



# PARKING ASSESSMENT

**PROPOSED BUILDINGS AND WORKS**

136 CARRINGTON STREET, REVESBY

20 MARCH 2024

136 CARRINGTON STREET, REVESBY

CLIENT: GN Projects

OBT JOB NUMBER: 25546



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VERSION	DATE	ISSUE	PREPARED BY	REVIEWED BY
25546Report Rev 1	20 March 2024	Final	Terry Alexandrou	Terry Alexandrou

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## 1 INTRODUCTION

O'Brien Traffic has been engaged by GN Projects to undertake a parking assessment of a proposed extension, and buildings and works to an existing factory and to a warehouse at 136 Carrington Street, Revesby.

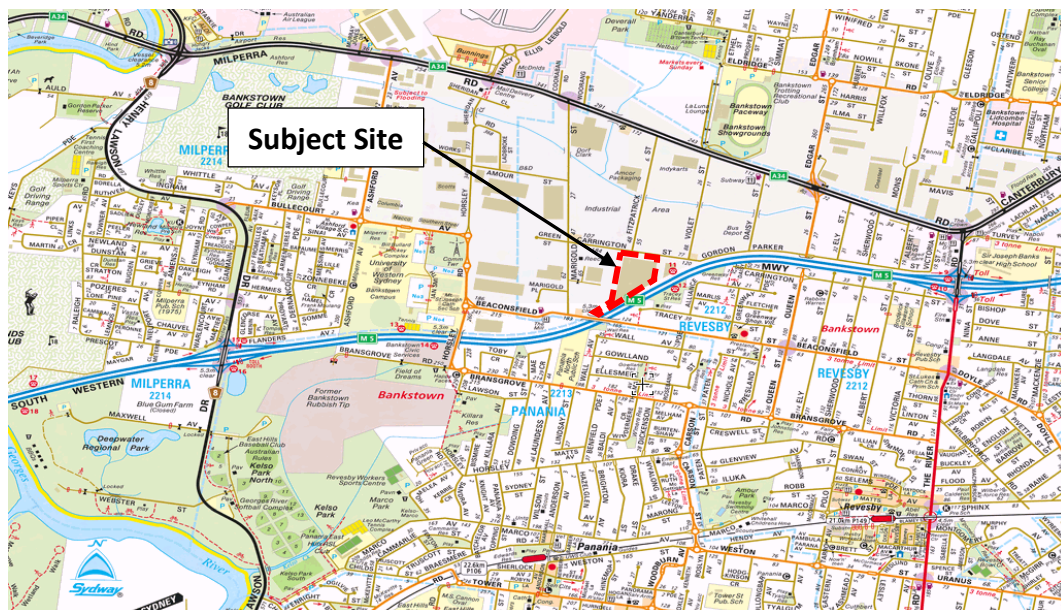
In the course of preparing this report:

- Plans and relevant documentation have been examined; and
- The parking implications of the proposal have been assessed.

## 2 EXISTING CONDITIONS

### 2.1 LOCATION AND LAND USE

The subject site is located on the southern side of Carrington Street (opposite Fitzpatrick Street). The location of the subject site and surrounding area is shown in Figure 1. A recent aerial photograph is shown Figure 2.



SOURCE: SYDWAY PUBLISHING PTY. LTD.

FIGURE 1: LOCATION OF SUBJECT SITE





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FIGURE 2: AERIAL PHOTO OF SUBJECT SITE

The site, which is zoned Light Industrial (IN2), is irregular in shape with a frontage of approximately 221 metres to Carrington Street and 28 metres to Beaconsfield Street, comprising a site area of approximately 4.6 hectares.

There is an existing industrial development on the site predominately comprising of 3 buildings used for industrial and warehouse uses. Building A (the northwest building) which has a ground floor area of 11,347 square metres, is used for manufacturing. Building B (the northeast building) which has a ground floor area of 8,598 square metres is used for manufacturing, and Building C (the southern building) which has a ground floor area of 6,262 square metres is used as a warehouse.

The site has 4 vehicle access points; 3 at Carrington Street and 1 at Beaconsfield Street.

There are a total of 108 car spaces on the site; 56 to the west and north of Building A, and 52 to the north and east of Building B.

### 2.1.1 Surrounding Land Use

Land to the north, east and west of the site is zoned General Industrial or Light Industrial. The South-Western Motorway abuts the south-eastern boundary of the site and residential development is located to the south thereof.

## 2.1.2 Road Network

**Carrington Street** is a local street under the care and management of Council. It has a carriageway width of approximately 12.5 metres and 3.5 m wide nature strips on each side. Kerbside parking is generally permitted on both sides of the street.

**Beaconsfield Street** is a major council road under the care and management of Council. It has a carriageway width of approximately 13 metres comprising of a 3.5 m wide traffic lane and a 3 m wide parking lane in each direction. Nature strips and footpaths are also provided along both sides of the road.

## 2.2 SUSTAINABLE TRANSPORT

### 2.2.1 Public Transport

The public transport services in the vicinity of the subject site are outlined in **Table 1**.

ROUTE NUMBER	ROUTE DESCRIPTION
M90	Liverpool to Burwood – in the vicinity of the site it operates along Milperra Road and Marigold Street.
922	East Hills to Bankstown via Milperra – in the vicinity of the site it operates along Beaconsfield Street.

**TABLE 1: BUS SERVICES**

The above bus routes provide connections to various train stations/lines and other intersecting bus routes.

## 3 THE PROPOSAL

It is proposed to undertake buildings and works to provide additional plant and equipment on the eastern side of Building B which includes;

- a new substation;
- an extension of the compressor plant room by approximately 106 m<sup>2</sup> (to the south of the existing compressor plant room);
- a new switch room adjacent to the compressor plant room.

It is also proposed to provide two new storage enclosures annexed to the northern side of Building C (the warehouse). The two new warehouse storage enclosures will have a total floor area of 185m<sup>2</sup>.

The new substation and switch room to the east of Building B would result in the removal of 6 car spaces.

Seven new car spaces are proposed to be provided along the western boundary near the southwest corner of Building A. This would replace the six car parking spaces to be removed (by the proposed works east of Building B) and provide an additional car space for the additional warehouse area.

The proposed changes are shown by the development plans in **Appendix A**

The proposal would not result in any change to the number of staff on the site, i.e. no additional staff will be required.

## 4 CAR PARKING

### 4.1 DEVELOPMENT CONTROL PLAN PARKING REQUIREMENT

Parking policy and requirements applicable to the proposed development are specified in Chapter 3.2 of the Canterbury-Bankstown Development Control Plan (DCP) 2023.

The Objectives of Chapter 3.2 of the DCP are:

1. *To ensure development achieves the parking requirements.*
2. *To achieve a balance between parking requirements, visual aesthetics and pedestrian safety, which includes access for people with disabilities and convenience for drivers.*
3. *To reduce car dependency by encouraging alternative means of transport such as cycling, walking and public transport.*
4. *To ensure the layout and design of car parks function efficiently and safely.*
5. *To ensure the design of open-air car parks incorporate landscape to manage urban heat and water, and to minimise the visual impact.*
6. *To minimise overflow parking and other traffic impacts in residential streets and neighbourhoods.*

The existing floor area of the industries and warehouse on the site will not generate any additional demand for parking.

The gross floor area (GFA) definition under the Standard Instrument indicates:

*Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—*

- (a) *the area of a mezzanine, and*
- (b) *habitable rooms in a basement or an attic, and*
- (c) *any shop, auditorium, cinema, and the like, in a basement or attic,*

*but excludes—*

- (d) *any area for common vertical circulation, such as lifts and stairs, and*
- (e) *any basement—*
  - (i) *storage, and*
  - (ii) *vehicular access, loading areas, garbage and services, and*
- (f) *plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and*
- (g) *car parking to meet any requirements of the consent authority (including access to that car parking), and*
- (h) *any space used for the loading or unloading of goods (including access to it), and*

- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

On this basis the extended compressor mechanical plant room and substation have been excluded from GFA calculations. Therefore, the DCP car parking requirement, which is shown in **Table 2**, only applies to the GFA of the proposed additional warehouse storage enclosures.

USE	SIZE	PLANNING SCHEME PARKING RATE	CAR PARKING REQUIREMENT
Warehouse	185m <sup>2</sup> gross floor area of proposed storage enclosures	1 space per 300m <sup>2</sup> of gross floor area	1 space
TOTAL			1 SPACE

TABLE 2: DCP CAR PARKING REQUIREMENT

**Table 2** indicates the proposal has a DCP car parking requirement of 1 space for the additional floor area of the warehouse storage enclosures.

## 4.2 ADEQUACY OF ON-SITE PARKING SUPPLY

The proposed works would result in the removal of 6 car spaces on the eastern side of Building B however these will be replaced along the western boundary of the site. That is, the number of existing on-site car spaces provided for the existing GFAs will be retained.

An additional car space is also proposed to be provided along the western boundary for the additional warehouse storage enclosure.

Therefore, as the existing on-site parking supply for the existing GFA will be retained, and the proposed additional car space will meet the DCP car parking requirement for the additional warehouse GFA an adequate supply of car spaces will be provided for the proposal.

## 5 VEHICLE CIRCULATION AT NEW STORAGE ANNEXES

A vehicle swept path assessment has been undertaken along the accessway adjacent to the proposed warehouse storage enclosure annexes to confirm that the annexed structures will not impact the vehicle circulation within the site.

The vehicle swept path assessment was undertaken using a B-Double vehicle template as this is the largest vehicle that manoeuvres within the site. The assessment confirms that the warehouse storage annexes will not impact the vehicle circulation within the site, as shown by the diagrams in **Appendix B**.

