINISHES PLAN

SCALE 1:100

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**Nikita  
Designs**

Nik Mavrakis  
Architectural & Interiors

Suite 3, 3-7 PARK AVENUE, DRUMMOYNE  
NSW 2042. TEL: 61 2 9181 1471  
EMAIL: nikitadesigns@tpg.com.au

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Project:

THE YARD

AT:

3-5 DAVIES ROAD PADSTOW  
NSW, 2211

NORTH

Drawing. No

ND07

Rev.

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