

Reference: 24016

11 March 2024

## Design & Approval Group

C/- Anas Jawabreh

Building Regulations Consultant

Email: [info@designandapproval.com.au](mailto:info@designandapproval.com.au)

Dear Anas,

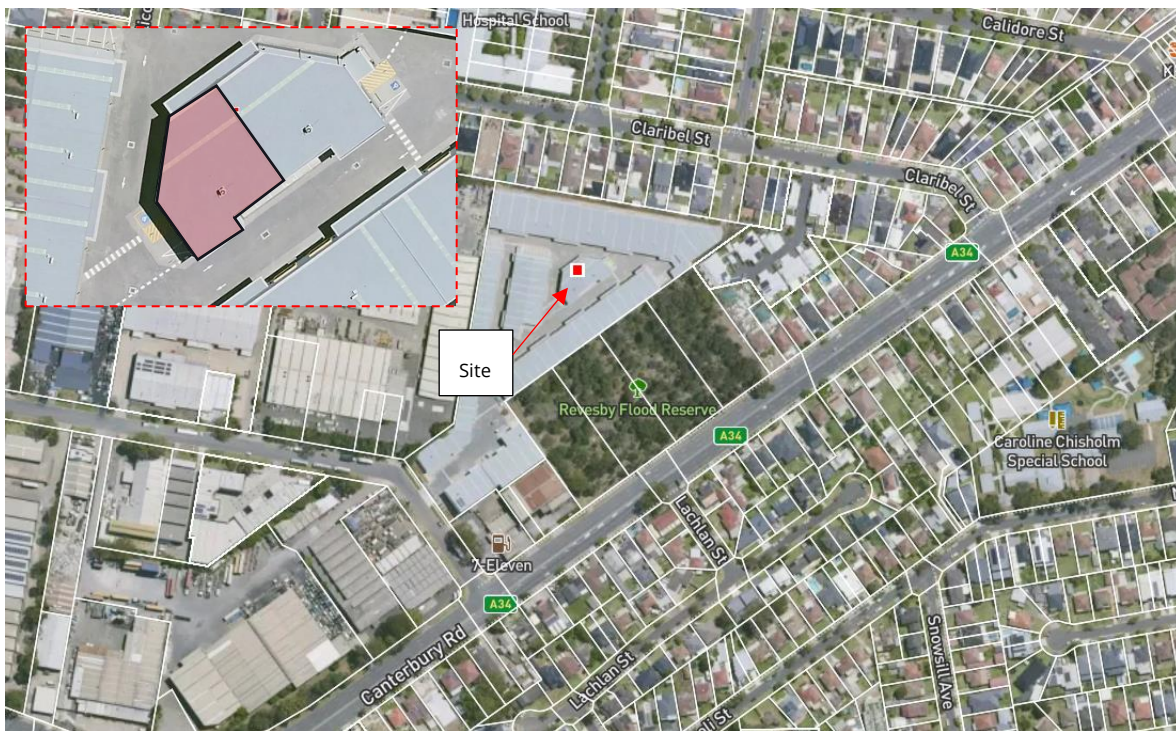
## Re: Unit F1, 2B Mavis Street, Revesby – Traffic & Parking Assessment

I refer to your instructions to provide a traffic and parking assessment in respect to a proposed development scheme that concerns a Change of Use of existing warehouse, ancillary office, and storage space to accommodate a building/trade-based training facility. My assessment outcomes are documented herein.

## Background

The site is located 2B Mavis Street, Revesby and is occupied by a recently constructed industrial business park (Figure 1).

Figure 1      Site



Source: Metromap

A two-storey warehouse unit (Unit F1) comprising an ancillary office on the upper level occupies the site at present. Unit F1 is entitled to 4 parking spaces and vehicle access for the business park is located at Mavis Street. The existing building is comprised of 272m<sup>2</sup> GFA of warehouse and 137m<sup>2</sup> GFA of offices on the upper level (total GFA being 409m<sup>2</sup>).

## Proposal

The proposal seeks consent for a Change of Use of the existing building to accommodate a trade-based training facility (education establishment).

The proposal does not aim to alter the existing floor space. The existing warehouse will be partitioned to accommodate 2 workshops/classrooms while retaining the majority of the floor space as warehouse to store teaching instruments/materials. Upstairs, the existing office area will be partitioned to accommodate 2 classrooms, storage and 3 staff and administrative offices.

Details of the existing floor plans and proposed fitout are indicated on the plans reproduced in **Attachment 1**.

Advice provided by the proponent indicates that the facility will hold daily teaching sessions that comprise 8-10 attending students across the 4 classrooms/workshops. As is currently the dominant education medium, all instructors will be streaming their lessons live to accommodate the majority of the students who undergo their training/learning remotely. Anecdotal experience provided to the assessor indicates only about 10% of the enrolment prefer face-to-face sessions.

In relation to staffing levels, the premises expects an average of 2 instructors onsite at any one time teaching/streaming their lessons at the premises, while there will also be 1 part-time administrative staff who will be attending to online/phone inquiries during core business hours. Once a week, after hours, contracted cleaners attend the premises to undertake general cleaning.

## Car Parking Assessment

The Canterbury Bankstown Council DCP provides the following relevant car parking criteria for 'education establishments':

*1 space per employee or classroom (whichever is the greater); and*

*1 space per 8 students in Year 12.*

On the basis of staff members, the 3 persons (including 1 part-timer) indicate a requirement of 3 spaces; while the 4 workshops/classrooms indicate a requirement of 4 spaces. There are no Year 12 students associated with the proposal.

The premises have 4 spaces at present. The proposed operation thus seeks to retain the 4 spaces. Notwithstanding, the assessment further highlights the suitability of the existing parking supply on the basis

that there is satisfactory and conveniently accessible transport services that connect to the site regularly, as follows:

- The site is adjoined by Canterbury Road, an arterial corridor providing the following bus services via the bus stops located at the intersection of Canterbury Road and Mavis Street (275m).
- The local bus services which collectively operate 8 services per hour (1 bus every 7 to 8 minutes) are as follows:
  - 922 connecting to Bankstown Station and Bankstown Central Shopping Centre
  - 923 connecting to Bankstown Station and Bankstown Central Shopping Centre
  - 924 connecting to Bankstown Station and Bankstown Central Shopping Centre
  - 926 connecting to Bankstown Station and Bankstown Central Shopping Centre
  - M90 connection between Burwood Westfield and

### Bicycle Parking Assessment

The DCP requires bicycle parking to be provided at a rate of 1 per 10 staff and 'adequate' provision for students.

As the premises would only be staffed at a minimal amount (2-3 persons), the staff-based rates appear to indicate no requirement for bicycles for this type of facility. Notwithstanding, the assessment recommends providing a standard five-bike rack on the ground level to encourage the uptake of active travel mode. A suitable example that can accommodate 5-6 bicycles is provided overleaf (Figure 2).

Figure 2 Bicycle Rack



Source: CORA Bikes

## Traffic Impact Assessment

The proposed activities on the premises are anticipated to generate 2-3 vehicle trips per hour during the peak periods, being trips associated with parked cars. The traffic generation expected of the proposal will not be perceptibly different to the former/existing operation that takes place on the site.

The assessment concludes that the proposal will have a negligible effect in relation to traffic generation and impact on the local road network.

## Access, Servicing and Circulation

The existing arrangements for site access, servicing and internal circulation will be retained.

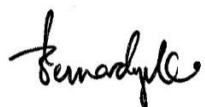
## Conclusion

Based on the assessment made above, I conclude that:

- The proposed parking provision (4 spaces) meets the DCP's staff-based criteria.
- The assessment found the site located conveniently within easy reach of high frequency bus services and deems the minor discrepancy in parking acceptable on this basis.
- The proposed development will benefit from the provision of a rack capable of securing and accommodating 5 bicycle spaces, surpassing the requirements set out in the DCP and NSW Planning Guidelines, thereby promoting active travel mode.
- The expected traffic impact from the proposed operation is minor, consistent with current uses, and acceptable.
- The existing arrangements for site access, servicing, and internal circulation will be retained for the proposed development.

I trust the above is sufficient for your purposes. Otherwise, please do not hesitate to contact me to discuss this further at 02 7255 8198.