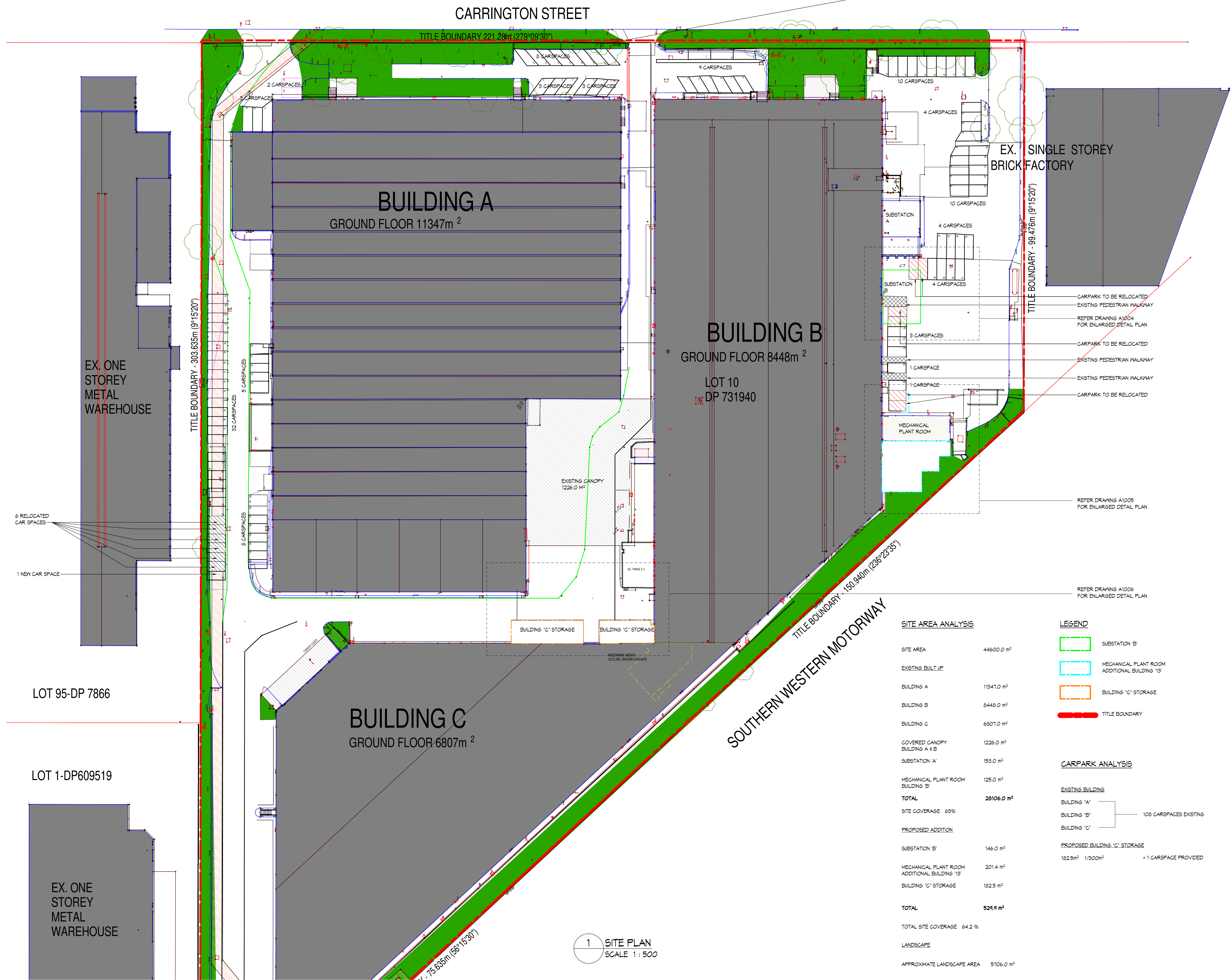


## 6 CONCLUSION

Based on the considerations outlined above it is concluded that there are no parking related grounds to prevent the proposed works proceeding.

# APPENDIX A


## DEVELOPMENT PLANS

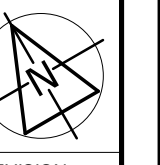


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ISSUE FOR DA SUBMISSION	PN	14.03.2024	DA1
Amendments	By	Date	Issue

PROJECT  
ORORA BEVERAGE  
136 CARRINGTON STREET  
REVESBY NSW 2212

## TOWN PLANNING

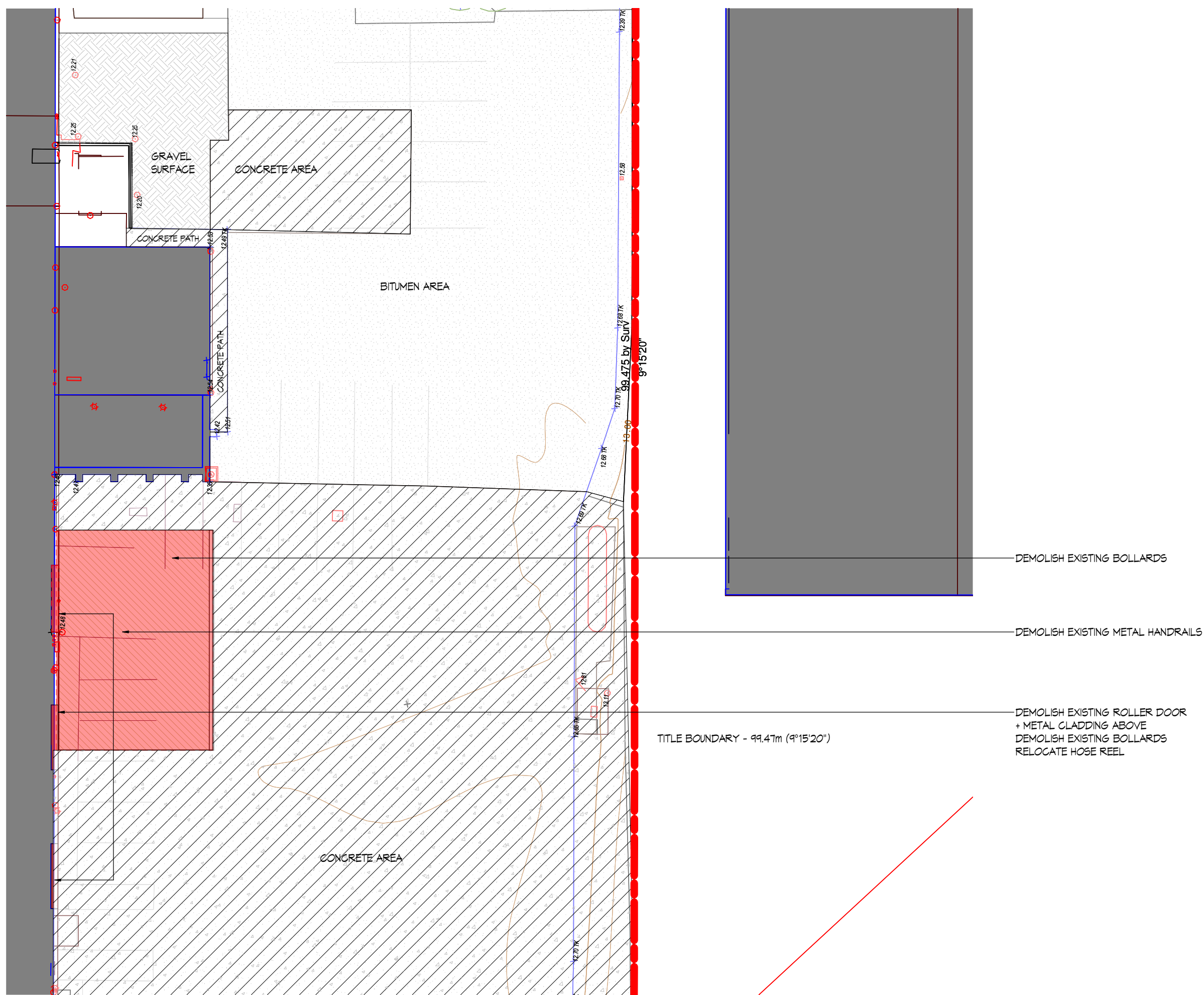
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SITE PLAN		
PROJECT NO.	DRAWING NO.	REVISION
112-23	A1003	DA2



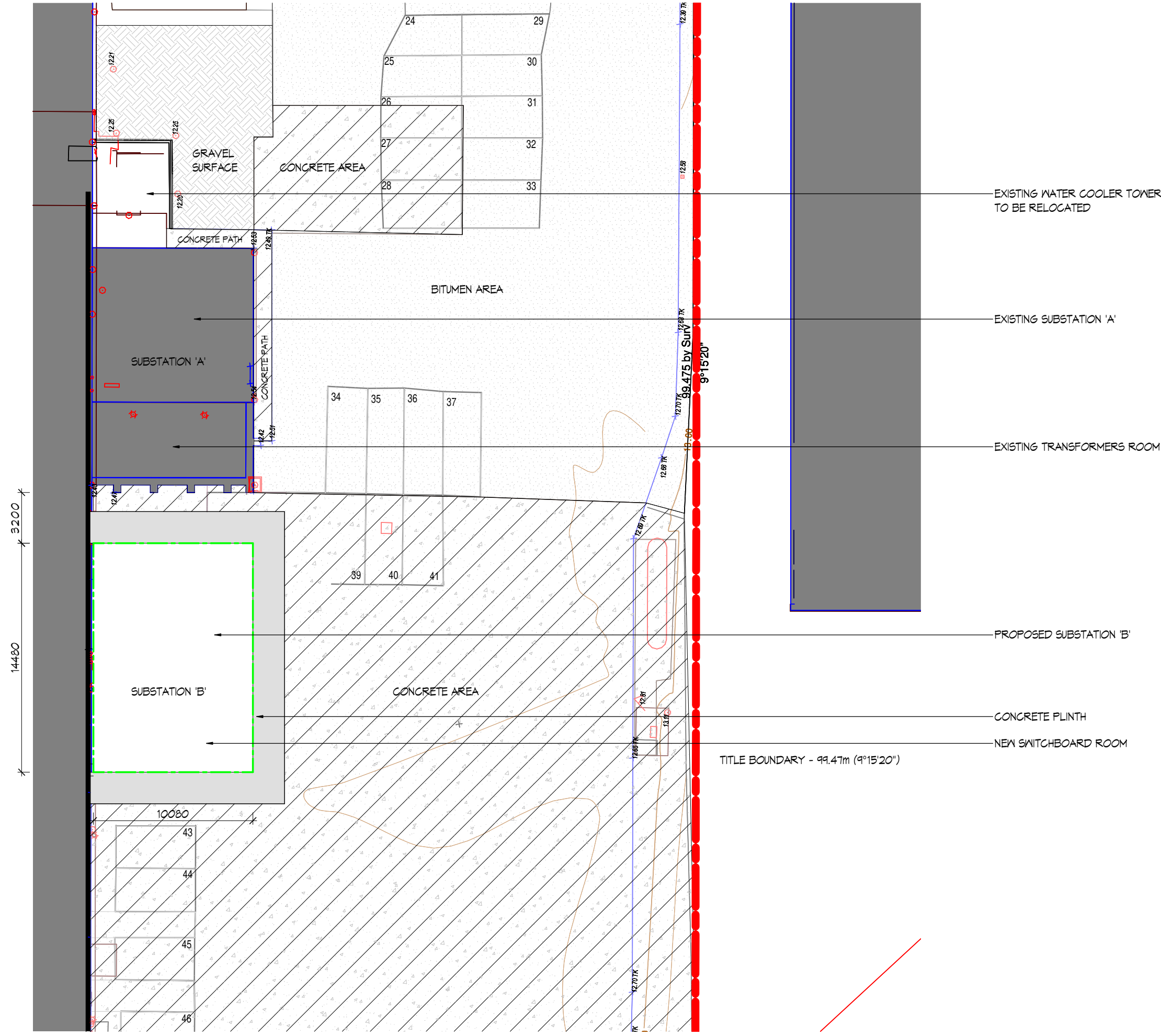


LEGEND:

- INDICATES EXTENT OF EXISTING CONCRETE VEHICULAR TO REMAIN
- INDICATES EXTENT OF NEW CONCRETE PAVEMENT WITH RULED LINES TO PEDESTRIAN WALKWAYS TO CIVIL ENGINEERS DETAILS. CONFIRM EXTENT ON SITE
- INDICATES EXTENT OF EXISTING BITUMEN VEHICULAR PAVEMENT TO REMAIN
- INDICATES AREA OF EXISTING LAWN/LANDSCAPING TO REMAIN
- EXISTING GRAVEL SURFACE
- B1 PROTECTIVE BOLLARD TYPE 1
- COL COLUMN TO STRUCTURAL ENGINEERS DETAILS
- DP DOWNPIPE - REFER ROOF PLAN
- DP/P GALVANISED STEEL DOWNPIPE PROTECTOR
- FN1 GYM BOUNDARY FENCE TO MATCH EXISTING
- FNEX EXISTING GYM BOUNDARY FENCE TO REMAIN
- GR1 TWIN ARMCO - OR APPROVED EQUIVALENT
- RSD ROLLER SHUTTER DOOR



