



20 March 2025

Reference: 25086

Gorgi George Gulevski
Architect
George Banks Architecture
gg@gbanks.com.au

Dear Gorgi,

38 Bryant Street, Padstow
AS2890 Design and DCP Compliance Statement

This letter is prepared to assess the proposed driveway and car parking layout for the proposed gym use at 38 Bryant Street, Padstow. See architectural plans in Appendix A.

The review has been completed against the following:

- The driveway and off-street parking at 38 Bryant Street, Padstow, in accordance with:
 - AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking,
 - AS 2890.2:2018, Parking facilities, Part 2: Off-street commercial vehicle facilities,
 - AS 2890.3:2015, Parking facilities, Part 3: Bicycle parking,
 - AS/NZS 2890.6:2009, Parking facilities, Part 6: Off-street parking for people with disabilities.
- The parking provision for the proposed 457.5m² GFA indoor gym in accordance with the Canterbury-Bankstown Development Control Plan (DCP) 2023.

AS2890 Compliance

- Driveway

It is proposed to retain the existing 3m-wide driveway located along the site's southeastern boundary on Bryant Street. The existing driveway has been generally designed to comply with the design requirements of AS2890.1. The nature and location of the existing driveway ensure adequate sight distances are available at the access point.

It is noted that the existing driveway on Bryant Street has been operating satisfactorily, providing vehicle access for up to medium rigid vehicles (including privately contracted waste collection vehicle) for more than 20 years. The 6.5m-



wide vehicle access on the internal circulation roadway off Bryant Street has been designed in accordance with AS2890.1 (allowing passing opportunities for B85 and B99 vehicles).

All passenger vehicles will be able to enter and exit the site in a forward direction, as shown in Appendix B.

- Parking Layout

The car and service vehicle parking layout has been reviewed against the requirements of AS 2890.1:2004, AS 2890.2:2018 and AS2890.6:2009. This assessment included a review of the following:

- Bay width
- Aisle width
- Adjacent structure
- Turnaround facilities
- Circulation aisles and ramps
- Ramp grades
- Height clearances
- Accessible car parking space
- Bicycle parking

The review indicates that the proposed car parking layout is expected to operate satisfactorily, with all parking spaces and driveways provided in accordance with the requirements of AS2890.1 and AS2890.6. Parking bays are provided in accordance with the minimum requirements of AS2890.1 and AS2890.6, with a minimum 5.8m-wide aisle:

- 2.4m x 5.4m for staff
- 2.5m x 5.4m for visitors
- 2.4m x 5.4m accessible visitor space with a similarly sized shared area

The swept path assessment indicates satisfactory provisions for turning and manoeuvring for up to 6.4m long small rigid vehicle (SRV), as provided in Appendix B.

The bicycle parking have been designed in accordance with AS2890.3:2015.

Consistent with the existing arrangement, the infrequent need for service vehicles (up to SRV) can be accommodated within the hardstand area in front of the site. The arrival and departure of service vehicles will be scheduled outside of the gym's peak hours to minimise the impact on pedestrian and vehicle traffic flows.



Refuse will be removed from the Bryant Street kerbside by a private contractor vehicle (up to 8.8m medium rigid vehicle), with waste collection taking place outside of peak hours when there is minimal parking activity.

DCP Car Parking Requirement

Council's DCP 2023 specifies the following car parking provision rates for the proposed development:

- 3 car spaces per 100m² gross floor area
- For commercial and industrial premises (BCA Classes 5–8), where development contains 10 or more car spaces:
 - 1 accessible car space per 50 car spaces for staff
 - 1 accessible car space for visitors per 50 car spaces, where a car park has fewer than 500 car spaces

Based on the above rates and the proposed 457m² GFA, the development is required to provide 14 car parking spaces (including 1 accessible space for visitors).