Yours faithfully,



Bernard Lo BE (Civil), MTrans, PRE 0001491  
Principal

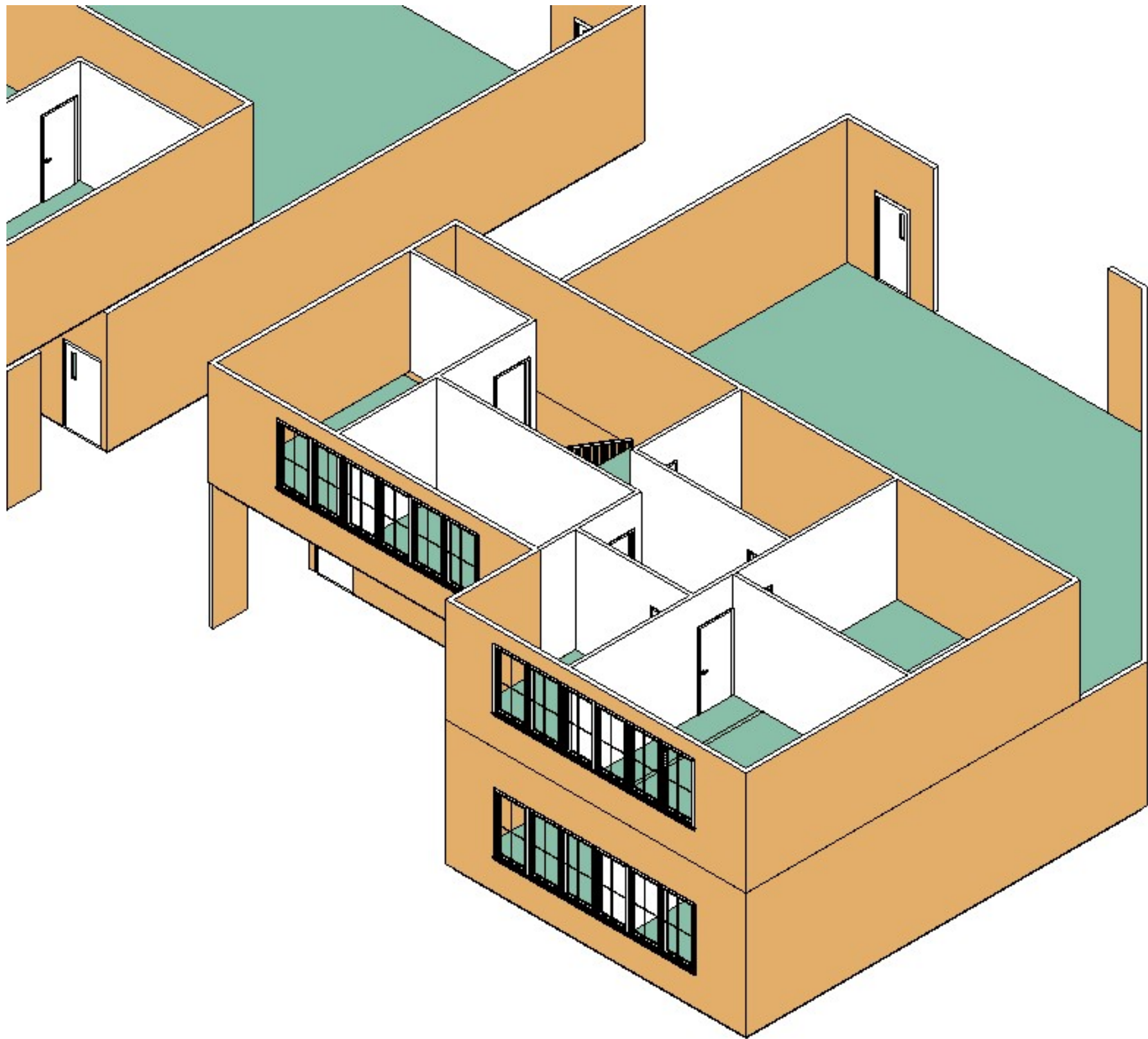
## Attachment 1

### Existing and Proposed Plans

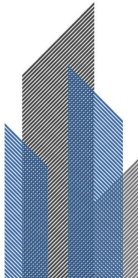


# UNIT F1, 2B MAVIS STREET REVERSBY, NSW

## FRONT RENDER



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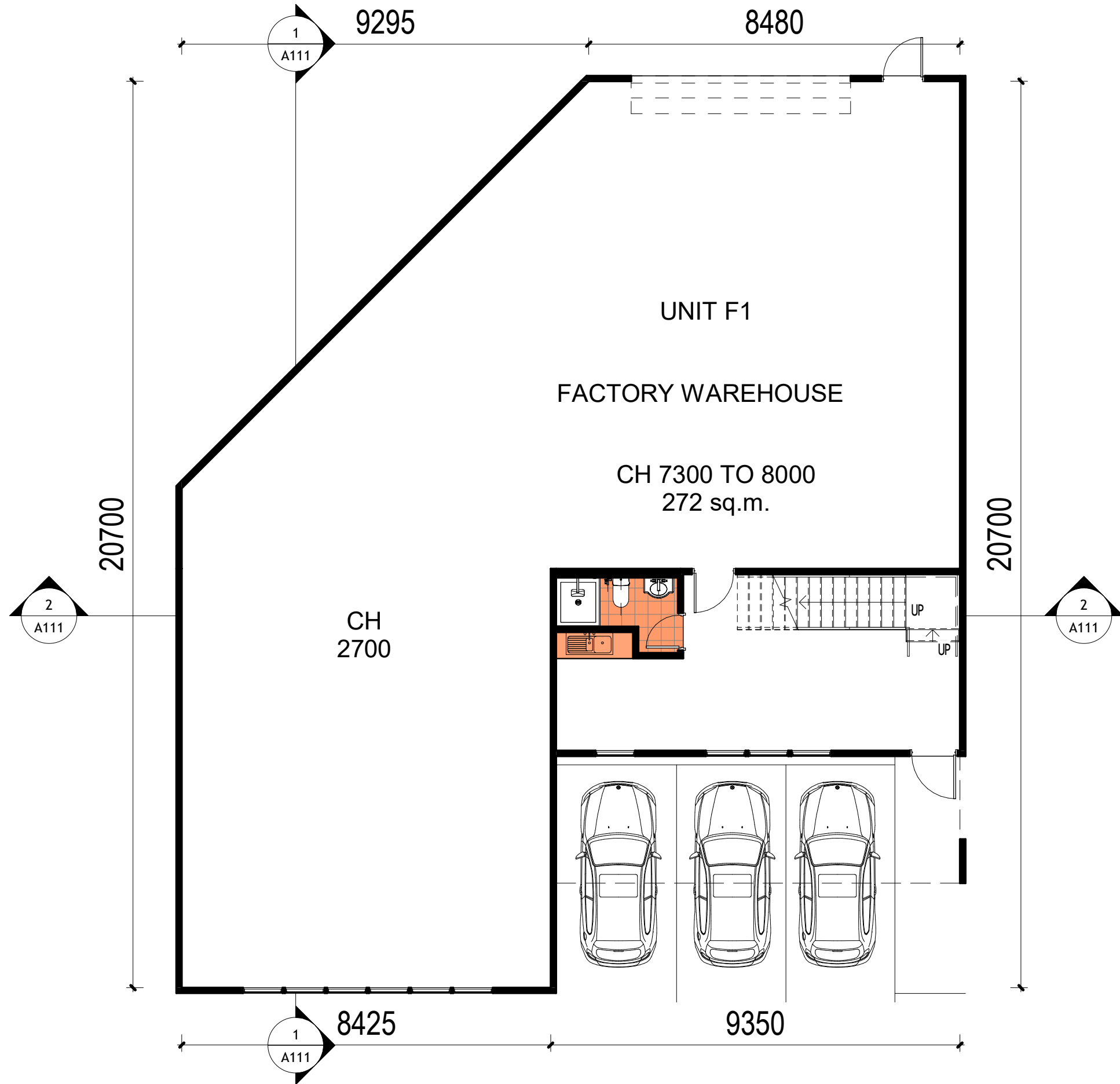
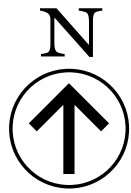
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<div>GENERAL</div> <p>ALL WORKS ARE TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS. ALL CONTRACTORS ARE TO COMPLY WITH THE CURRENT HEALTH AND SAFETY REGULATIONS AND OH&amp;S PRACTICES AT ALL TIMES.</p> <p>ANY DISCREPANCIES AMONG DRAWINGS, SCHEDULES, SCOPE AND SPECIFICATIONS ARE TO CLARIFY WITH ZONE DESIGN PRIOR TO CONSTRUCTION. VARIATIONS TO PLANS AND/OR SPECIFICATIONS MAY NOT BE MADE WITHOUT THE WRITTEN CONSENT OF THE CLIENT OR ZONE DESIGN. CHECK ALL DIMENSIONS ON SITE AGAINST WORKING DRAWINGS BEFORE COMMENCING ANY WORK. NO ASSUMPTIONS TO BE MADE IN READING OF DRAWINGS. IF IN DOUBT ASK.</p> <p>A LEGIBLE SET OF CURRENT DOCUMENTATION MUST BE MAINTAINED ON SITE AT ALL TIMES.</p> <p>CONTRACTOR TO OBTAIN A COPY OF THE CENTRE MANAGEMENT FITOUT GUIDELINES AND CONDITIONS OF APPROVAL AND COMPLY WITH REQUIREMENTS.</p> <p>ALL INSTALLATIONS SHALL BE OF FIRST CLASS TRADESMANSHIP AND DEFECTS ARE TO BE RECTIFIED TO THE SATISFACTION OF ZONE DESIGN</p> <p>PREPARE AND MAKE GOOD ALL SURFACES AND SUBSTRATE AS REQUIRED TO RECEIVE NEW FINISHES AS PER MANUFACTURER SPECIFICATIONS.</p> <p>PROVIDE NEW WATERPROOF MEMBRANE FOR ALL WET AREAS AND AS REQUIRED FOR ALL FLOORS AND WALLS TO COMPLY WITH NATIONAL FOOD CODES.</p> <p>CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED.</p> <p>ALL FIXTURES, FINISHES AND EQUIPMENT IS TO BE INSTALLED ACCORDING TO MANUFACTURER INSTRUCTIONS.</p> <p>USE ADHESIVES, FASTENERS &amp; FIXINGS CAPABLE OF TRANSMITTING THE LOADS IMPOSED AND ENSURE THE RIGIDITY OF THE ASSEMBLY WITHOUT DAMAGING MATERIALS. CONCEAL ALL FIXINGS &amp; SCREWS UNLESS INSIDE CUPBOARDS AND CAP ALL FIXINGS INSIDE CUPBOARDS.</p> <p>ALL HINGES ARE TO BE HIGH QUALITY METAL FITTINGS OF A CONCEALED NATURE PROVIDED IN NUMBERS &amp; LOCATIONS NECESSARY.</p> <p>FIRE EXTINGUISHERS ARE TO BE INSTALLED IN ACCORDANCE WITH AS2444 AND SUPPORTED ON WALL BRACKETS APPROXIMATELY 1m ABOVE FLOOR HEIGHT.</p> <p>2A:20B:E DRY CHEMICAL EXTINGUISHER (ADJACENT ELECTRICAL SWITCHBOARD)</p> <p>2A:40:B:E DRY CHEMICAL EXTINGUISHER (ADJACENT DEEP FRYER) ALL NEW FIXED SURFACE FINISHES TO COMPLY WITH C2D11:</p> <p>SPREAD OF FLAME INDEX &lt;=9 SMOKE DEVELOPED INDEX &lt;= 8 IF THE SPREAD OF FLAME IS MORE THAN 5 OR FLOOR MATERIALS AND FLOOR COVERINGS, HAVE A CRITICAL RADIANT HEAT FLUX (CRF) NOT LESS THAN 1.2kW/M2</p> <p>IN A BUILDING NOT PROTECTED BY A SPRINKLER SYSTEM, HAVE A MAXIMUM SMOKE DEVELOPMENT RATE OF 750%/MINUTES</p> <p>WALL AND CEILING LINING MATERIALS MUST BE GROUP NUMBER 1, 2 OR 3 AS REQUIRED BY BCA S7C4</p> <p>CONSTRUCTION OF SANITARY COMPARTMENTS TO COMPLY WITH BCA (CLAUSE F4D8)</p> <p>INWARD SWINGING TOILET DOORS TO ENCLOSED SANITARY COMPARTMENTS MUST BE READILY REMOVABLE FROM THE OUTSIDE, UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND THE NEAREST PART OF THE DOORWAY.