01 SITE PLAN - DEMOLITION  
SCALE 1 : 250



02 SITE PLAN - SUBSTATION  
SCALE 1 : 250

ADDRESS ADJUSTED - ISSUE FOR DA SUBMISSION	PN	20.03.2024	DA2
ISSUE FOR DA SUBMISSION	PN	14.03.2024	DA1
Amendments	By	Date	Issue

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PROJECT  
**ORORA BEVERAGE**  
**136 CARRINGTON STREET  
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DATE: 02/09/24	SCALE: As indicated @ A1
DRAWN BY: PN	CHECKED BY: RC

**TOWN PLANNING**

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DRAWING TITLE <b>SITE PLAN - NEW SUBSTATION</b>	
PROJECT NO. <b>112-23</b>	DRAWING NO. <b>A1004</b>
REVISION <b>DA2</b>	

LEGEND:

- INDICATES EXTENT OF EXISTING CONCRETE VEHICULAR TO REMAN
- INDICATES EXTENT OF NEW CONCRETE PAVEMENT WITH RULED LINES TO PEDESTRIAN WALKWAYS TO CIVIL ENGINEERS DETAILS. CONFIRM EXTENT ON SITE
- INDICATES EXTENT OF EXISTING BITUMEN VEHICULAR PAVEMENT TO REMAN
- INDICATES AREA OF EXISTING LAWN/LANDSCAPING TO REMAN
- EXISTING GRAVEL SURFACE
- B1

PROTECTIVE BOLLARD TYPE 1
- COL

COLUMN TO STRUCTURAL ENGINEERS DETAILS
- DP

DOWNPIPE - REFER ROOF PLAN
- DP/P

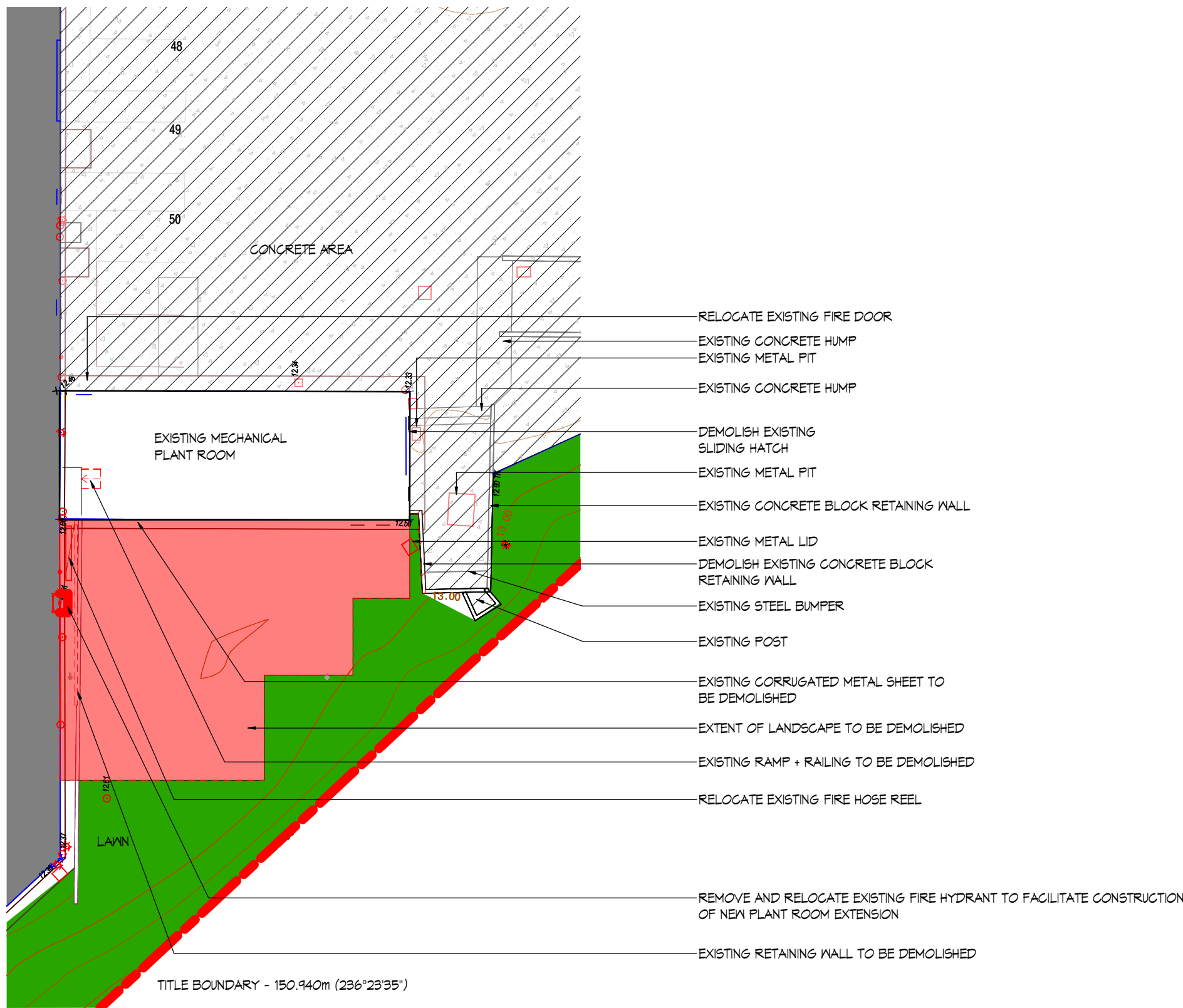
GALVANISED STEEL DOWNPIPE PROTECTOR
- FN1

G/M BOUNDARY FENCE TO MATCH EXISTING
- FNEX

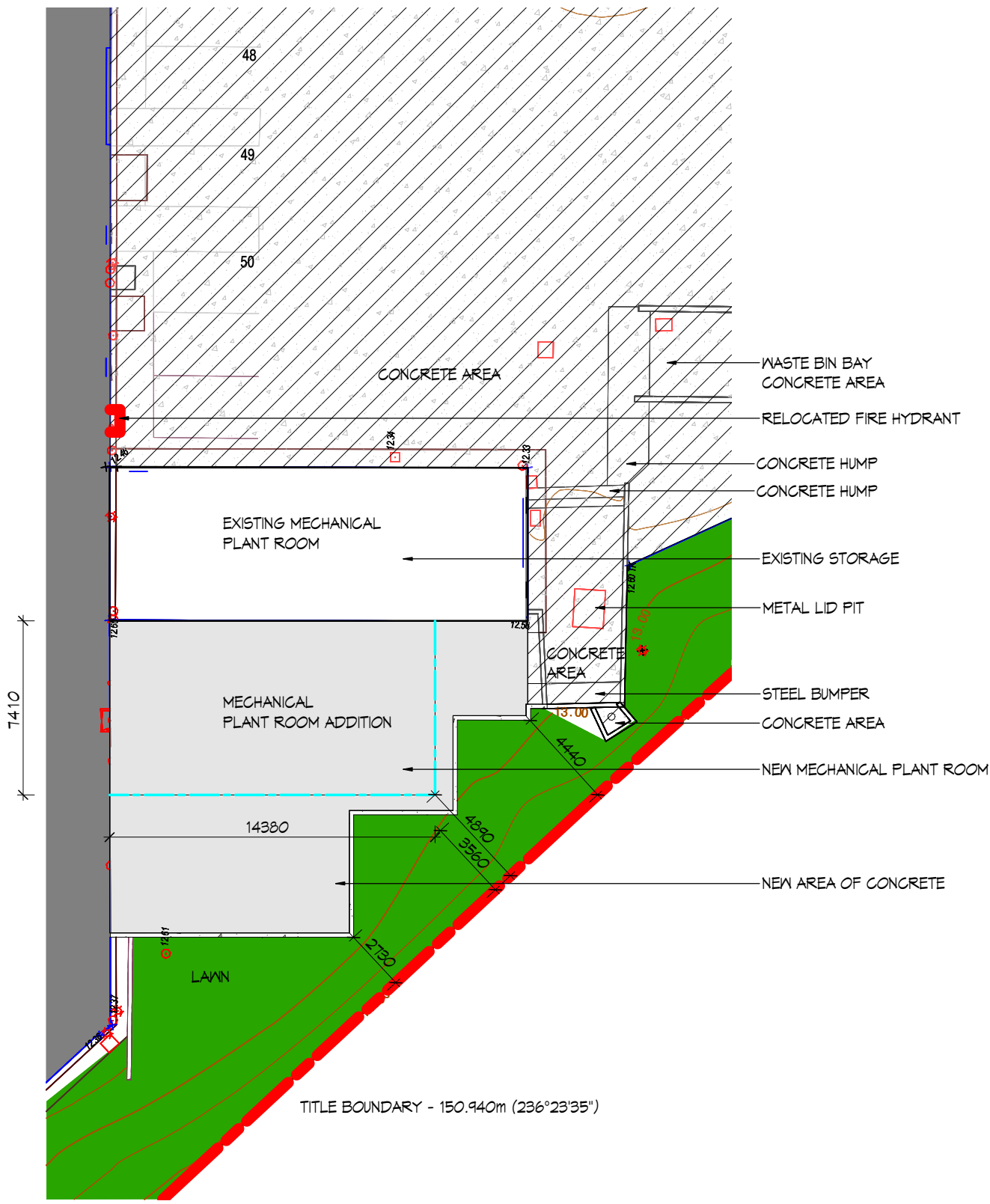
EXISTING G/M BOUNDARY FENCE TO REMAN
- GR1

TWIN ARM CO - OR APPROVED EQUIVALENT
- RSD

ROLLER SHUTTER DOOR



01 SITE PLAN - DEMOLITION  
SCALE 1 : 250



02 SITE PLAN - MECHANICAL PLANT ROOM  
SCALE 1 : 250

ADDRESS ADJUSTED - ISSUE FOR DA SUBMISSION	PN	20.03.2024	DA2
ISSUE FOR DA SUBMISSION	PN	14.03.2024	DA1
Amendments	By	Date	Issue

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DRAWING TITLE  
SITE PLAN - MECHANICAL  
PLANT ROOM


PROJECT NO. 112-23	DRAWING NO. A1005	REVISION DA2
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
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INDICATES EXTENT OF EXISTING CONCRETE VEHICULAR TO REMAN
- 


INDICATES EXTENT OF NEW CONCRETE PAVEMENT WITH RULED LINES TO PEDESTRIAN WALKWAYS TO CIVIL ENGINEERS DETAILS. CONFIRM EXTENT ON SITE
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INDICATES EXTENT OF EXISTING BITUMEN VEHICULAR PAVEMENT TO REMAN
- 


INDICATES AREA OF EXISTING LAWN/LANDSCAPING TO REMAN
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EXISTING GRAVEL SURFACE
- 


