

# Planning Referral

**To:** Michelle King  
**From:** Chloe Wright  
**Date:** 19/05/2020  
**Subject:** Strategic Transport Comments  
**Application No:** PLN20/0006  
**Description:** Construction of a thirteen-storey building (including one level of plant, plus two basement levels), reduction in the car parking requirement associated with the retail/food and drinks premises and office uses (no permit required for uses) and alteration of access to a Road Zone, Category 1.  
**Site Address** 462 – 482 Swan Street, Richmond

I refer to the above Planning Application and the accompanying Traffic report prepared by Impact in relation to the proposed 13 storey office development at 462 – 482 Swan Street, Richmond. Council's Strategic Transport unit provides the following information:

## **Access and Safety**

No access or safety issues have been identified.

## **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:

<b>Proposed Use</b>	<b>Quantity/ Size</b>	<b>Statutory Parking Rate</b>	<b>No. of Spaces Required</b>	<b>No. of Spaces Allocated</b>
Office	32,052 sqm	1 employee space to each 300 sqm of net floor area if the net floor area exceeds 1000 sqm	107 employee spaces	282 employee spaces
		1 visitor space to each 1000 sqm of net floor area if the net floor area exceeds 1000 sqm	32 visitor spaces	56 visitor spaces
Retail premises	1,626 sqm	1 employee space to each 300 sqm of leasable floor area	5 employee spaces	
		1 visitor space to each 500 sqm of leasable floor area	3 visitor spaces.	
<b>Bicycle Parking Spaces Total</b>			<b>112 employee spaces</b>	<b>282 employee spaces</b>
			<b>35 visitor spaces</b>	<b>56 visitor spaces</b>
<b>Showers / Change rooms</b>		1 to the first 5 employee spaces and 1 to each additional 10 employee spaces	<b>12 showers / change rooms</b>	<b>28 showers / change rooms</b>

## Adequacy of visitor spaces

The following comments are provided in relation to visitor bicycle parking:

- The Traffic report notes 64 visitor bicycle spaces are proposed at the street level, however the plans show 56 proposed visitor bicycle spaces and 4 existing bicycle hoops (providing 8 existing spaces) at the corner of Burnley and Swan Street.
- The 4 existing hoops at the corner of Burnley and Swan Street (shown in Figure 1 below) should be relocated to an alternative location, given the proposed tree and raised garden bed / seating within this area.
- Council's best-practice rate<sup>1</sup> generates a recommendation of 66 visitor spaces for the development. Given the 4 existing hoops are immediately outside the site, it is acceptable to include these hoops as part of the total provision of visitor spaces, if they are relocated to a suitable location.
- It is recommended that an additional 2 visitor bicycle spaces are provided to achieve the best practice rate of 66 spaces.
- 6 spaces are proposed at Swan Street, 22 spaces are located the southern side of the building and 28 are provided at Burnley Street. It is expected that most visitors cycling to the site would arrive via Swan Street or Burnley Street. The visitor spaces at the southern side of the building are not located in a visible area. As such, it is recommended that at least 4 hoops are relocated from the southern side of the building to Swan Street. It is also recommended that wayfinding signage is installed, to direct visitors to the visitor bicycle parking at the western and southern sides of the building.
- All visitor bicycle parking is provided as a horizontal at-grade bicycle rail as per requirements of AS2890.3.

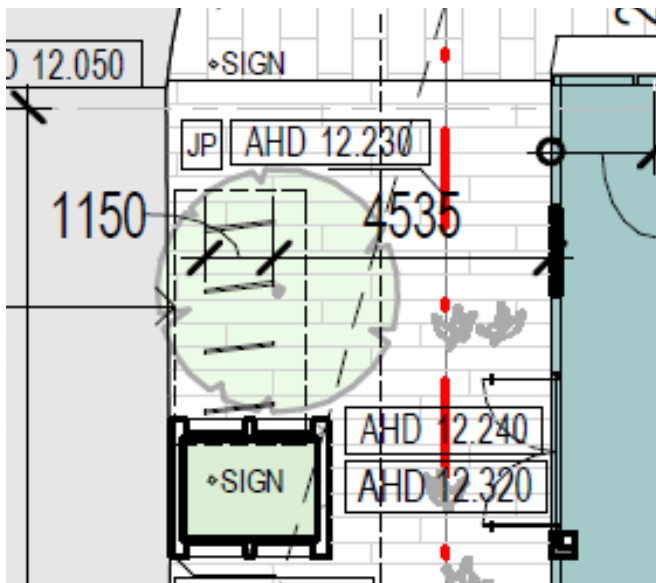


Figure 1 – four existing hoops at the corner of Burnley and Swan Street should be relocated.

## Adequacy of employee spaces

### Number of spaces

282 employee spaces are proposed, which does not meet Council's best-practice rate<sup>2</sup> of 326 spaces.

The following comments are provided in relation to the number of employee bicycle spaces:

<sup>1</sup> Category 6 of the Built Environment Sustainability Scorecard (BESS) recommends 1 visitor space to each 500sqm of office floor space.

<sup>2</sup> Category 6 of the BESS offers the following for best-practice guidance for employee office 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.

- The subject site is located in an inner-urban area with already high cycling-to-work demand, and trends indicate demand will continue to increase;
- Both local and state planning policies include objectives to promote sustainable transport modes, including cycling.
- Based on the above, it is recommended that an additional 44 employee spaces are provided to provide a total of 326 employee spaces.

#### *Design and location of employee spaces and facilities*

The design and location of employee bicycle parking is adequate for the following reasons:

- All employee bicycle parking is provided within one secure facility at the ground floor.
- Employee bicycle spaces and access ways appear to be in accordance with the clearance requirements of AS2890.3.
- 72 horizontal at-grade bicycle rails are proposed which satisfies the requirement for at least 20% of employee bicycle spaces to be provided as horizontal at ground-level spaces. It is noted that the traffic report and Green Travel Plan note 118 wall racks and 64 horizontal racks, however the plans show 210 wall racks and 72 horizontal racks.
- 28 showers / change rooms are provided within the end of trip facilities, which meets Council's best practice standards.

#### **Electric Vehicles**

Council's BESS guidelines encourage the use of fuel efficient and electric vehicles (EV). Whilst it is acceptable no EV charging points are installed during construction, to allow for easy future provision for electric vehicle charging, car parking areas should be electrically wired to be 'EV ready' to enable future installation of EV chargers.

#### **Green Travel Plan**

It is noted the applicant has supplied a Green Travel Plan (GTP). The GTP is generally adequate, however should be modified to include:

- (a) Security arrangements to access the employee bicycle storage spaces;
- (b) The types of lockers proposed within the change-room facilities, with at least 50% of lockers providing hanging storage space; and
- (c) Signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3.

The GTP should also be updated to include the endorsed ground floor plan showing details of the bicycle parking and end of trip facilities.

#### **Recommendations**

The following should be shown on the plans before endorsement:

1. A minimum of 66 visitor bicycle spaces must be provided in a location easily accessible to visitors of the site. All visitor spaces should be provided as a horizontal bicycle rail and must meet clearance and access-way requirements of AS2890.3 or be otherwise to the satisfaction of the responsible authority.
2. A minimum of 326 employee bicycle spaces must be provided within a maximum of two secure compounds.

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

Regards

**Chloe Wright**

Sustainable Transport Officer  
Strategic Transport Unit