</p> <p>ALL NEW DOORWAYS TO MEASURE A MINIMUM OF 850mm CLEAR OPENING WIDTH - LEAF TO JAMB. DOOR APPROACH AND LATCH CLEARANCE TO BE PROVIDED TO SATISFY PROVISIONS FOR DISABLED ACCESS AND CIRCULATION IN ACCORDANCE WITH AS1428.1</p> <p>GRAB RAILS TO BE INSTALLED TO DISABLED SANITARY FACILITIES IN ACCORDANCE WITH FIGURE 21 OF AS1428.1. A MINIMUM CLEARANCE OF 1100mm TO BE PROVIDED BETWEEN CLOSEST PAN AND HAND BASIN AND 300mm FROM THE DOOR SWING AND WASH BASIN.</p> <p>BRAILLE AND TACTILE SIGNAGE TO BE INSTALLED TO ALL SANITARY FACILITIES THAT COMPLY WITH SPECIFICATION 15 AND INCORPORATE THE INTERNATIONAL SYMBOL OF ACCESS.</p> <div>COOLROOM &amp; FREEZER</div> <p>(IF APPLICABLE) THE COOL ROOM &amp; FREEZER ROOM TO COMPLY WITH CLAUSE G1D3, BCA 2022 OF THE BUILDING CODE OF AUSTRALIA. A COOL ROOM WHICH IS OF SUFFICIENT SIZE FOR A PERSON TO ENTER MUST HAVE: A DOOR WHICH IS CAPABLE OF BEING OPENED BY HAND FROM INSIDE WITHOUT A KEY. INTERNAL LIGHTING CONTROLLED ONLY BY A SWITCH WHICH IS LOCATED ADJACENT TO THE ENTRANCE DOORWAY. INDICATOR LAMP POSITIONED OUTSIDE THE COOLROOM ILLUMINATED WHEN THE INTERIOR LIGHTS. AN EXTERNAL ALARM WHICH IS OPERATED INTERNALLY THAT ACHIEVES A SOUND PRESSURE LEVEL OF 90dB(A) WHEN MEASURED AT 3m.PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH AS2444 - 2001 ALL COOLROOM AND FREEZER INTERNAL FLOOR TO CEILING HEIGHTS TO BE 2.7M UNLESS OTHERWISE SPECIFIED ON RCP AND RELEVANT SECTIONS / ELEVATIONS. BLOWER UNITS TO BE PLACED DIRECTLY ABOVE THE DOORS TO MAXIMISE SHELVING HEIGHTS ALONG ALL PERIMETER WALLS.</p> <div>CEILING</div> <p>REFLECTED CEILING PLAN ATTACHED IS INDICATIVE ONLY. FIRE PROTECTION AND MECHANICAL LAYOUTS TO BE PROVIDED AND CERTIFIED BY CONSULTANT ENGINEERS.</p> <p>EMERGENCY SERVICES AND FIRE PROTECTION SERVICES ARE TO BE DESIGNED AND INSTALLED TO ENSURE COMPLIANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA CLAUSES. CERTIFICATES OF COMPLIANCE ARE TO BE PROVIDED UPON COMPLETION.</p> <p>NUMBERS AND LOCATIONS OF ALL FIRE AND EMERGENCY SERVICES OUTLETS ARE TO BE CONFIRMED WITH CONTRACTOR PRIOR TO INSTALLATION AND RATIONALISED WHERE POSSIBLE. DRAWINGS OF THE PROPOSED NEW LOCATIONS ARE TO BE SUBMITTED TO ZONE DESIGN FOR APPROVAL PRIOR TO INSTALLATION.</p> <p>EXIT SIGNS AND EMERGENCY LIGHTING TO BE PROVIDED AND INSTALLED TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS AND ANY OTHER LOCAL STATUTORY AUTHORITY.</p> <p>NEW CEILINGS ARE TO BE SUSPENDED FROM EXISTING STRUCTURE WITH RONDO SUSPENSION SYSTEM OR SIMILAR - REFER TO REFLECTED CEILING PLAN FOR CEILING AND BULKHEAD HEIGHTS.</p> <p>CEILINGS ARE TO BE STRENGTHENED WHERE NECESSARY TO ENSURE STRUCTURAL ADEQUACY FOR ANY CEILING MOUNTED FIXTURES OR FITTINGS INCLUDING LOADING.</p>				<div>DESIGN &amp; APPROVAL GROUP</div> <div>Phone: 1300 093 713 Email: info@designandapproval.com.au Website: www.designandapproval.com.au</div> <div>DRAWING TITLE: PRELIMINARY NOTES AND SPECIFICATIONS</div> <div>PROJECT/CLIENT: F1/2B, MAVIS STREET, REVERSBY</div> <div>DATE: 11.02.2024</div> <div>DRAWING NUMBER: A0002</div> <div>REVISION:</div> <div>PAGE SIZE: A3</div> <div>ISSUE: Project Status</div> <div>DRAWN BY: MAHIMA PRASAD</div> <div>APPROVED BY: CHARBEL GITTANY</div> <div>Notes: 1. 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**EXISTING GROUND FLOOR PLAN- UNIT F1**