B1 PROTECTIVE BOLLARD TYPE 1
- 


COL COLUMN TO STRUCTURAL ENGINEERS DETAILS
- 

DP DOWNPIPE - REFER ROOF PLAN
- 

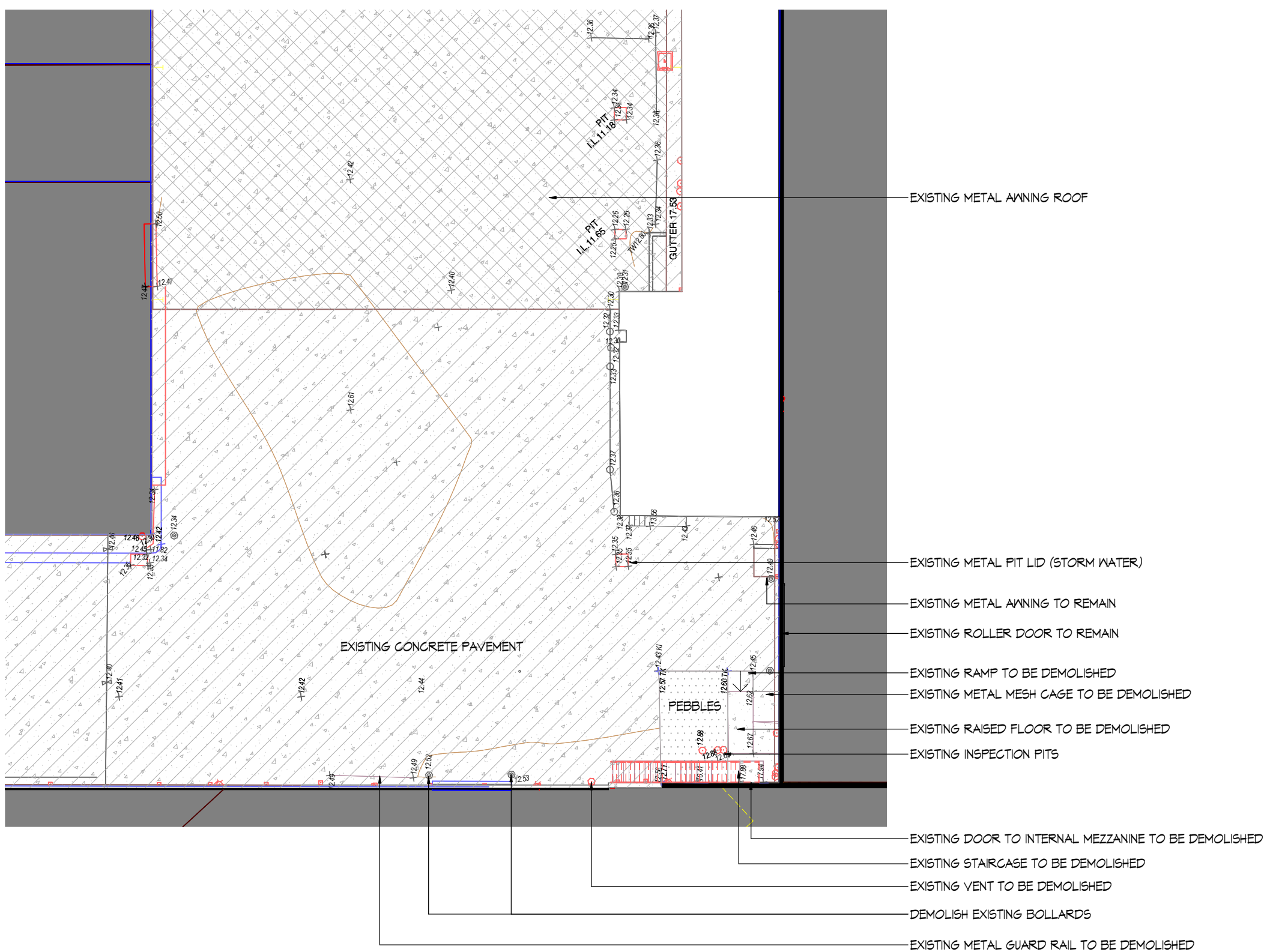
DP/P GALVANISED STEEL DOWNPIPE PROTECTOR
- 

FN1 GYM BOUNDARY FENCE TO MATCH EXISTING
- 

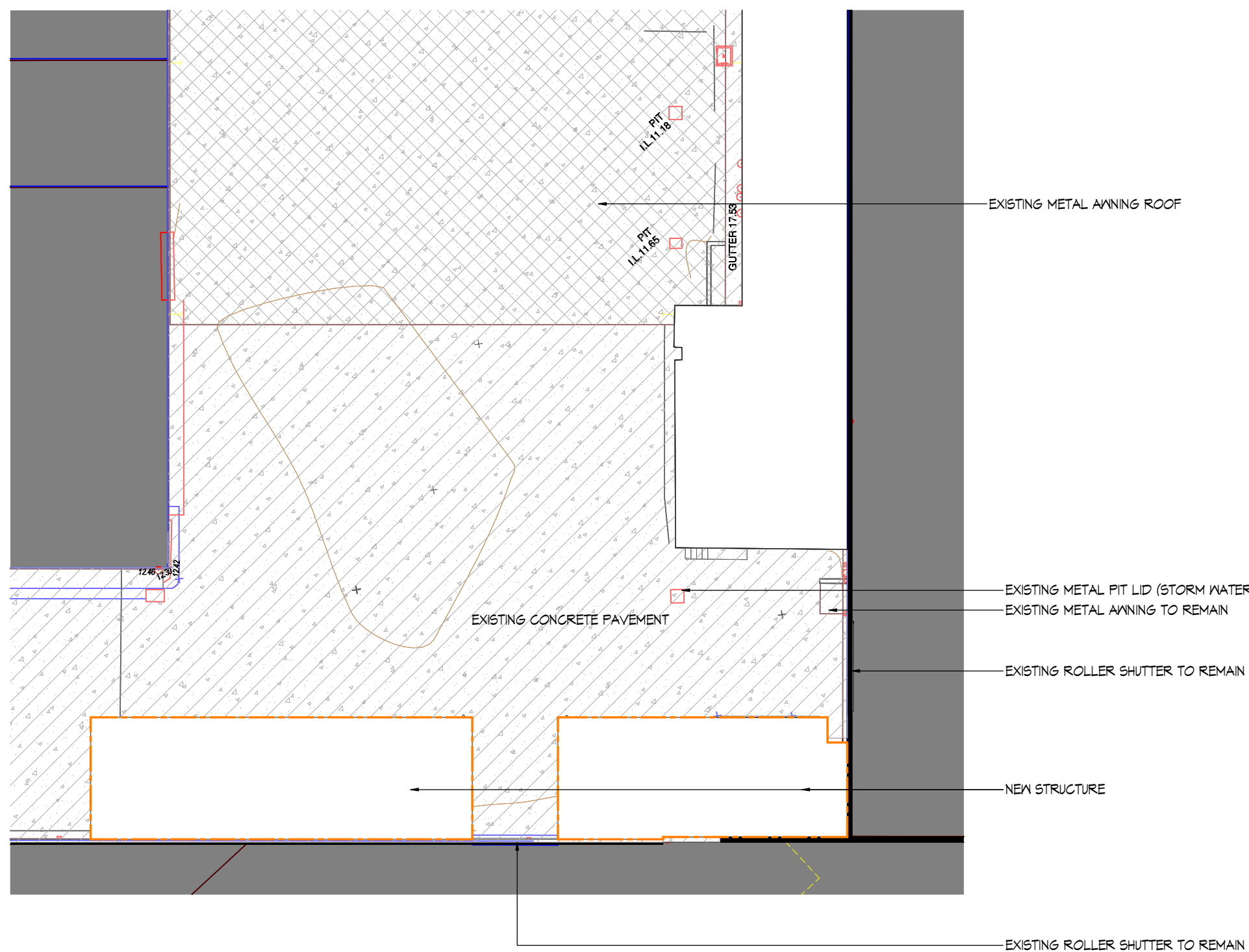
FNEX EXISTING GYM BOUNDARY FENCE TO REMAN
- 

GR1 TWIN ARMCO - OR APPROVED EQUIVALENT
- 

RSD ROLLER SHUTTER DOOR



01 DEMOLITION PLAN  
SCALE 1 : 250



02 PROPOSED SITE PLAN  
SCALE 1 : 250

ADDRESS ADJUSTED - ISSUE FOR DA SUBMISSION	PN	20.03.2024	DA2
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REVESBY NSW 2212

DATE: 03/08/24	SCALE: As indicated @ A1
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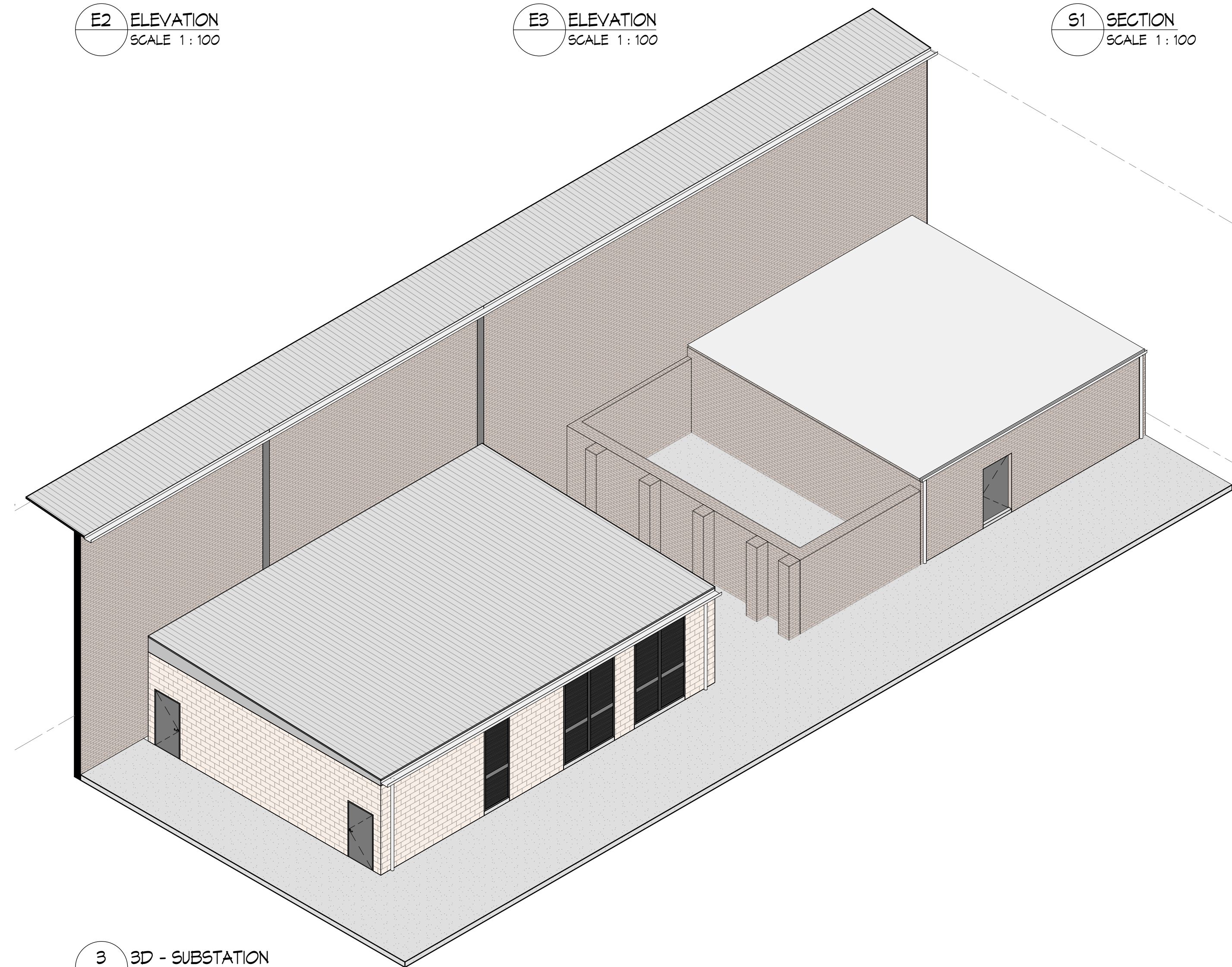
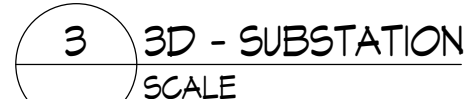
TOWN PLANNING