The development proposes the following parking allocation in accordance with Council's DCP requirements:

- 2 staff spaces
- 12 visitor spaces (including 1 accessible space)

DCP Bicycle Parking Requirement

Council's DCP 2023 specifies the following car parking provision rates for the proposed development:

- Staff: 1 space per 400m² gross floor area
- Visitors: 1 space per 200m² gross floor area

Based on the above rates and the proposed 457m² GFA, the development is required to provide 4 bicycle parking spaces (1 staff and 3 visitors).


Service Vehicle Parking Requirement

As the Council's DCP does not require a specific service vehicle for the proposed development, there will be no formal off-street service vehicle needed. However, the front hardstand area is sufficient to accommodate an SRV.



I certify that I am an appropriately qualified and competent person practicing in the relevant area of work. I have recognised relevant experience in the area of work being certified.

Should you have any questions or require further information, please do not hesitate to contact me at 0424 007 141.

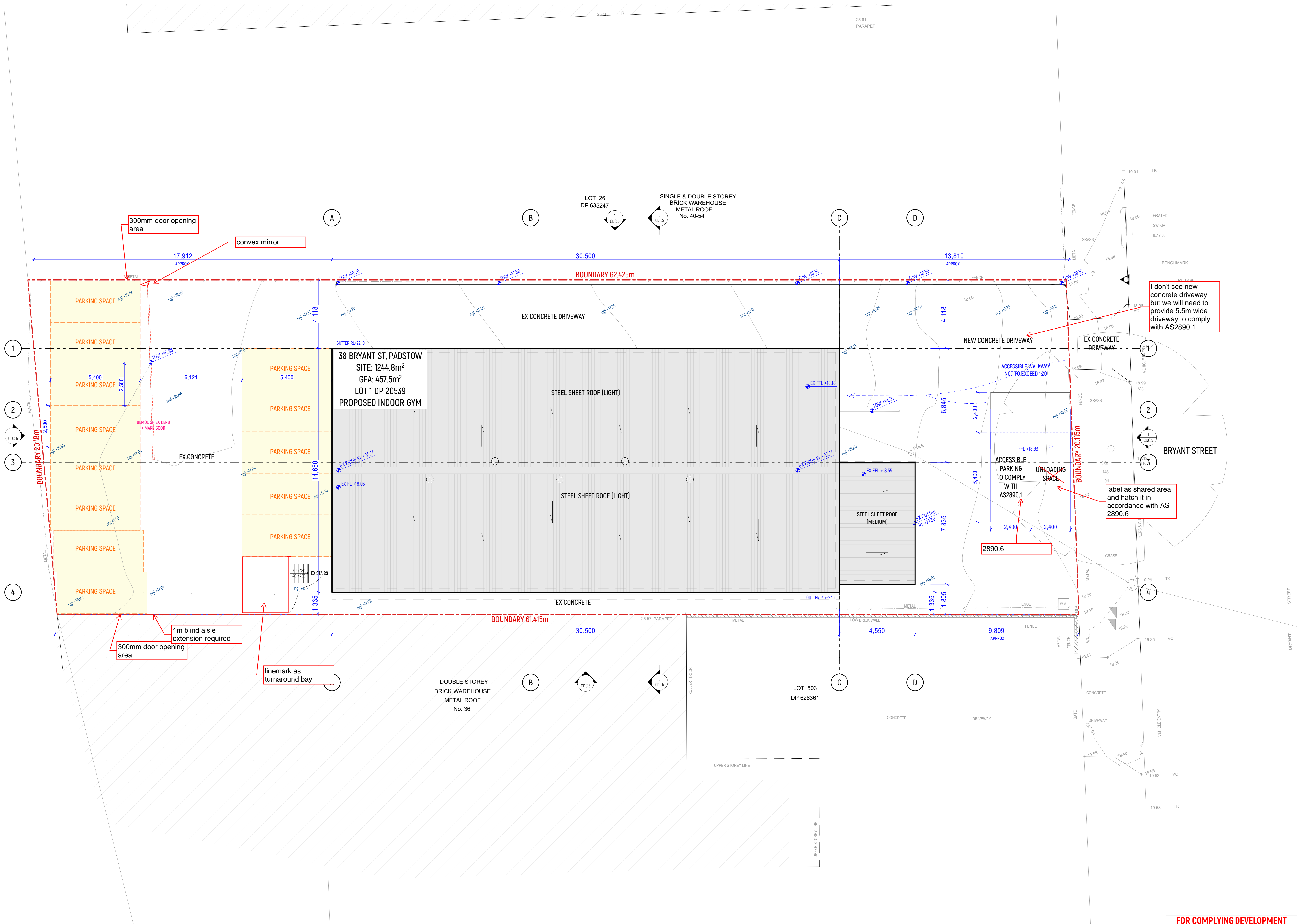
Name	Siew Hwee Kong (Meg)	Qualification / Licence No.:	<ul style="list-style-type: none">• BSc. Civil Engineering, Purdue University, USA• MSc. Civil Engineering, Purdue University, USA• National Engineering Register (NER) – Civil Engineering• Design Practitioner Registration Number: DEP0000127• Professional Engineer Registration Number: PRE0000121• VIC BLA: PE0016406• QLD BPEQ: RPEQ 34371• Engineers Australia Member no. 7489101• Australia Institute of Traffic Planning member no.99993784• 17 years of traffic engineering and transport planning experience• completed 2,700+ projects in NSW
Company Name	Transport Strategies Alliance Pty Ltd	ABN No	51 660 480 491
Company Address	207A/30 Campbell Street, Blacktown NSW 2148	Tel	0424 007 141
Signature:		Position	Director/Transport Strategist