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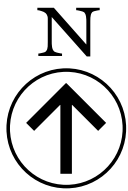
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**1** **EXISTING GROUND FLOOR PLAN- UNIT F1**  
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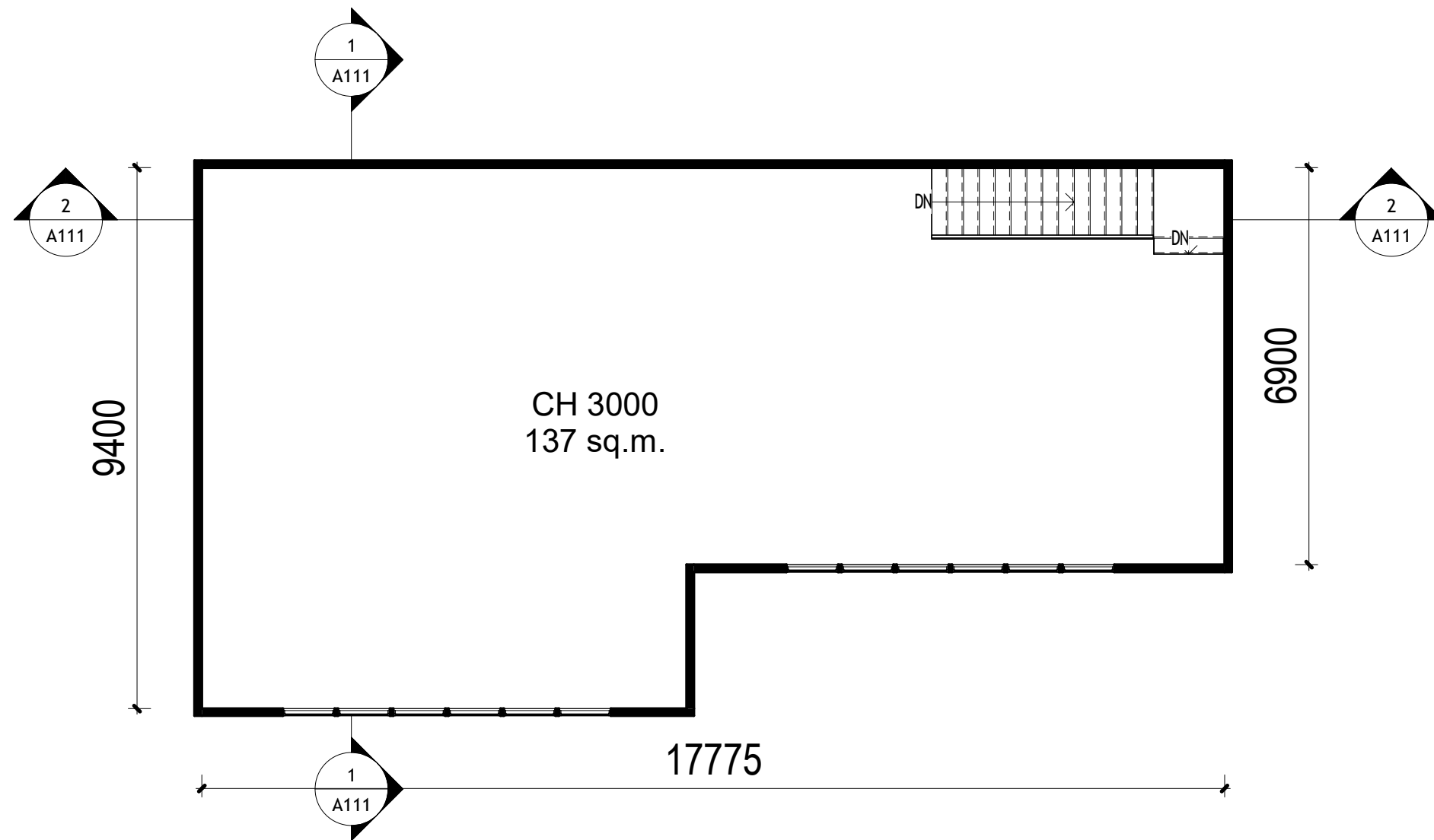
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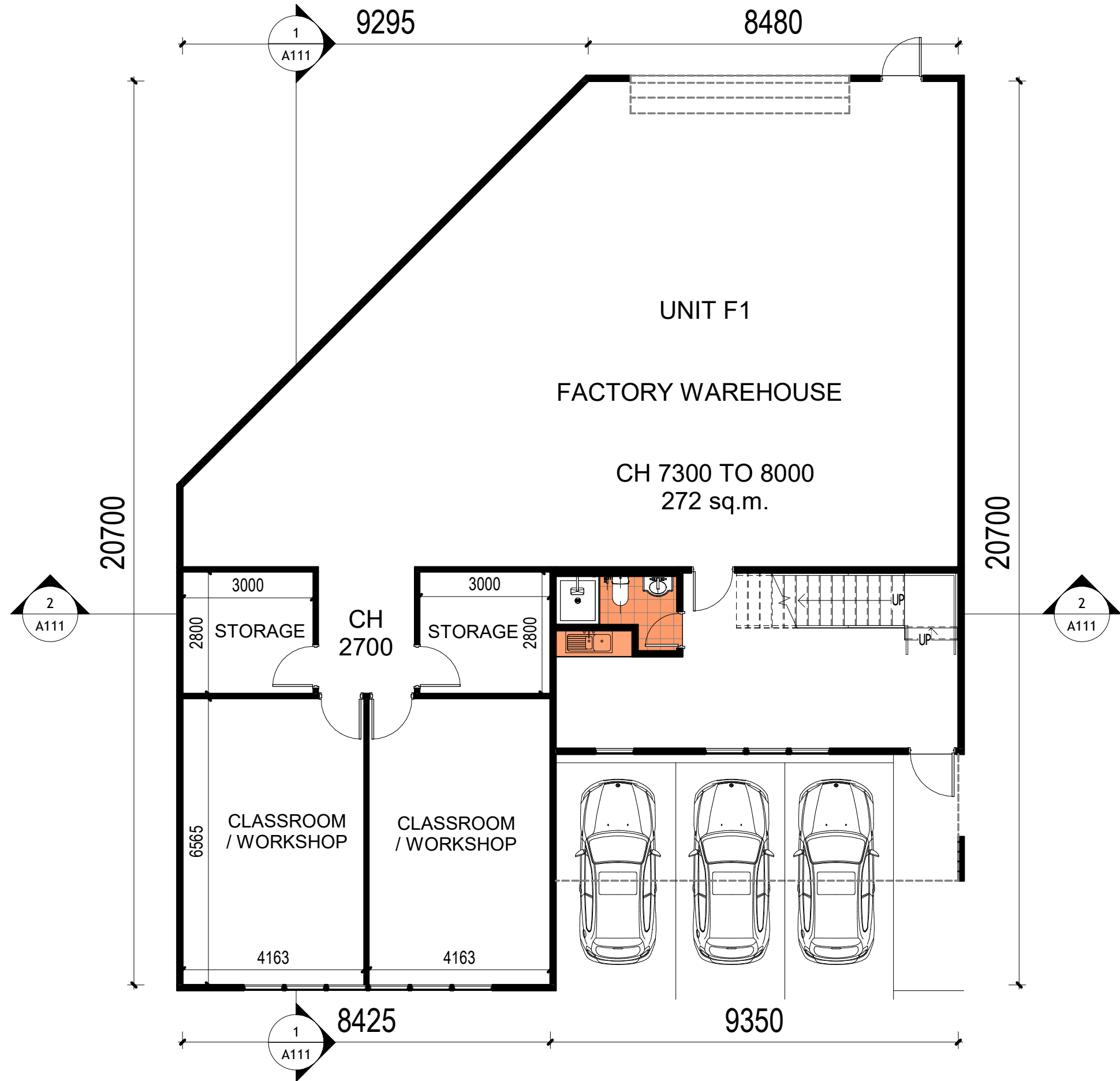
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PROPOSED GROUND FLOOR PLAN- UNIT F1

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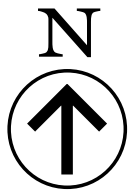
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PROPOSED GROUND FLOOR PLAN- UNIT F1