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DRAWING TITLE  
SITE PLAN - WAREHOUSE  
ANNEX STORAGE

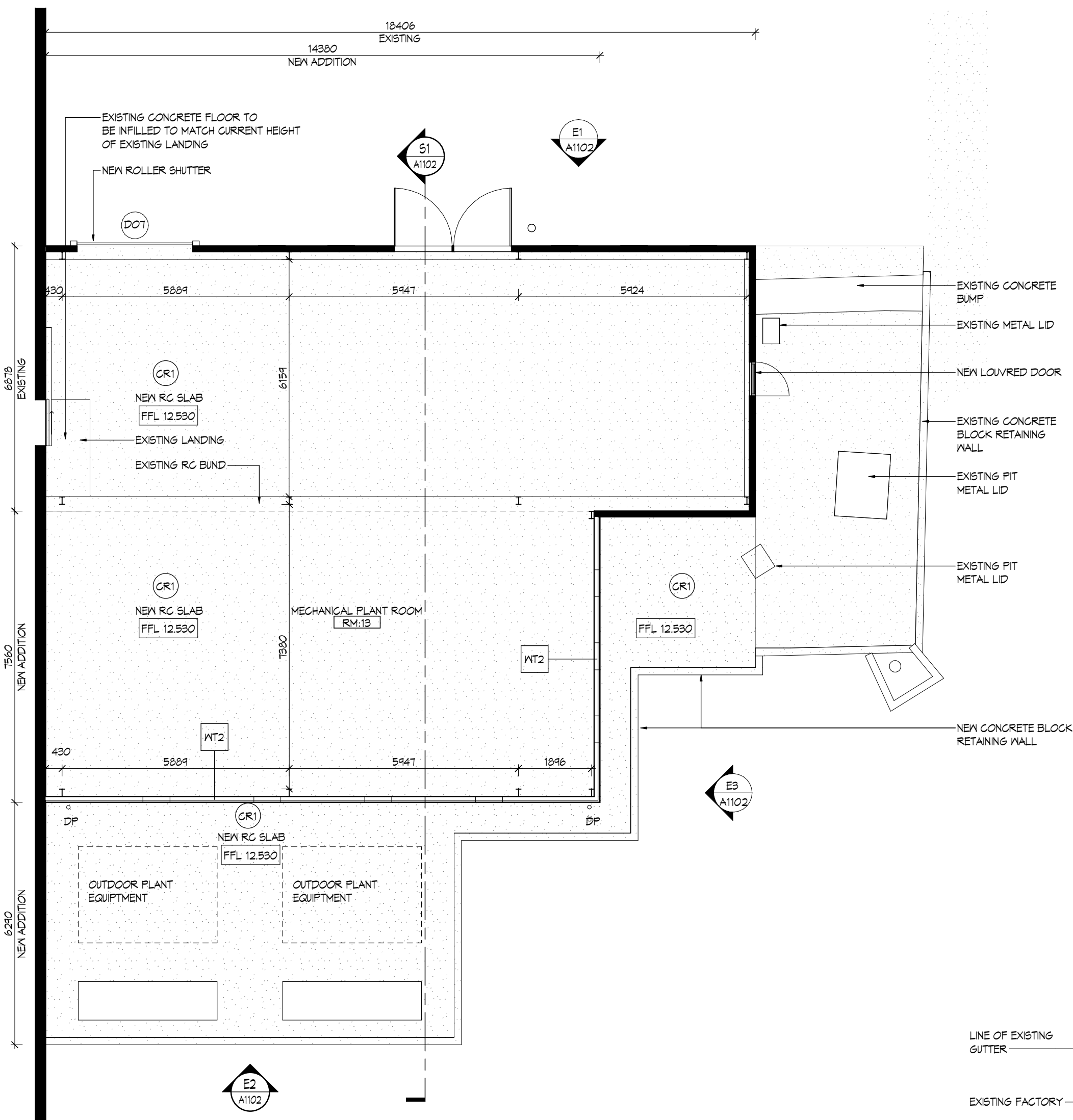
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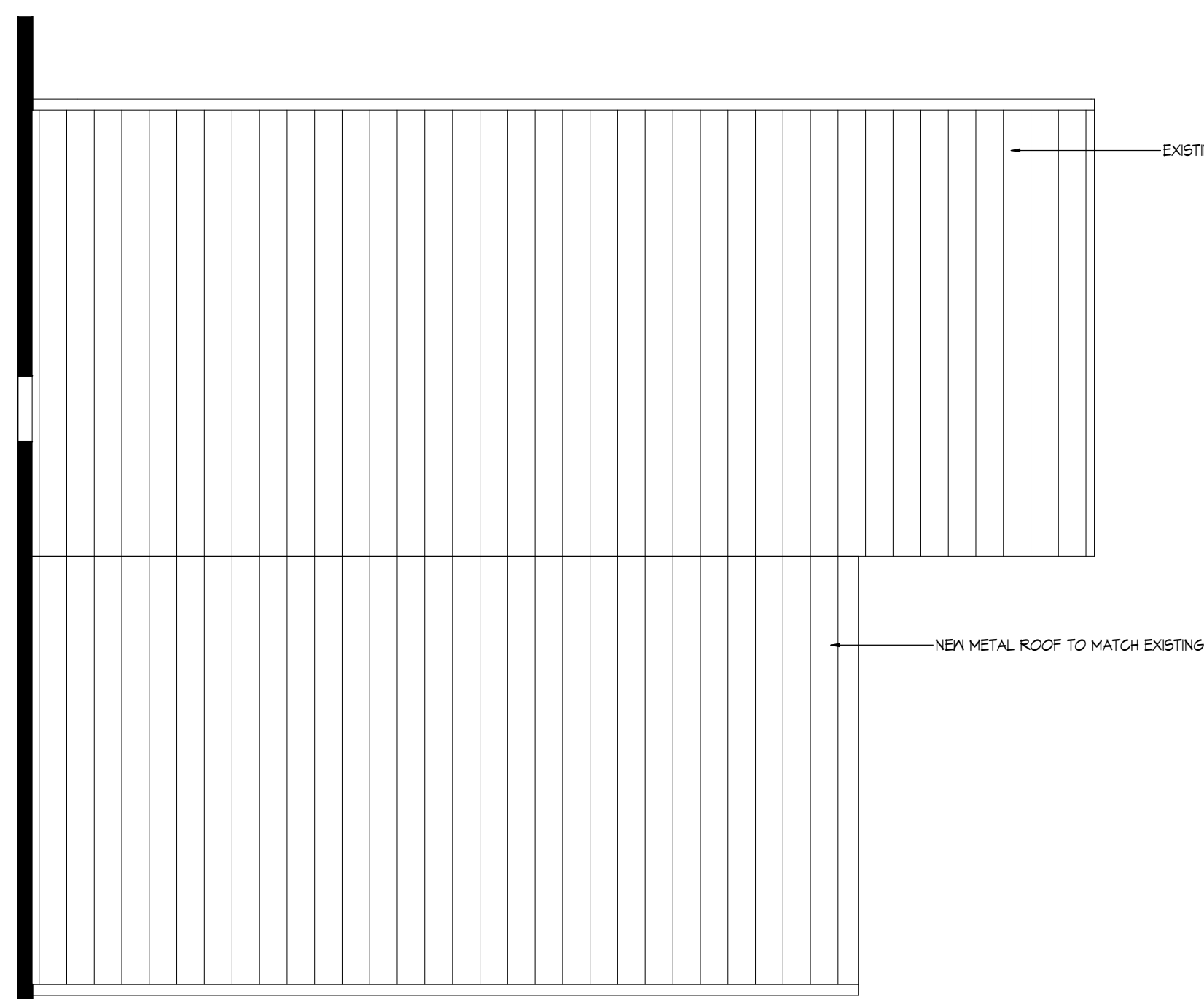


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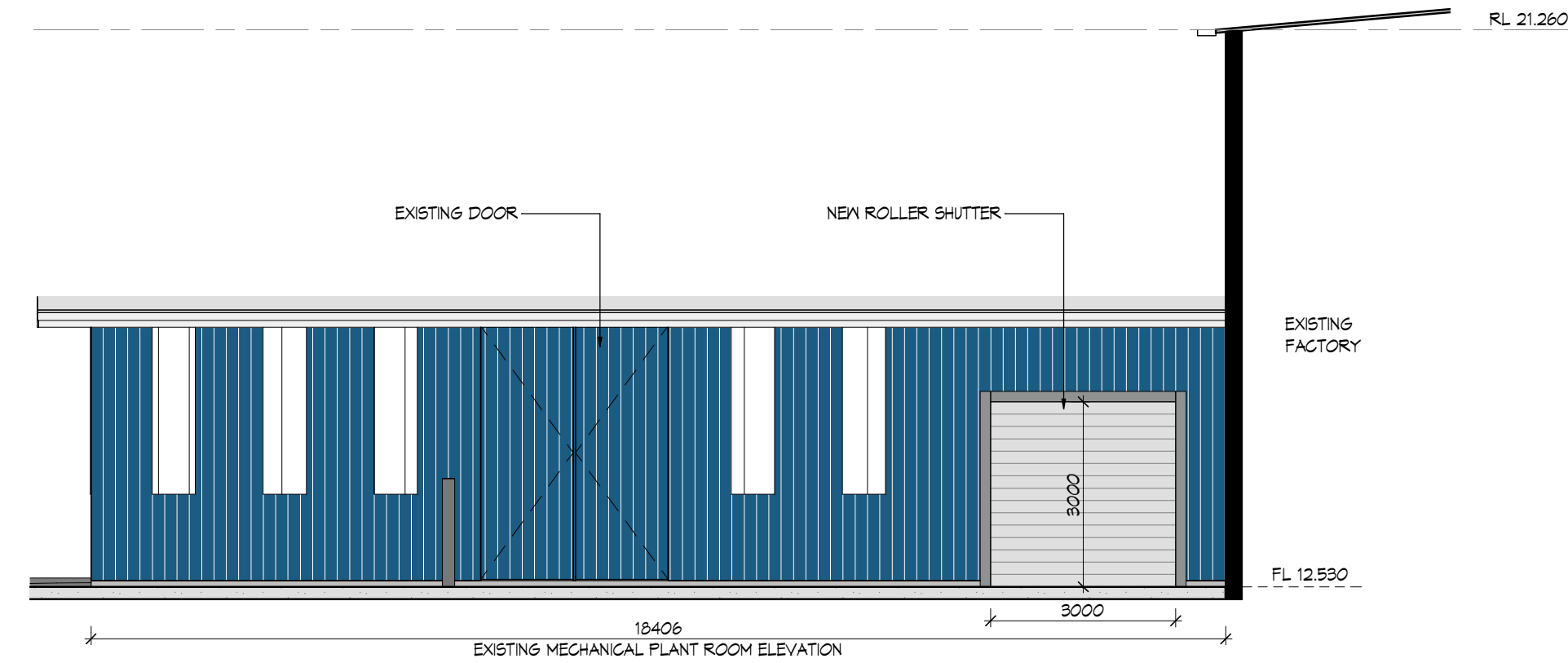