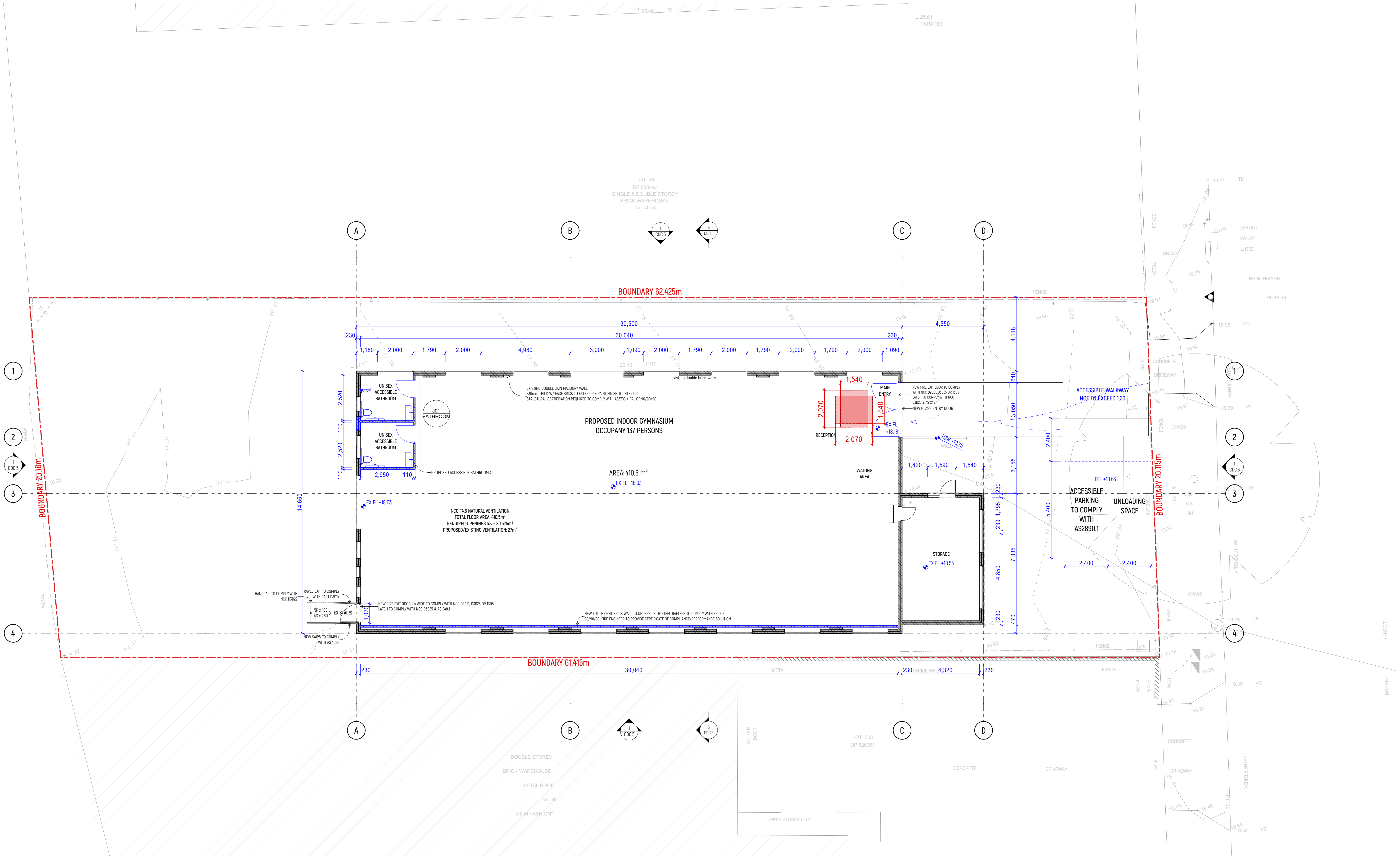
Transport Strategies

APPENDIX A

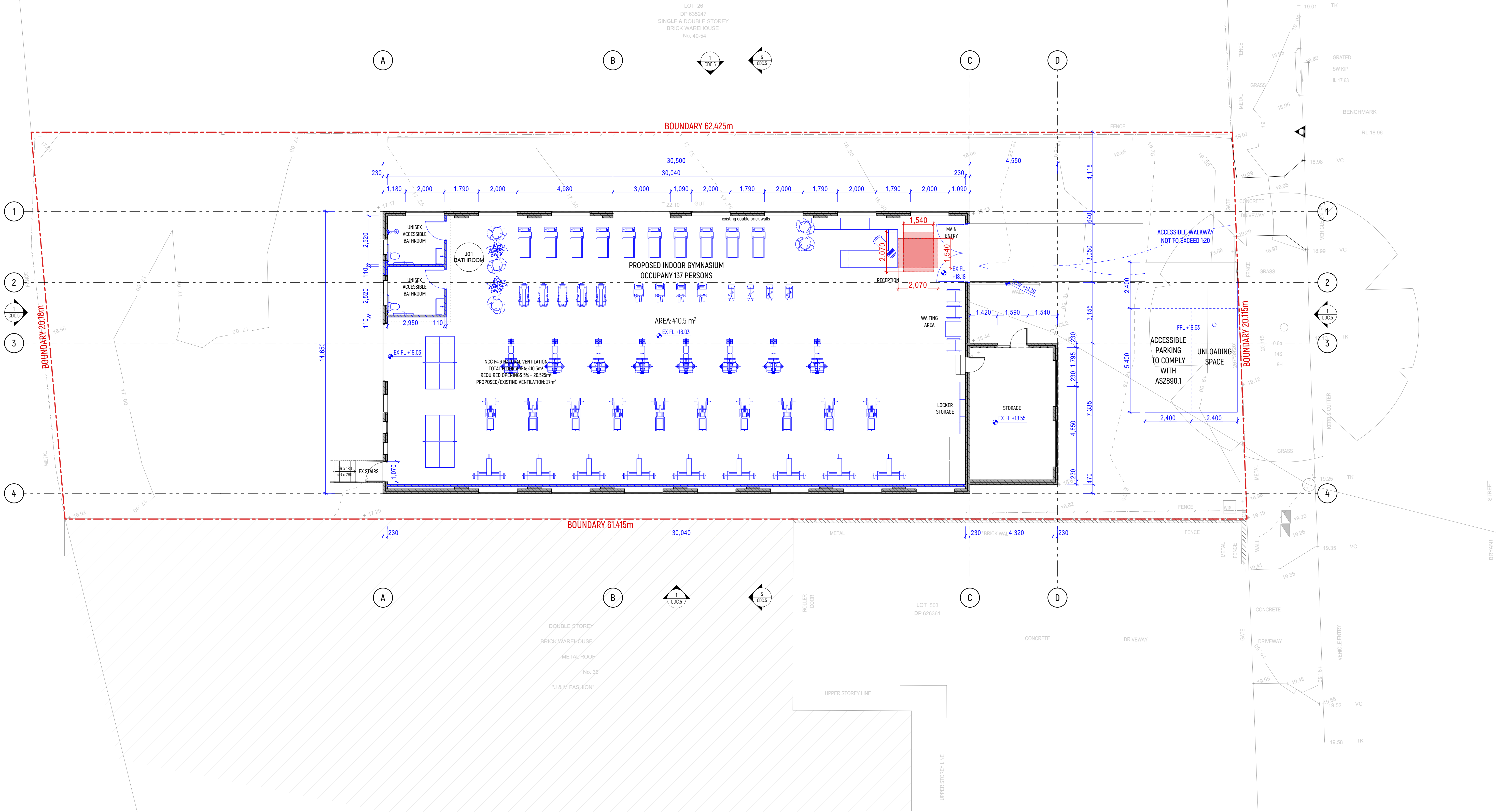
Assessed Plans

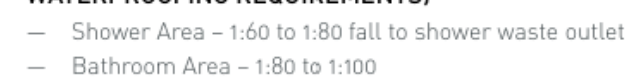


BCA/NCC COMPLIANCE		
CLAUSE	ITEM	MATERIAL SPECIFICATION
C2011 (1)	STC3 FLOOR LININGS AND FLOOR COVERINGS	COMMERCIAL RUBBER GYM FLOORING (FIRE-RATED)
C2011 (1)	STC4 WALL AND CEILING LININGS	SARKING TO NOT EXCEED 3mm AND HAVE FLAMMABILITY INDEX <5
C2011 (1)	STC5 AIR-HANDLING DUCTWORK	RIGID - FLEXIBLE DUCTWORK TO COMPLY WITH AS 4254.1 & AS4254.2
NSW C2011 (2)	PAINT NOT TO BE USED TO MAKE A MATERIAL COMPLY WITH A REQUIRED FIRE HAZARD PROPERTY	TO BE CERTIFIED BY SUITABLY QUALIFIED PERSON
C403	PROTECTION OF OPENINGS IN EXTERNAL WALLS	PROVIDE NEW 110mm THICK BRICK WALL - FIRE ENGINEER TO PROVIDE CERTIFICATE/PERFORMANCE SOLUTION
SSCA	FIRE RESISTANCE OF BUILDING ELEMENTS - TYPE C CONSTRUCTION - LINTELS	TO BE CERTIFIED BY STRUCTURAL ENGINEER