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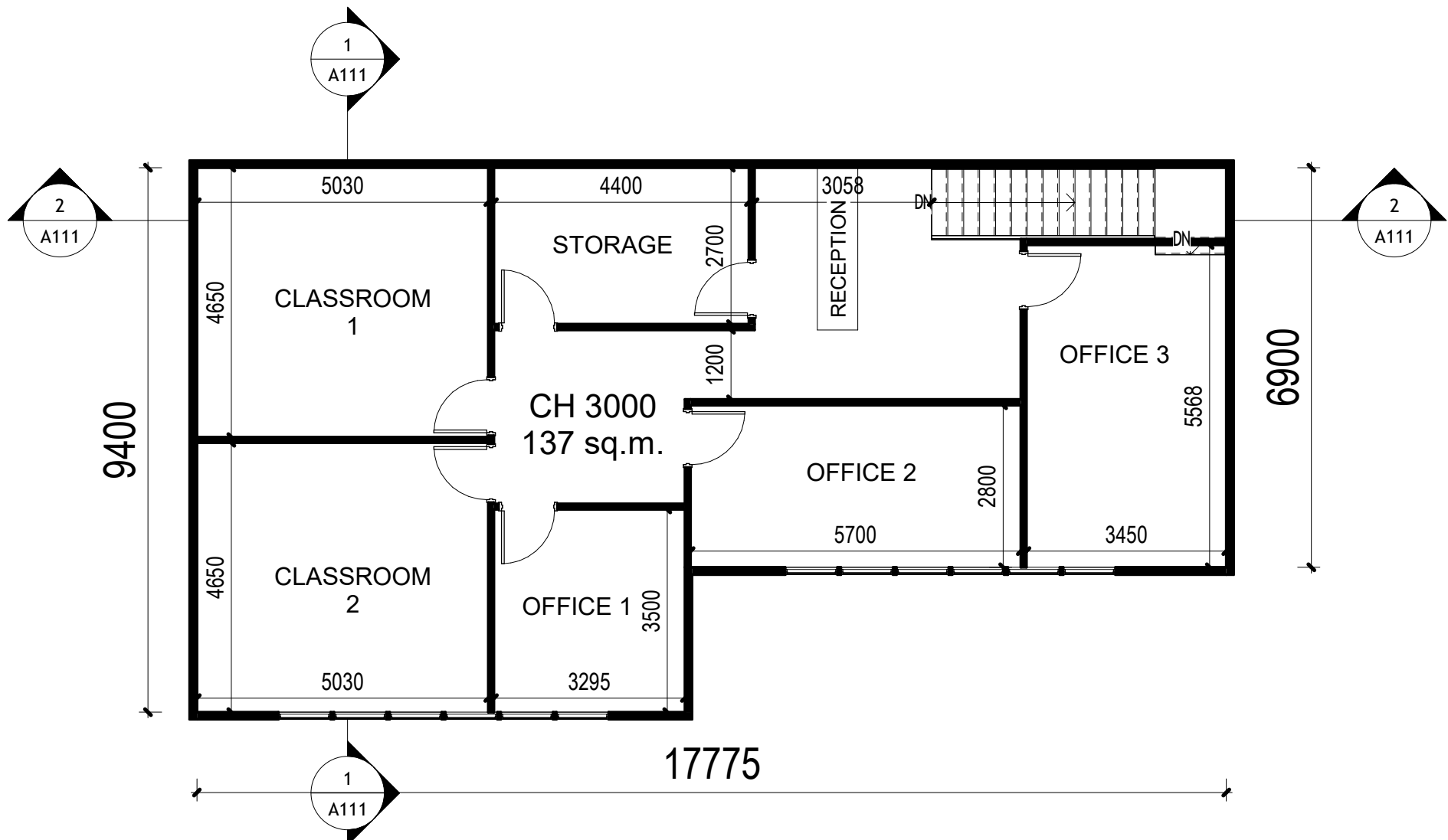
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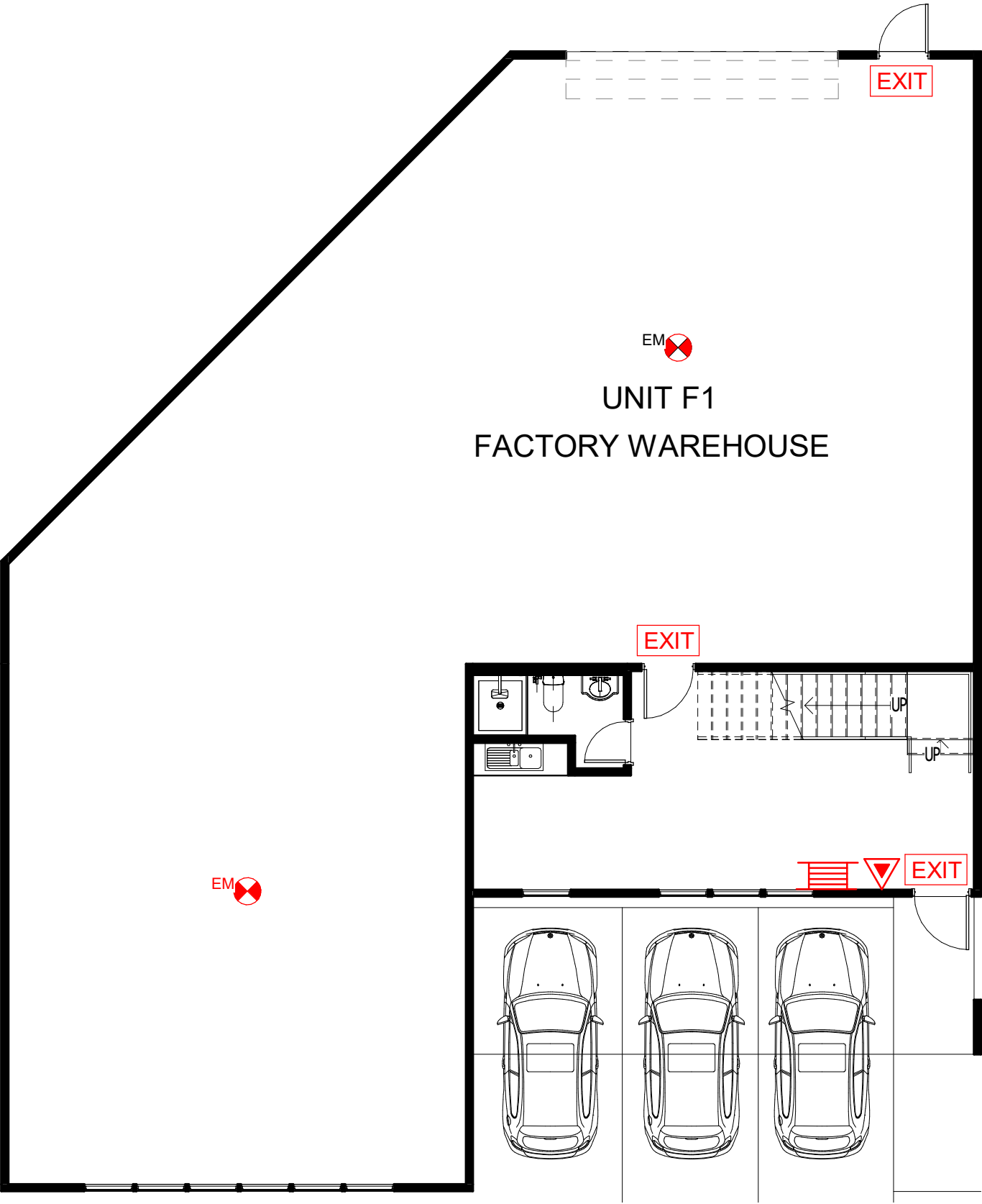
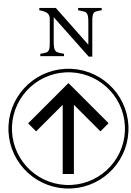
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PROPOSED FIRST FLOOR PLAN- UNIT F1

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DRAWING TITLE:  
EXISTING FIRE SERVICES GROUND FLOOR-  
UNIT F1

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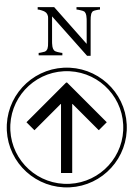
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DRAWING TITLE:  
EXISTING FIRE SERVICE FIRST FLOOR- UNIT F1

PROJECT/CLIENT:  
F1/2B, MAVIS STREET, REVERSBY

DATE:  
11.02.2024

DRAWING NUMBER:  
A106

REVISION:

PAGE SIZE:  
A3

ISSUE:  
Project Status

DRAWN BY:  
MAHIMA PRASAD

APPROVED BY:  
CHARBEL GITTANY

Notes:  
1. All dimensions are in millimetres.  
2. All dimensions are to be checked on site.  
3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.

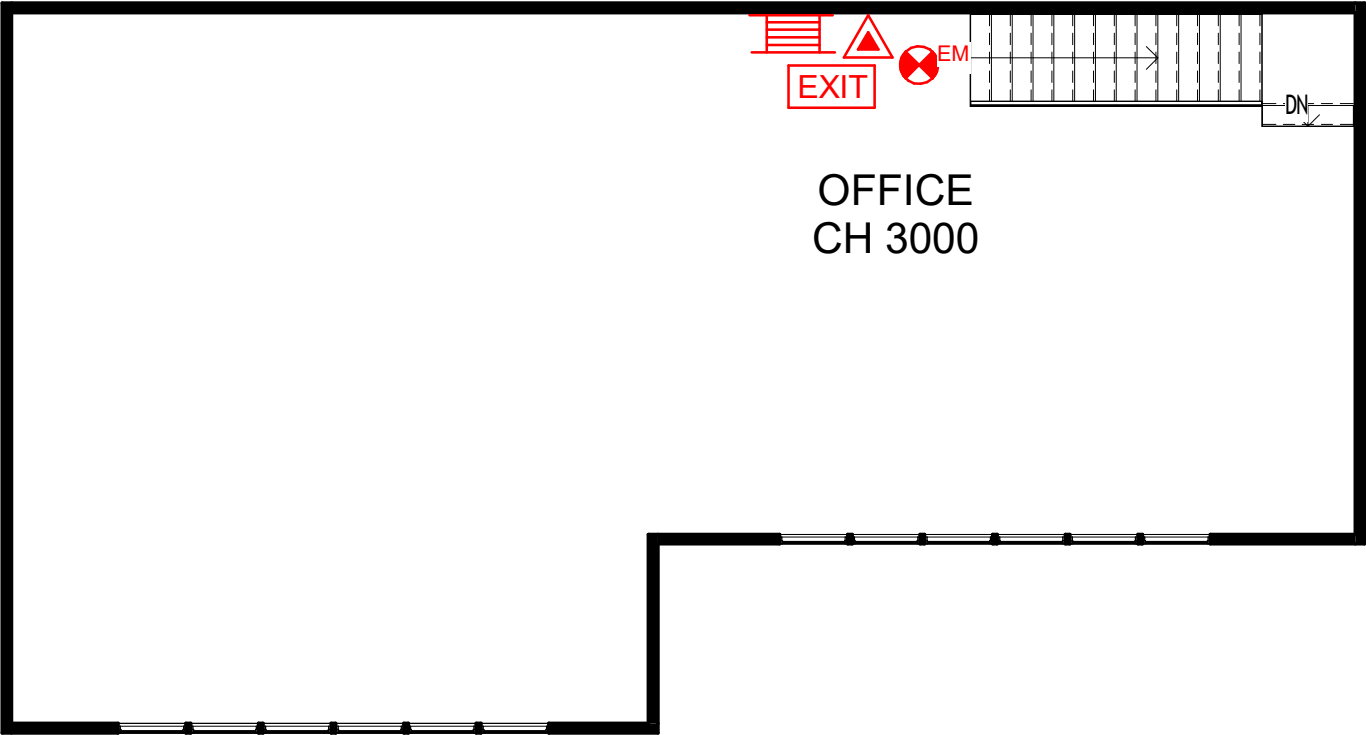
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A	FOR CLIENT REVIEW	11.02.24	CG