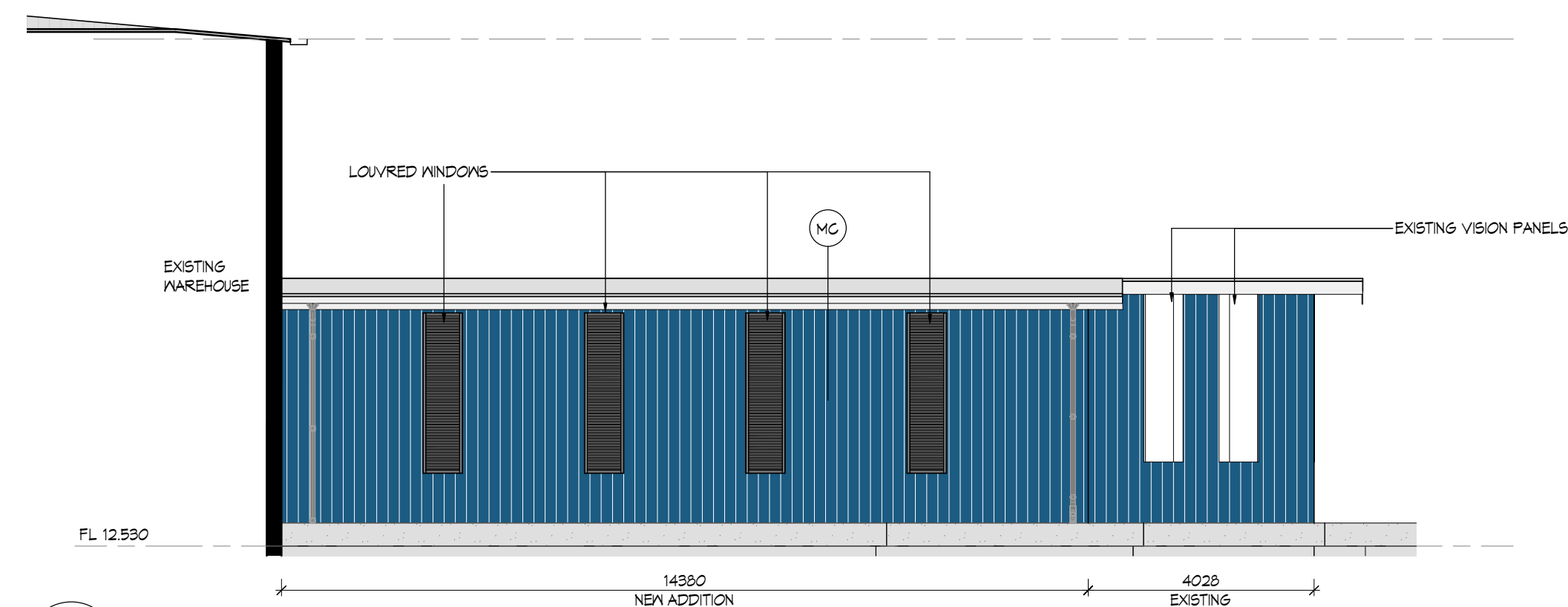
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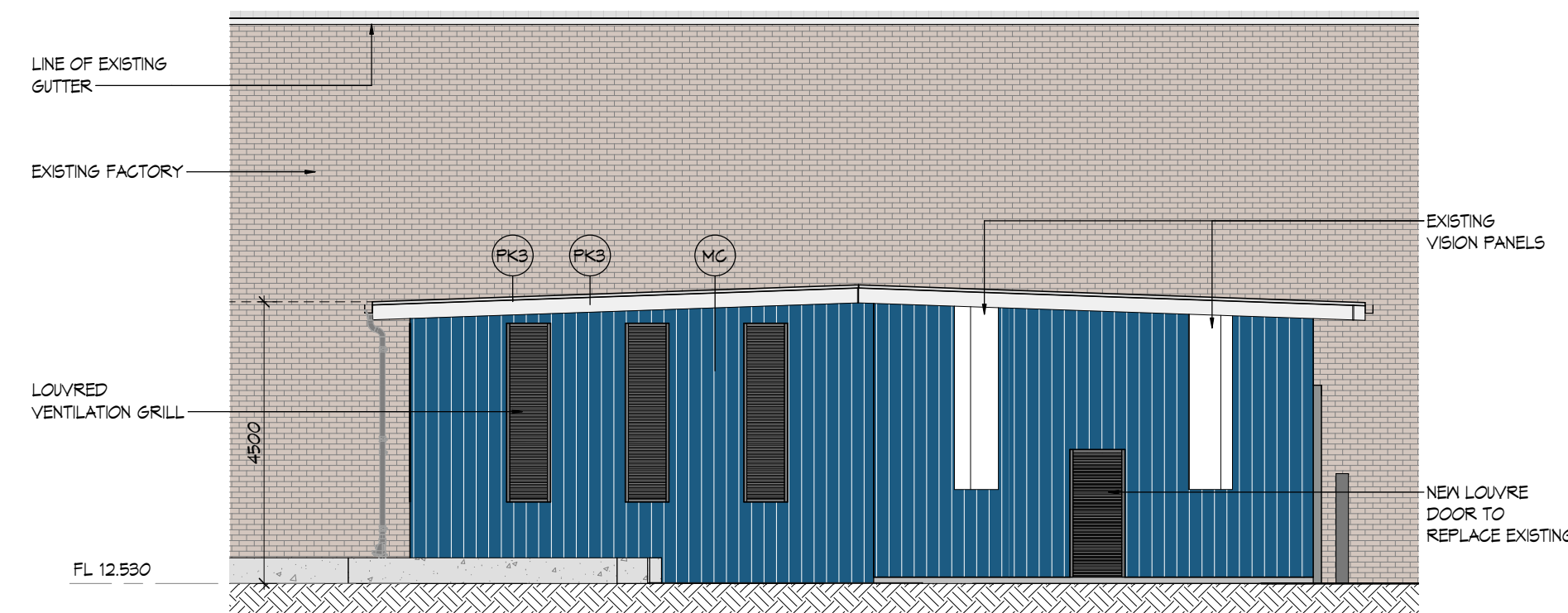
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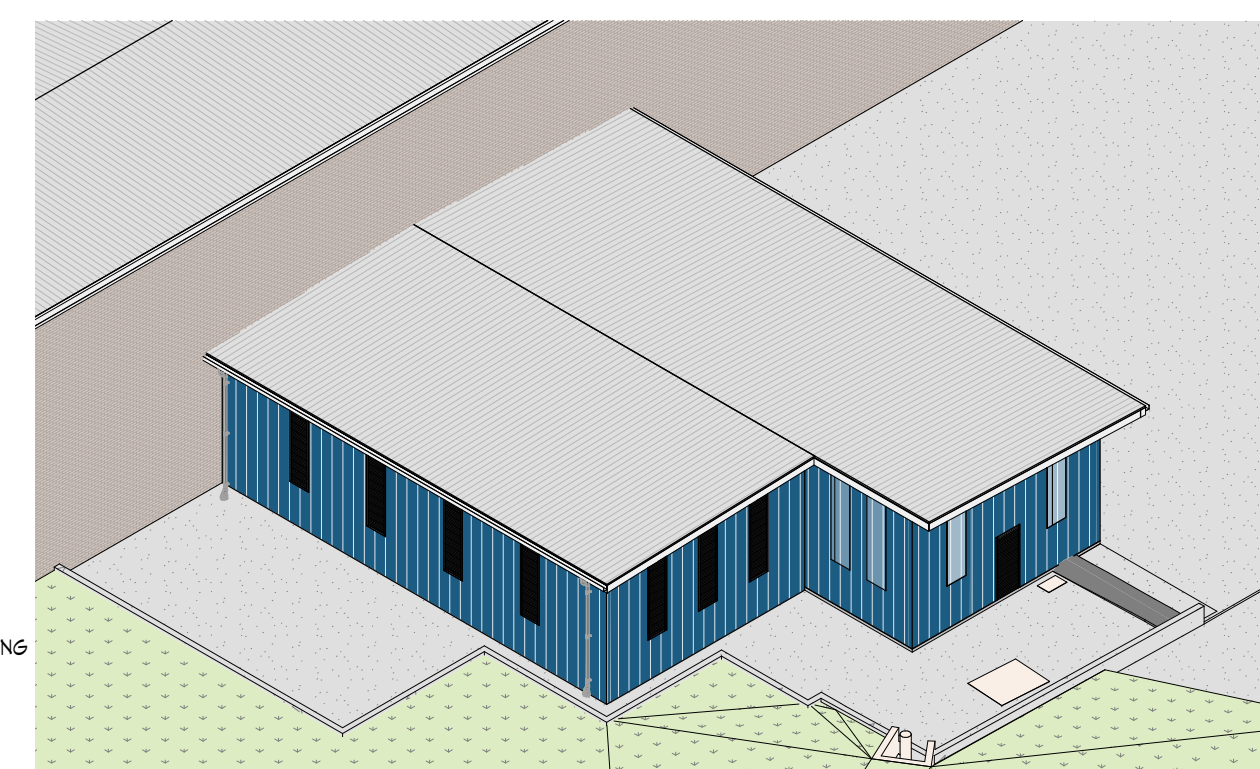
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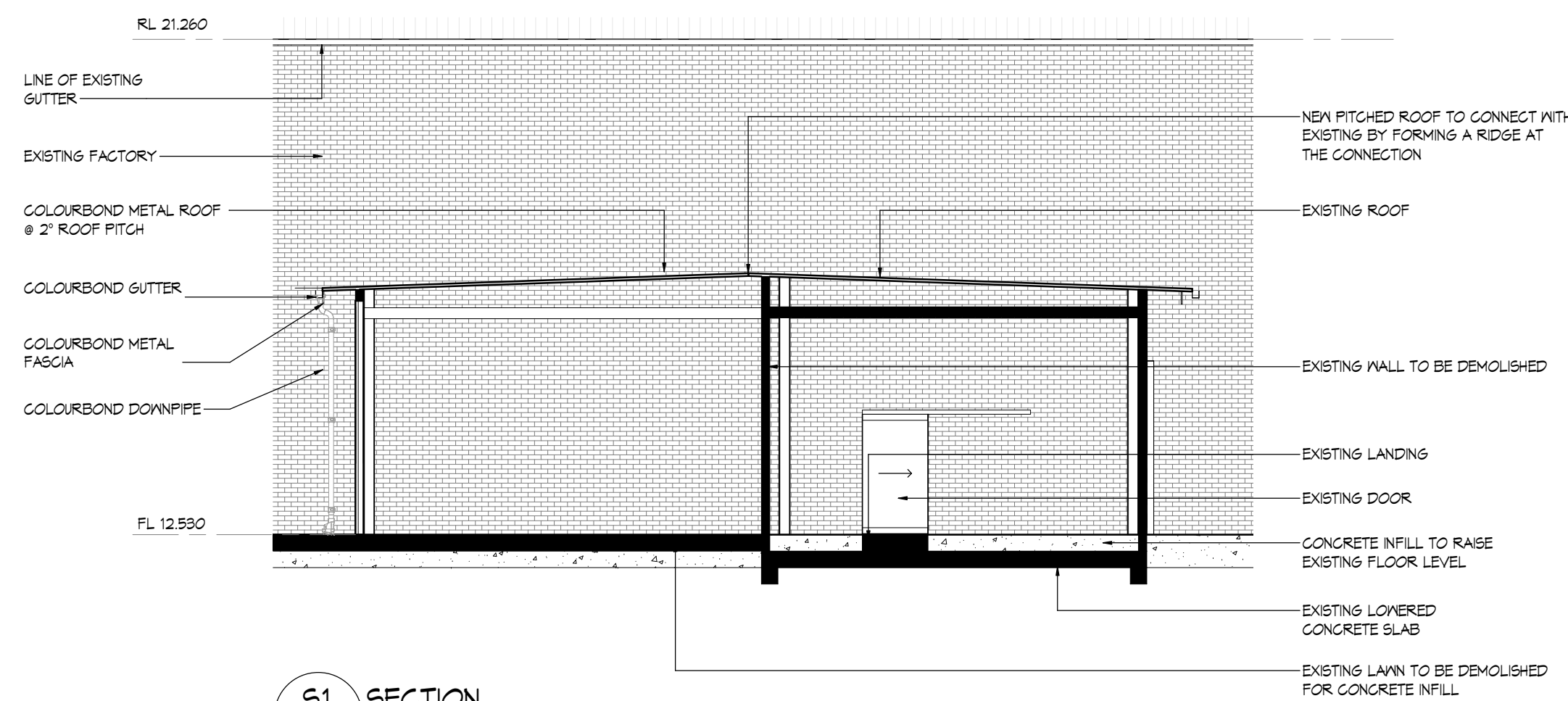
E2 ELEVATION  
SCALE 1:100