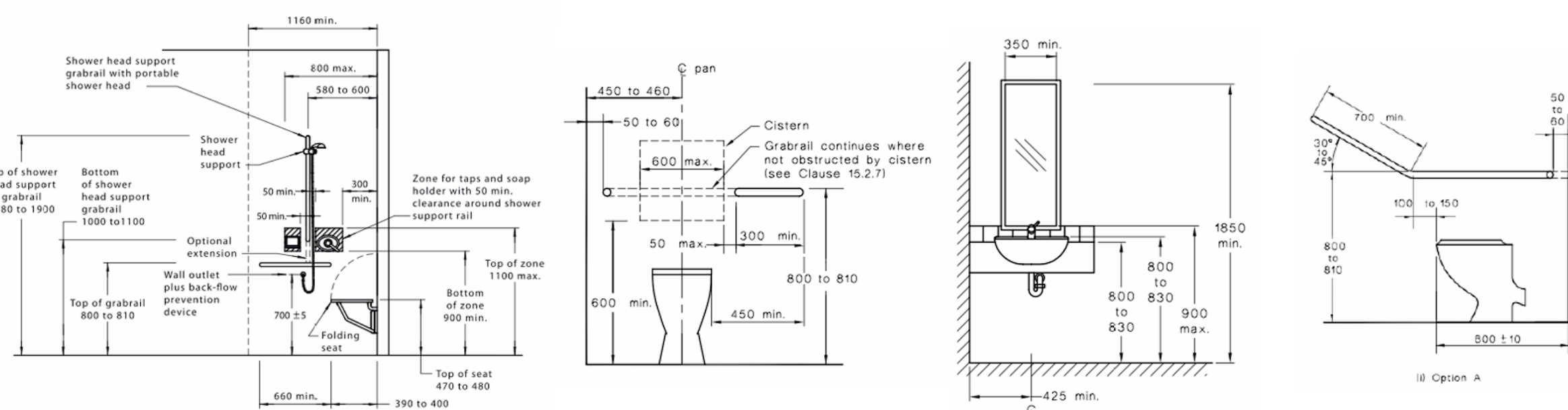


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- Braille Indicators with Unisex International Symbol located at 1250mm from finished floor level measured to
- Bottom of sign. RH or LH determines right or left hand sided pan grabrail location.



TYPICAL ACCESSIBLE TOILET DETAILS NTS



APPENDIX B

Compliance Review and Swept Path Assessments

PROVIDE CAR PARKING SPACES AS SHOWN

PROVIDE TURNAROUND BAY AS SHOWN

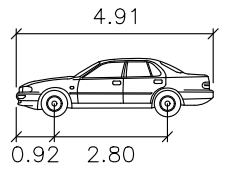
PROVIDE CONVEX MIRROR AS SHOWN

PROVIDE CAR PARKING SPACES FOR STAFF AS SHOWN

PROVIDE THE ACCESSIBLE SPACE AND SHARED SPACE AS SHOWN

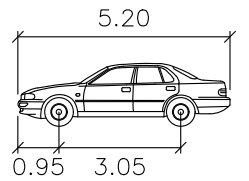
PROVIDE 4 BIKE RACKS AS SHOWN

PROVIDE 2.4M X 5.4M WAITING BAY AS SHOWN



B85-ASNZS2890.1

Width : 1.87 meters
Track : 1.77
Lock to Lock Time : 6.0
Steering Angle : 34.1



B99-AS2890.1

Width : 1.94 meters
Track : 1.84
Lock to Lock Time : 6.0
Steering Angle : 33.9

SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- - - 300mm CLEARANCE FROM VEHICLE BODY

38 BRYANT STREET, PADSTOW

COMPLIANCE REVIEW & SWEPT PATH ASSESSMENT



Transport Strategies

TRANSPORT STRATEGIES ALLIANCE PTY LTD
207A/30 CAMPBELL STREET, BLACKTOWN NSW 2148
EMAIL technical@transportstrategies.com.au
PHONE 0424 007 141
WEBSITE <http://www.transportstrategies.com.au/>

PRELIMINARY PLAN

FOR DISCUSSION PURPOSES
ONLY SUBJECT TO CHANGE
WITHOUT NOTIFICATION

25086-01-V2_SP

01 OF 02

20 March 2025

DESIGNED BY
H.CHEW

APPROVED BY
M.KONG

SCALE
A3 0 4.0 8.0 1:400

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38 BRYANT STREET, PADSTOW

COMPLIANCE REVIEW & SWEEP PATH ASSESSMENT



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38 BRYANT STREET, PADSTOW

COMPLIANCE REVIEW & SWEPT PATH ASSESSMENT



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