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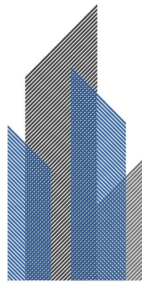
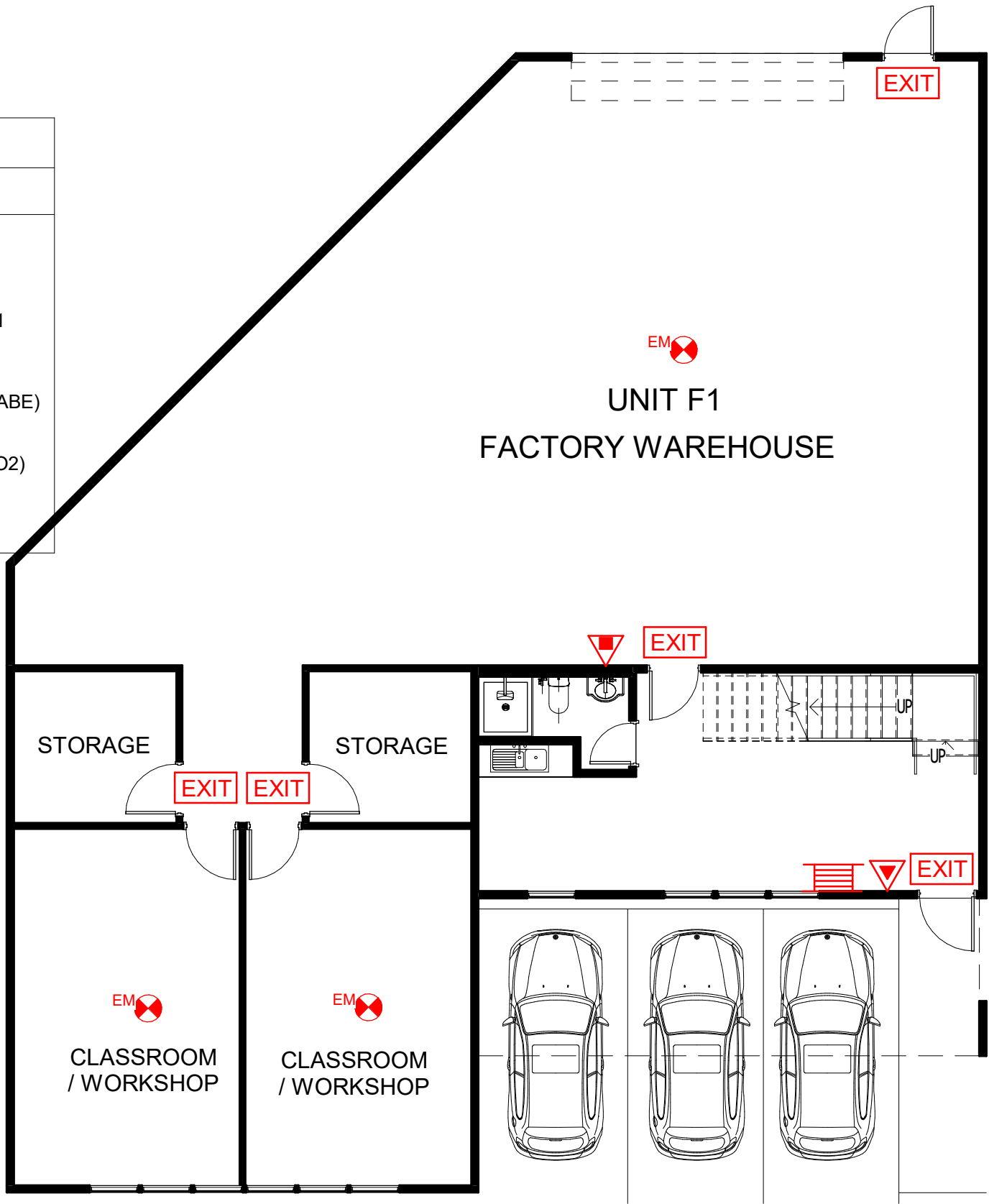
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EXISTING FIRE SERVICES FIRST FLOOR PLAN- UNIT F1

1:100



RCP LEGEND	
SYMBOL	DESCRIPTION
	EXIT SIGN TO COMPLY WITH AS 2293.1
	EMERGENCY LIGHT TO COMPLY WITH AS 2293.1 (E32 CLASSIFICATION)
	NEW PORTABLE FIRE EXTINGUISHER (4.5KG, ABE)
	NEW PORTABLE FIRE EXTINGUISHER (5KG, CO2)
	FIRE HOSE REEL



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**DRAWING TITLE:**  
**PROPOSED FIRE SERVICES GROUND FLOOR - UNIT F1**

**PROJECT/CLIENT:**  
**F1/2B, MAVIS STREET, REVERSBY**

**DATE:**  
**11.02.2024**

**DRAWING NUMBER:**  
**A107**

**REVISION:**

**PAGE SIZE:**  
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**ISSUE:**  
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**DRAWN BY:**  
MAHIMA PRASAD

**APPROVED BY:**  
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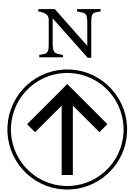
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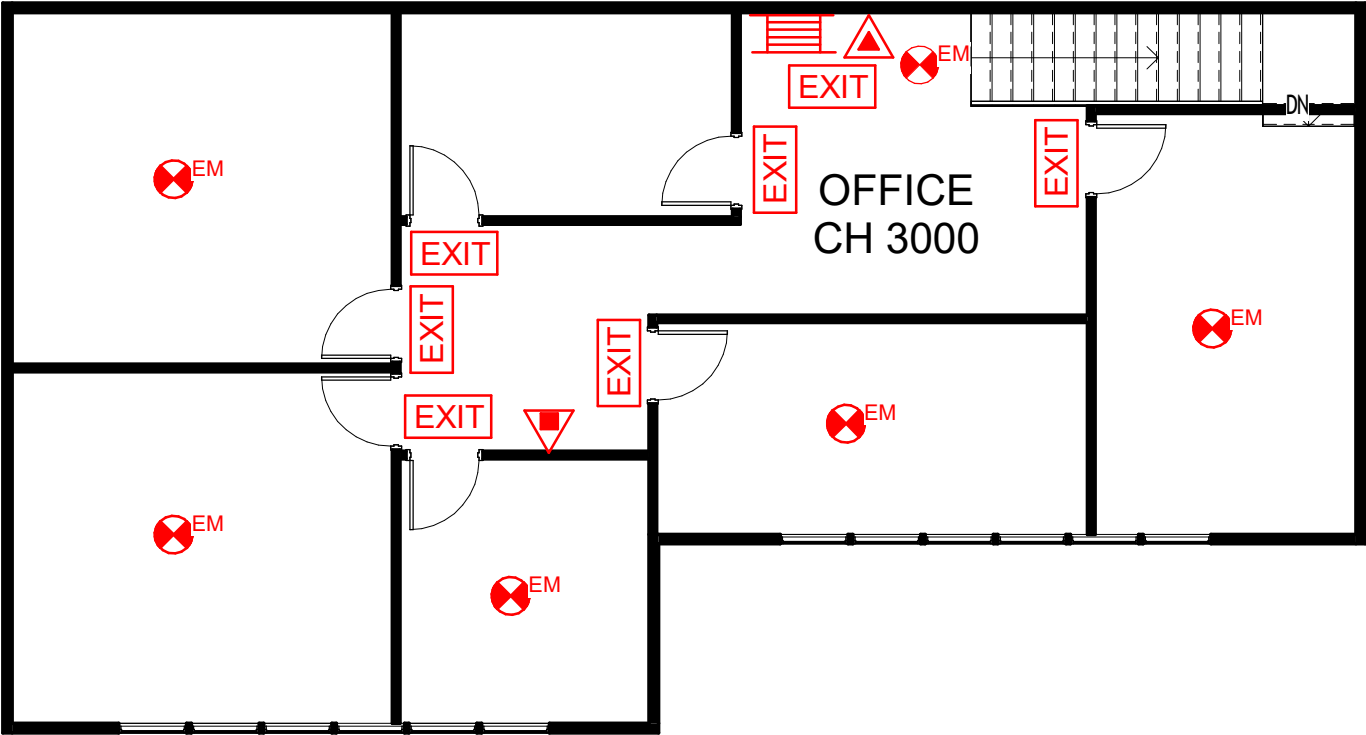
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## PROPOSED FIRE SERVICES GROUND FLOOR PLAN- UNIT F1

1:100



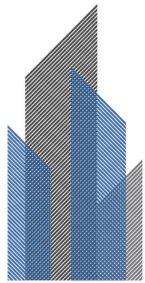
RCP LEGEND	
SYMBOL	DESCRIPTION
	EXIT SIGN TO COMPLY WITH AS 2293.1
	EMERGENCY LIGHT TO COMPLY WITH AS 2293.1 (E32 CLASSIFICATION)
	NEW PORTABLE FIRE EXTINGUISHER (4.5KG, ABE)
	NEW PORTABLE FIRE EXTINGUISHER (5KG, CO2)
	FIRE HOSE REEL



1

PROPOSED FIRE SERVICES FIRST FLOOR PLAN- UNIT F2

1:100



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DRAWING TITLE:  
PROPOSED FIRE SERVICES FIRST FLOOR-  
UNIT F1

PROJECT/CLIENT:  
F1/2B, MAVIS STREET, REVERSBY

DATE:  
11.02.2024

DRAWING NUMBER:  
A108

REVISION:

