

Planning Referral

To: Amy Hodgen
From: Julian Wearne
Date: 01/02/2019
Subject: Strategic Transport Comments
Application No: PLN17/0703.01
Description: Amendment application: key changes include the relocation of the school building and the community facilities and the introduction of serviced apartments along Heidelberg Road.
Site Address 626 Heidelberg Road, Alphington

I refer to the above Planning Application referred on 04/01/2019, and the accompanying Green Travel Plan prepared by GTA Consultants in relation to the proposed development at 626 Heidelberg Road, Alphington. Council's Strategic Transport unit provides the following information:

Accuracy of plans and Development Schedules

It appears the development schedule on the Cover Sheet to the architectural plans and the Green Travel Plan (GTP) are both inaccurate. For example the development table and GTP states there are 88 visitor bike spaces at ground-level, but only 72 visitor spaces are shown on the development plans at ground-level.

Access and Safety

No significant access or safety concerns have been noted.

Bicycle Parking Provision

Statutory Requirement

Under the provisions of Clause 52.34-3 of the Yarra Planning Scheme, the development's bicycle parking requirements are as follows:

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
Dwellings	313 dwellings	In developments of four or more storeys, 1 resident space to each 5 dwellings	63 resident spaces	313 Resident Spaces
		In developments of four or more storeys, 1 visitor space to each 10 dwellings	31 visitor spaces.	
Education centre (other than specified in the table)	12 employees	1 employee space to each 20 employees	1 employee spaces ¹	38 school spaces (considered separately) ¹
	300 full-time students	1 visitor space to each 20 full-time students	15 visitor spaces ¹	
Medical centre	15 practitioners	1 employee space to each 8 practitioners	2 employee spaces	

¹ Whilst technically visitor spaces under the requirements of the planning scheme, spaces for students at the school will treated separately.

		1visitor space to each 4 practitioners	4 visitor spaces.	
Minor Sports and Recreation Facility (Gym)	892sqm	1 employee space per 4 employees	2 employee spaces	
		1 visitor space to each 200sqm of net floor area	4 visitor spaces	
Office (other than specified in the table)	9198 sqm	1 employee space to each 300 sqm of net floor area if the net floor area exceeds 1000 sqm	31 employee spaces	56 Employee spaces (for all uses)
		1visitor space to each 1000 sqm of net floor area if the net floor area exceeds 1000 sqm	9 visitor spaces.	
Place (of assembly other than specified in this table)	2282 sqm	1 employee space to each 1500 sqm of net floor area	2 employee spaces	
		2 plus 1 visitor space to each 1500 sqm of net floor area	4 visitor spaces.	
Residential building (other than specified in the table)	40 lodging rooms	In developments of four or more storeys, 1 resident space to each 10 lodging rooms	4 resident spaces	4 resident spaces
		In developments of four or more storeys, 1 visitor space to each 10 lodging rooms	4 visitor spaces.	
Retail premises (other than specified in this table)	337 sqm	1 employee space to each 300 sqm of leasable floor area	1 employee spaces	
		1visitor space to each 500 sqm of leasable floor area	1 visitor spaces.	
Shop	9861 sqm	1 employee space to each 600 sqm of leasable floor area if the leasable floor area exceeds 1000 sqm	16 employee spaces	
		1 visitor space to each 500 sqm of leasable floor area if the leasable floor area exceeds 1000 sqm	20 visitor spaces.	
Bicycle Parking Spaces Total			121 resident / employee spaces	373 resident / employee spaces
			77 visitor spaces	200 visitor spaces
			16 school spaces	38 school spaces
Showers / Change rooms	1 to the first 5 employee spaces and 1 to each additional 10 employee spaces		6 showers / change rooms	6 showers / change rooms

The proposed Childcare Centre use does not carry a statutory requirement for bicycle parking.

The development provides a total of 252 additional resident/employee spaces and 123 additional visitor spaces above the statutory requirements of Clause 52.34.