E3 ELEVATION  
SCALE 1:100



03 MECHANICAL PLANT ROOM



S1 SECTION  
SCALE 1:100

#### GENERAL LEGEND & FINISHES

- BLK BLOCK WORK - GREY
- MC METAL CLADDING - COLOUR: TO MATCH EXISTING
- MC1 METAL CLADDING - COLOUR: TO MATCH EXISTING
- PK1 COLOURBOND METAL ROOF
- PK2 POWDERCOAT
- PK3 POWDERCOAT
- BRK BRICKWORK
- CR1 NEW CONCRETE FLOORING
- DP DOWNPIPE

#### WALL TYPES

- WT1 140mm CORE FILLED CONCRETE BLOCK FRL 180/180/180
- WT2 METAL CLADDING TO MATCH EXISTING
- WT3 METAL CLADDING

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PROJECT  
**ORORA BEVERAGE**

**136 CARRINGTON STREET  
REVESBY NSW 2212**

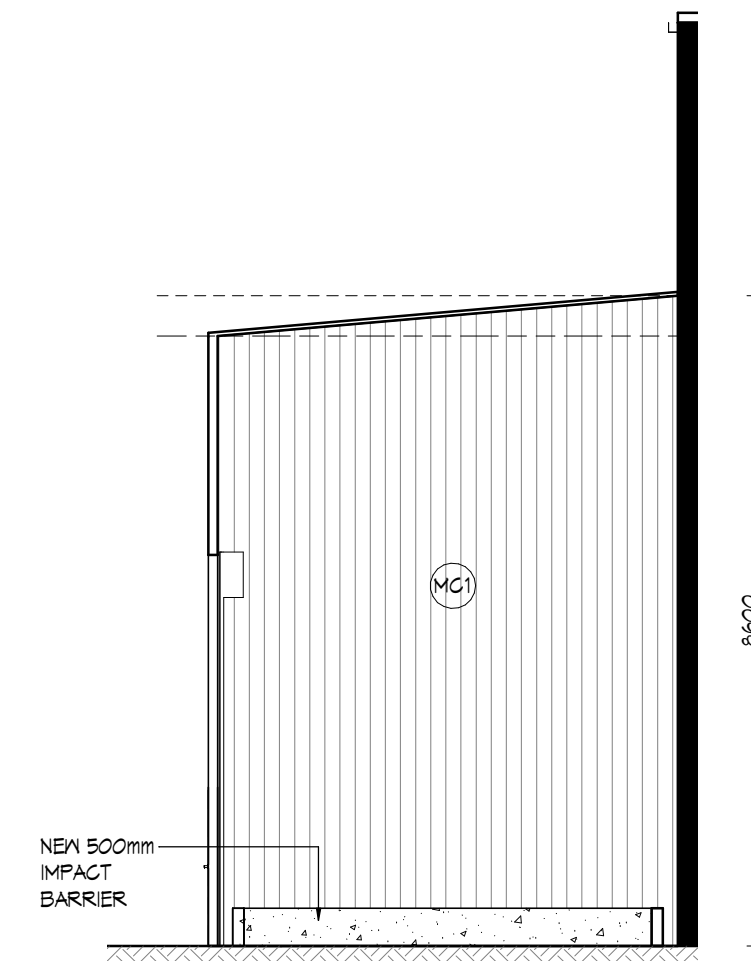
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**TOWN PLANNING**

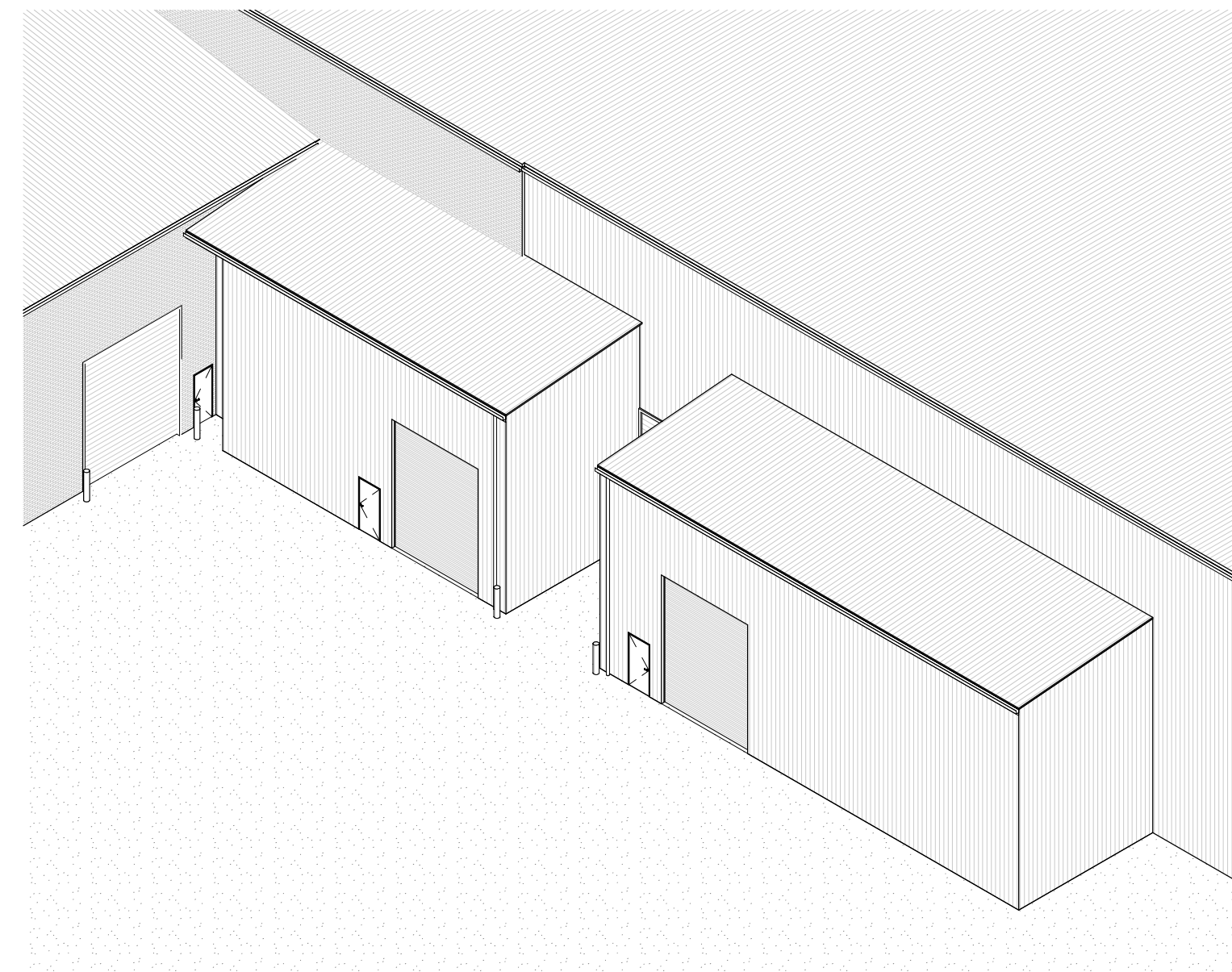
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DRAWING TITLE <b>NEW MECHANICAL PLANT PLAN + SECTION</b>		
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REVISION <b>DA2</b>		

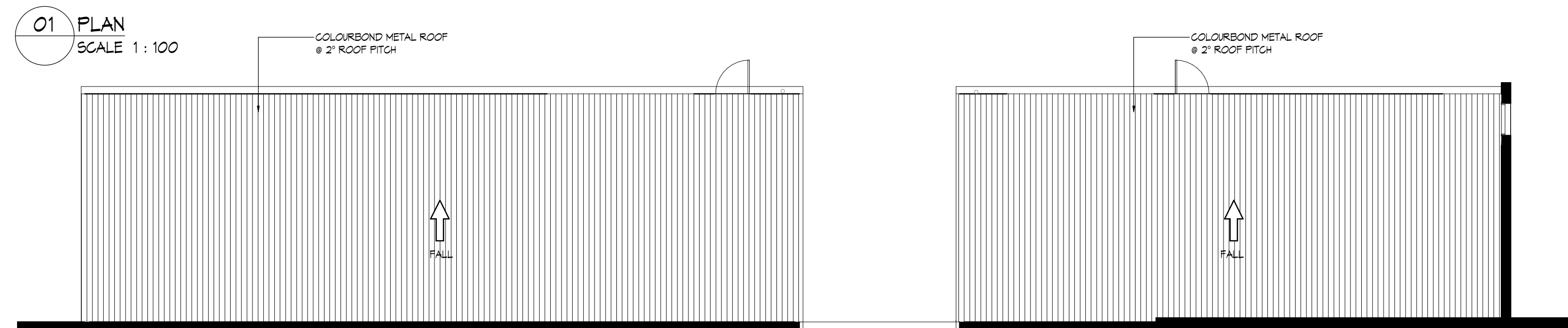




S1 SECTION  
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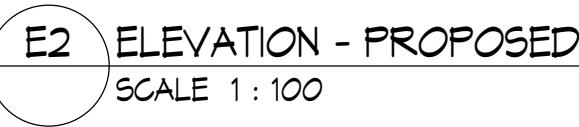
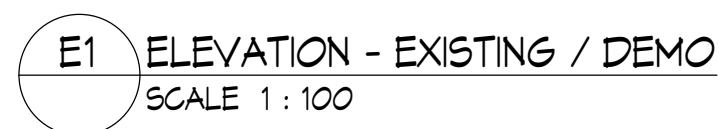
03 3D VIEW