PAGE SIZE:  
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Project Status

DRAWN BY:  
MAHIMA PRASAD

APPROVED BY:  
CHARBEL GITTANY

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ROOF LEVEL  
8000



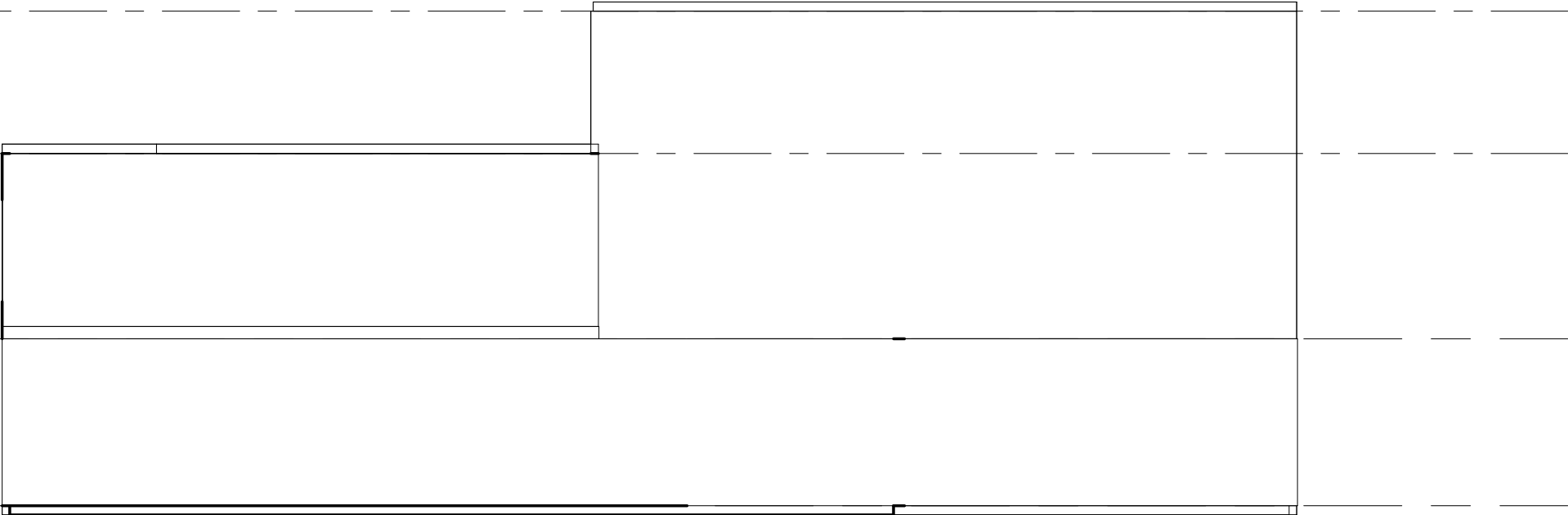
CEILING LEVEL  
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FIRST FLOOR  
2700



GROUND FLOOR  
0



1

## EAST ELEVATION

1:100



ROOF LEVEL  
8000



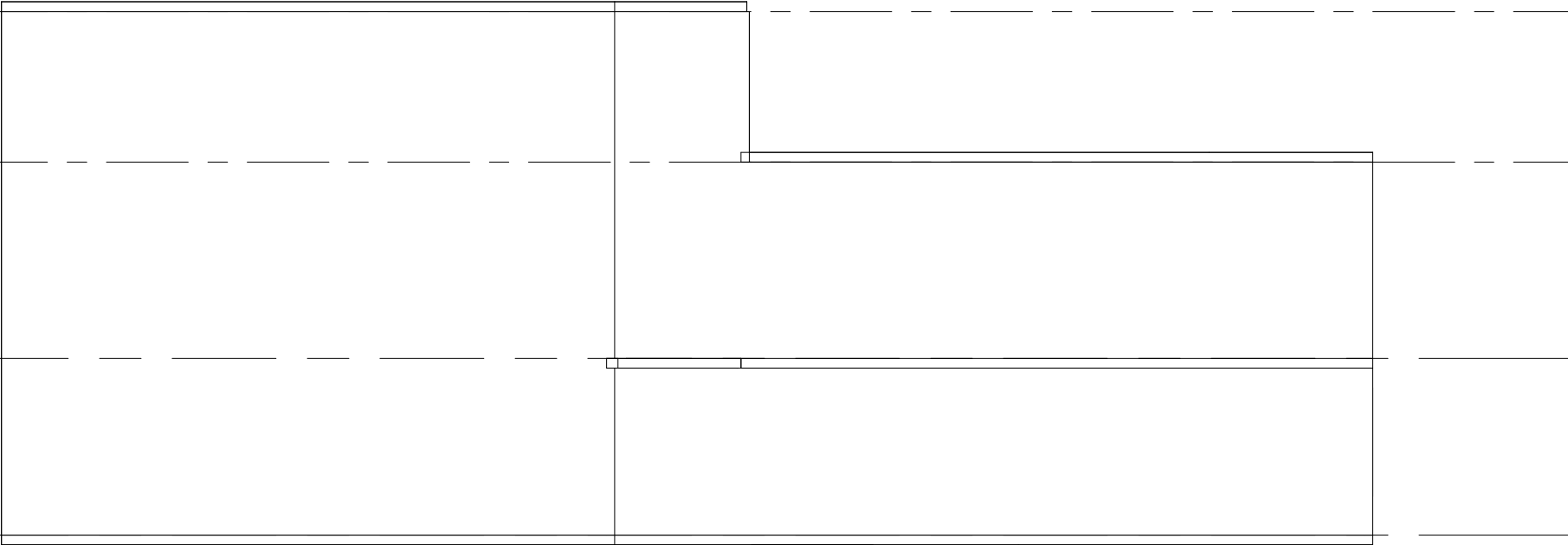
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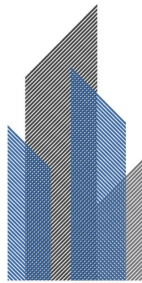
GROUND FLOOR  
0



2

## WEST ELEVATION

1:100



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**DRAWING TITLE:**  
**EAST AND WEST ELEVATIONS- UNIT F1**

**PROJECT/CLIENT:**  
**F1/2B, MAVIS STREET, REVERSBY**

**DATE:**  
**11.02.2024**

**DRAWING NUMBER:**  
**A109**

**REVISION:**

**PAGE SIZE:**  
A3

**ISSUE:**  
**Project Status**

**DRAWN BY:**  
MAHIMA PRASAD

**APPROVED BY:**  
CHARBEL GITTANY

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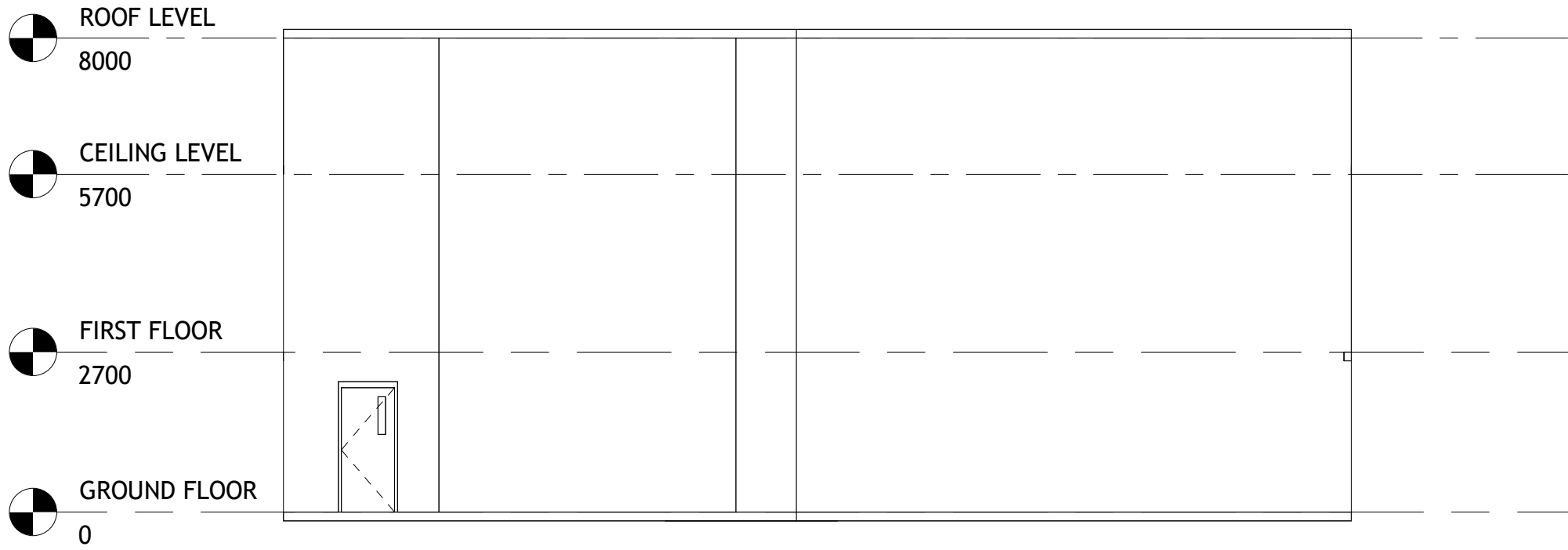
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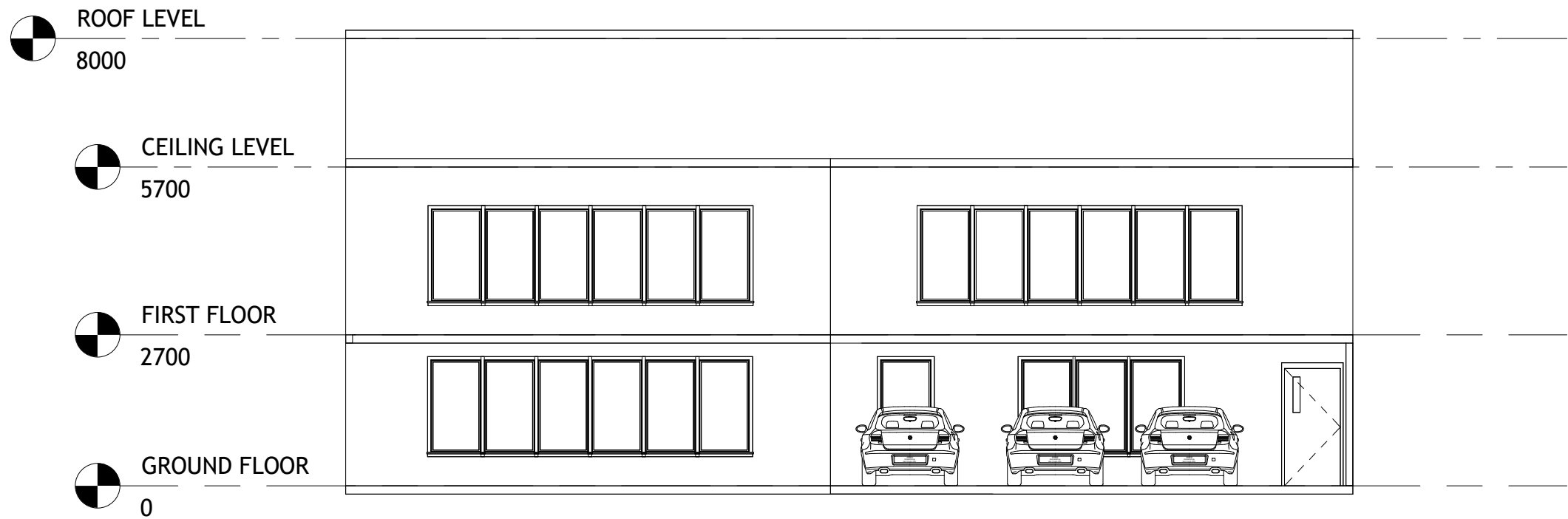
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1 NORTH ELEVATION  
1:100