Adequacy of visitor spaces

The GTP indicates there will be 216 spaces for visitor use, including 88 spaces at ground-floor. The architectural plans show:

- 72 visitor spaces at ground, including:
 - 18 visitor spaces along the Outer Circle Mews;
 - 34 spaces along the Heidelberg Road footpath;
 - 20 spaces on the Mills Boulevard footpaths;
- 128 visitor spaces within the lower-ground-floor car park.
- The remaining 16 visitor spaces referenced within the GTP do not appear to be shown on the plans.

Number of Spaces

Despite the shortfall in spaces shown on the plans compared to what is outlined within the GTP, the total number of visitor spaces is considered adequate for the following reasons:

- Best practice recommends 1 visitor space to each 4 dwellings, and 1 visitor space to each 500sqm of office floor area², 2 spaces for the childcare centre³, and the statutory requirements for remaining uses; generating a recommended rate of 147 spaces.
- Given the above it would be acceptable if a number of visitor bicycle spaces were removed or re-allocated for employee use.

Design and location of visitor spaces

The design and location of visitor spaces appear to be generally well located, however it is understood Urban Design has raised potential concerns with location and design of spaces which should be considered.

Adequacy of School Spaces

The location, design and number of spaces for the school appears to be adequate.

Adequacy of Resident and Employee spaces

Number of spaces

The number of resident spaces (1 space per dwelling) meets best practice and is acceptable.

The number of employee spaces is below best practice and should be revised. A minimum of 109 employee spaces should be provided for the following reasons:

- Best practice requires 1 space to each 100sqm of office floor space⁴: generating a requirement of 92 employee spaces for the office use; and the statutory rates for the other listed uses (excluding the serviced apartments and school); this generates a requirement for 115 spaces
- Separate provision of 4 spaces for the serviced apartment has been made.
- The end of trip facilities should be upgraded in line with the recommended increased provision of employee bike spaces.

Design and location of employee and resident spaces and facilities

Whilst the shortfall of employee spaces will need to be addressed, it is noted the proposed resident and employee bicycle storage areas are well designed and located.

Electric vehicles & share cars

The provision of car share and EV charging bays appears to be adequate.

² See page 2 of Sheet 6 (Transport) of Council's Sustainable Design Assessment in the Planning Process sheets.

³ A comparable childcare centre at 27 Church Street, Richmond caters for a maximum of 150 children provides 3 bicycle spaces (see PLN14/0815). Generating a rate of 1 space to each 50 children.

⁴ Category 6 of the Built Environment Sustainability Scorecard (BESS) offers the following best-practice guidance for bicycle parking rates: 'Non-residential buildings should provide spaces for at least 10% of building occupants.' Assuming a floor-space occupancy of 1 staff member to 10sqm (which is the maximum rate allowed under the National Construction Code for fire safety), providing bicycle spaces for 10% of occupants results in a rate of 1 space per 100sqm of floor area

Green Travel Plan

It is noted the applicant has supplied a Green Travel Plan (GTP). The GTP does not adequately address all conditions of the permit and contains some inaccuracies compared to the proposed plans, and should be modified to include:

- Clarification on references to employee permit parking (i.e. "*Minimise the number of car parking permits allocated to employees*" [p.22] is not measurable or demonstrable).
- References to bicycle parking numbers should accurately reflect the endorsed plans.

Recommendations

The following should be shown on the plans before endorsement:

1. The plans, Green Travel Plan and development schedule showing or referencing a consistent number of bicycle spaces.
2. Provision of 115 employee bicycle spaces in secure facilities, with reasonable access to employee entranceways and end of trip facilities.
3. Provision of at least 12 shower/changeroom facilities to support the number of employee bicycle spaces required at condition 2.

An Amended Green Travel Plan should be provided with the information outlined previously.

Regards

Julian Wearne

Sustainable Transport Officer
Strategic Transport Unit