02 ROOF PLAN  
SCALE 1 : 100

PROJECT NO.	DRAWING NO.	REVISION
112-23	A1103	DA2



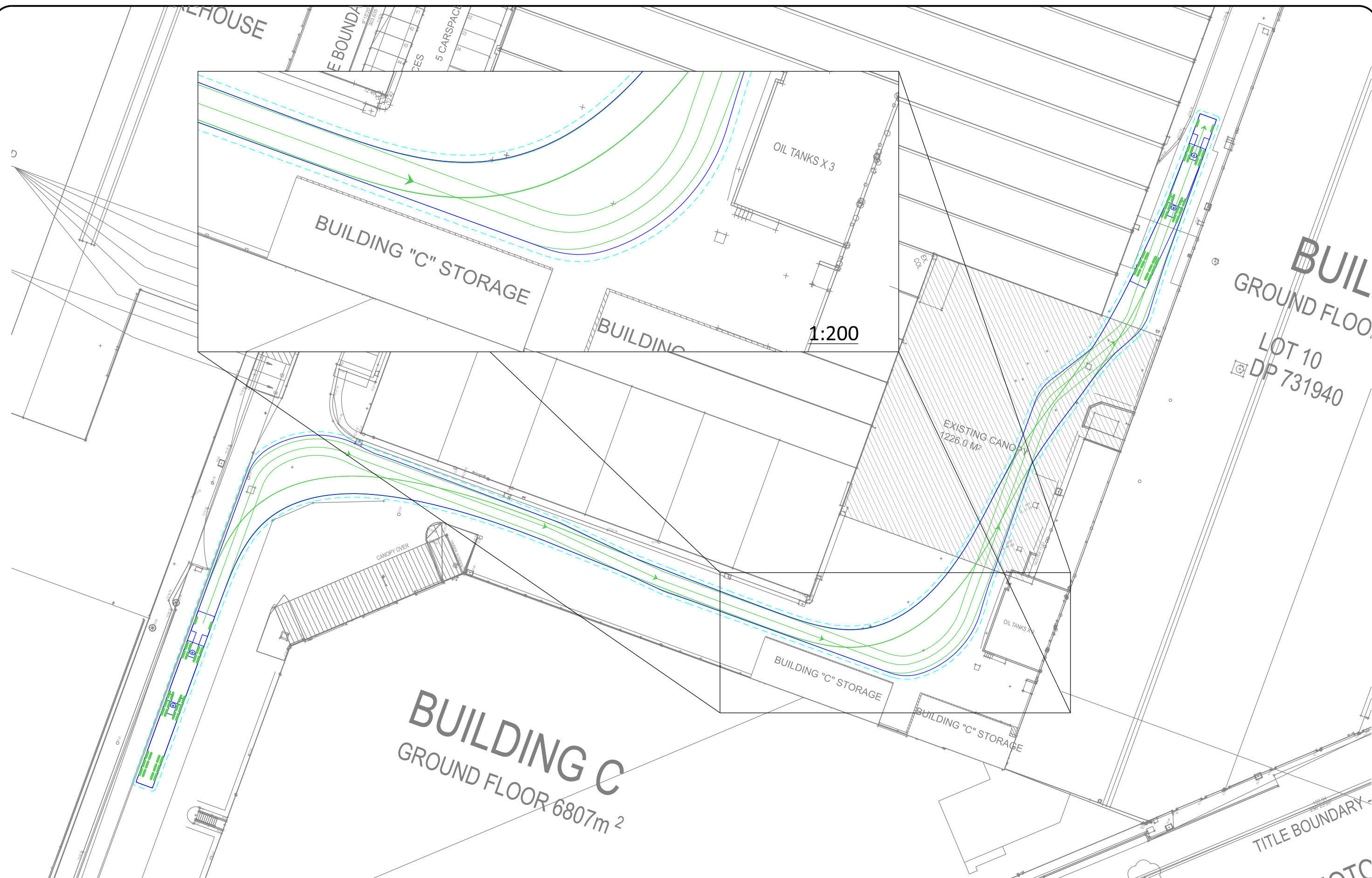


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PROJECT NO.	DRAWING NO.	REVISION
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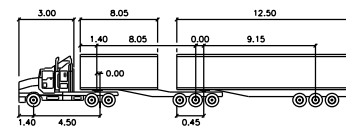
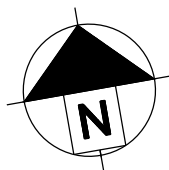


## APPENDIX B

### VEHICLE SWEEP PATH DIAGRAMS



NOT FOR CONSTRUCTION



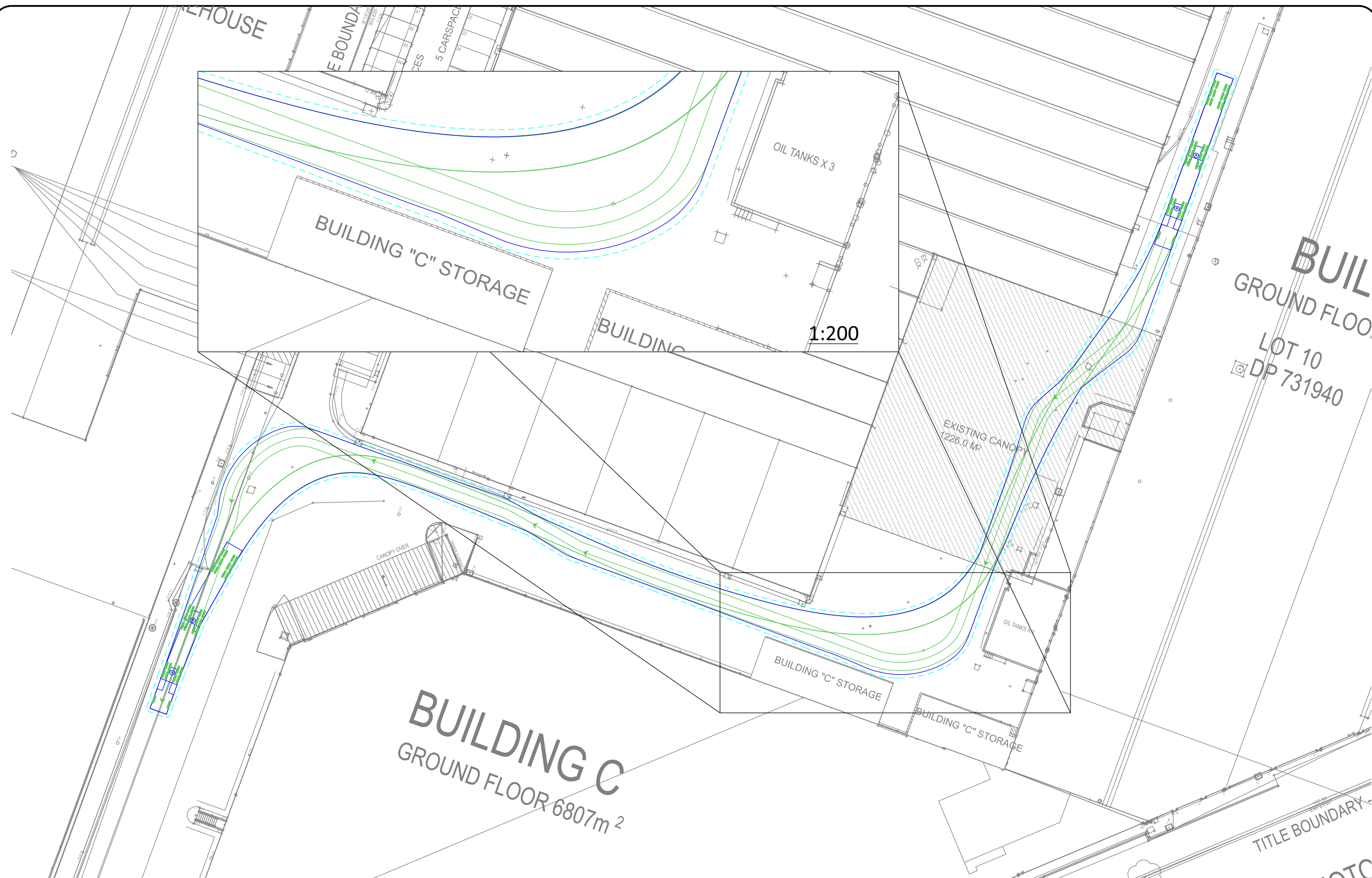
B-double		
Tractor Width	3.00	metres
Trailer Width	8.05	
Tractor Track	1.40	
Trailer Track	8.05	
	0.00	
	9.15	
	0.45	
	4.50	
Lock to Lock Time	6.0	
Steering Angle	23.4	
Articulating Angle	70.0	

**26m B-Double  
ENTRY/EXIT**  
136 Carrington Street Revesby  
1:400 @ A3 14/03/24  
DWG NO: 25546001

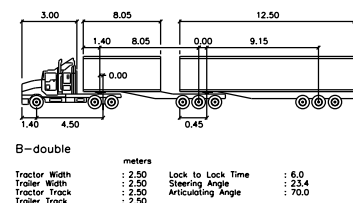
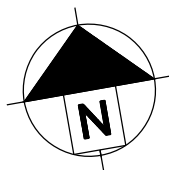
KEY	
	CENTRE LINE OF FRONT WHEELS
	WHEEL PATH
	VEHICLE BODY
	VEHICLE CLEARANCE LINE (500mm FROM VEHICLE BODY)



• Traffic Planning • Transport Planning  
• Traffic Engineering • Road Safety  
SUITE 2.03, 789 TOORAK ROAD  
HAWTHORN EAST, VIC, 3123  
P: +613 9804 3610  
W: obrientraffic.com



NOT FOR CONSTRUCTION



**26m B-Double  
ENTRY/EXIT**  
136 Carrington Street Revesby  
1:400 @ A3 14/03/24  
DWG NO: 25546001

KEY	
	CENTRE LINE OF FRONT WHEELS
	WHEEL PATH
	VEHICLE BODY
	VEHICLE CLEARANCE LINE (500mm FROM VEHICLE BODY)



• Traffic Planning • Transport Planning  
• Traffic Engineering • Road Safety  
SUITE 2.03, 789 TOORAK ROAD  
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