2 SOUTH ELEVATION  
1:100

**DRAWING TITLE:**  
**NORTH AND SOUTH ELEVATIONS- UNIT F1**

**PROJECT/CLIENT:**  
**F1/2B, MAVIS STREET, REVERSBY**

**DATE:**  
**11.02.2024**

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**REVISION:**

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**Project Status**

**DRAWN BY:**  
MAHIMA PRASAD

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ROOF LEVEL  
8000



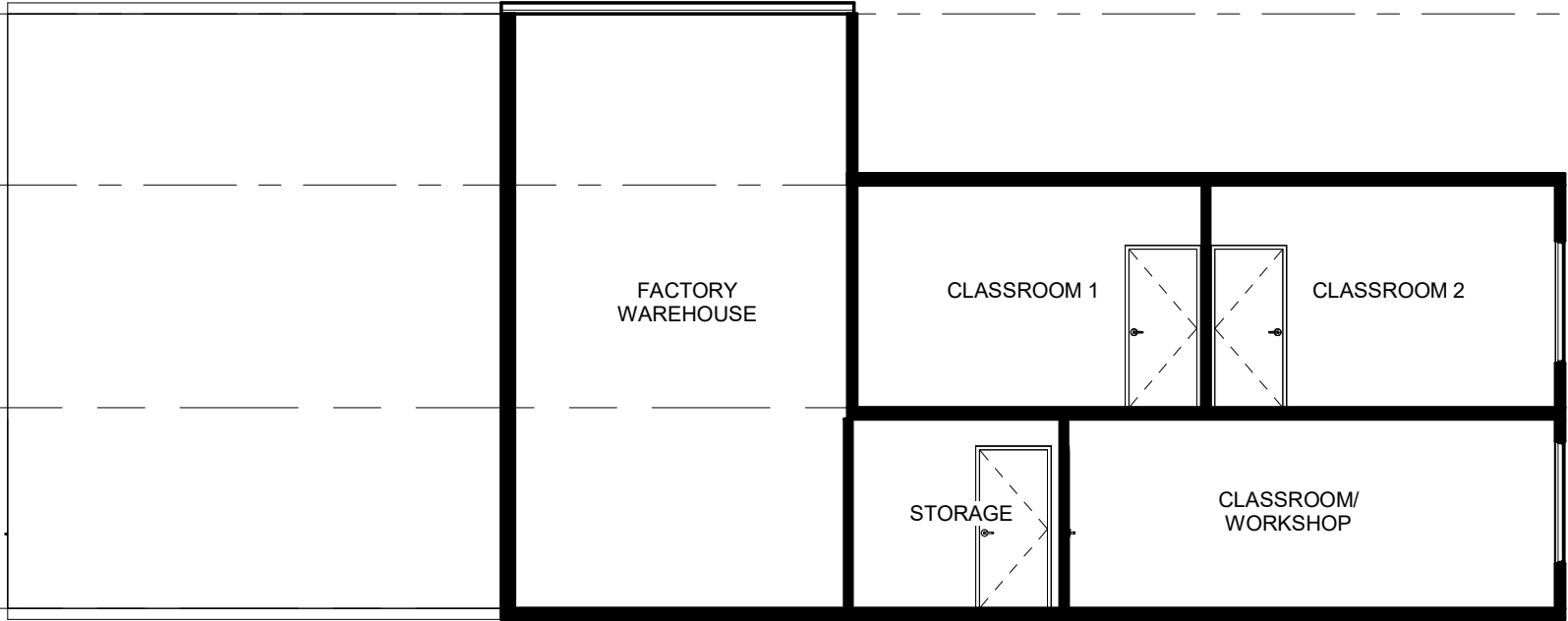
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FIRST FLOOR  
2700



GROUND FLOOR  
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1 SECTION 1  
1:100



ROOF LEVEL  
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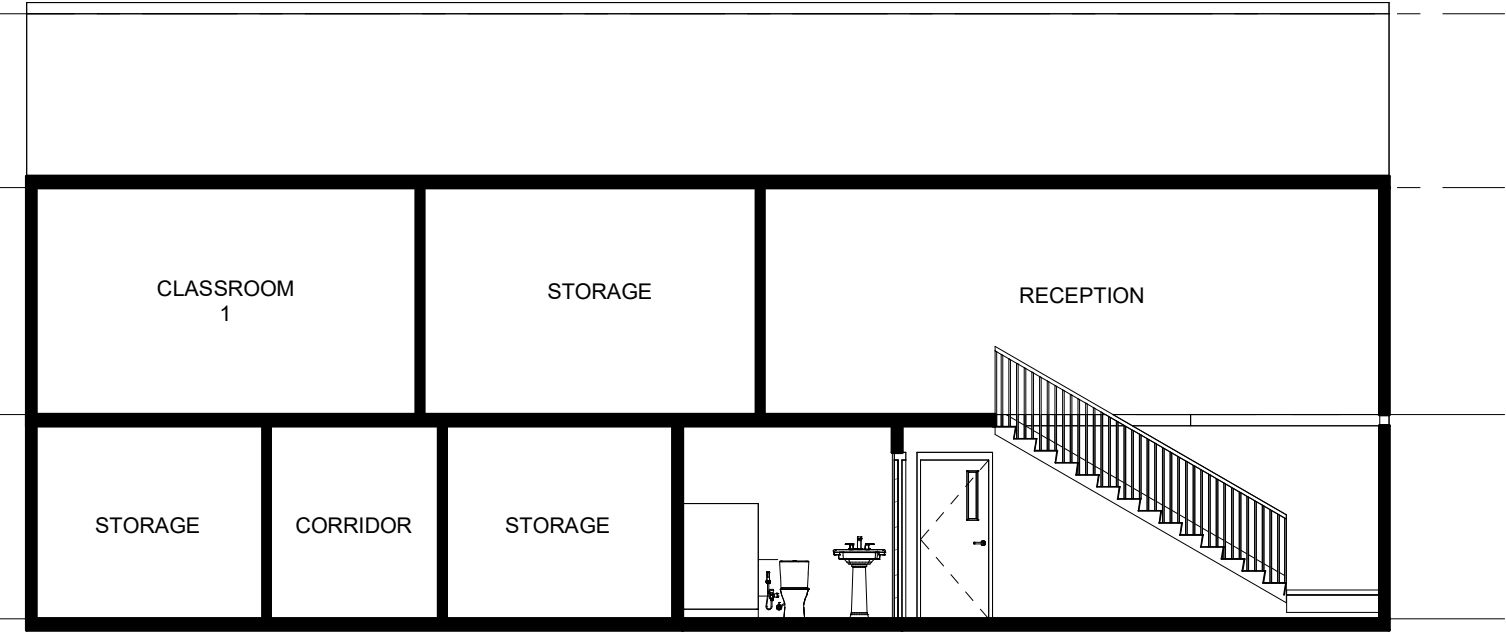
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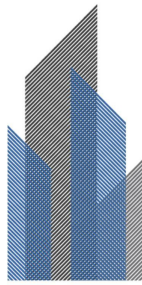
FIRST FLOOR  
2700



GROUND FLOOR  
0



2 SECTION 2  
1:100



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DRAWING TITLE: SECTIONS- UNIT F1

PROJECT/CLIENT: F1/2B, MAVIS STREET, REVERSBY

DATE: 11.02.2024

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REVISION:

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ISSUE: Project Status

DRAWN BY: MAHIMA PRASAD

APPROVED BY: CHARBEL GITTANY

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