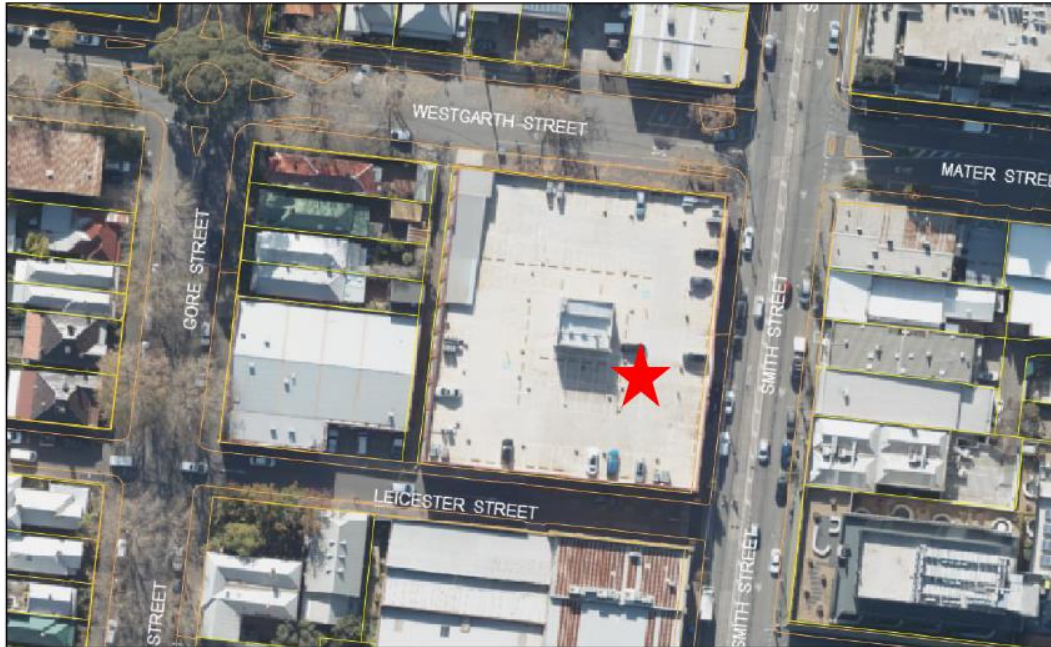


Attachment 1 - PLN20 0231 - 423 - 425 Smith Street Fitzroy - Site Plan

ATTACHMENT 1

SUBJECT LAND: 423-425 Smith Street, Fitzroy

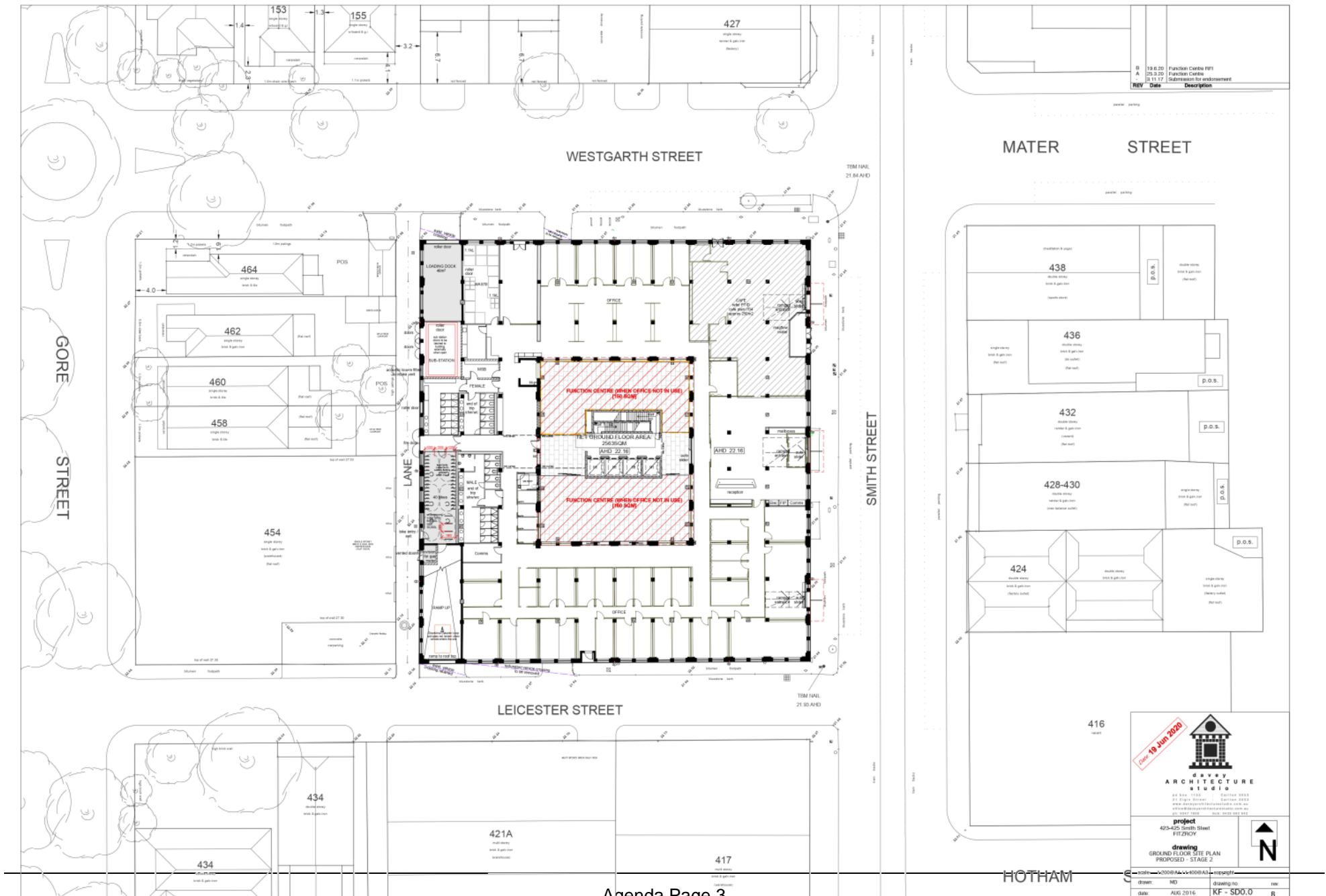


↑ North

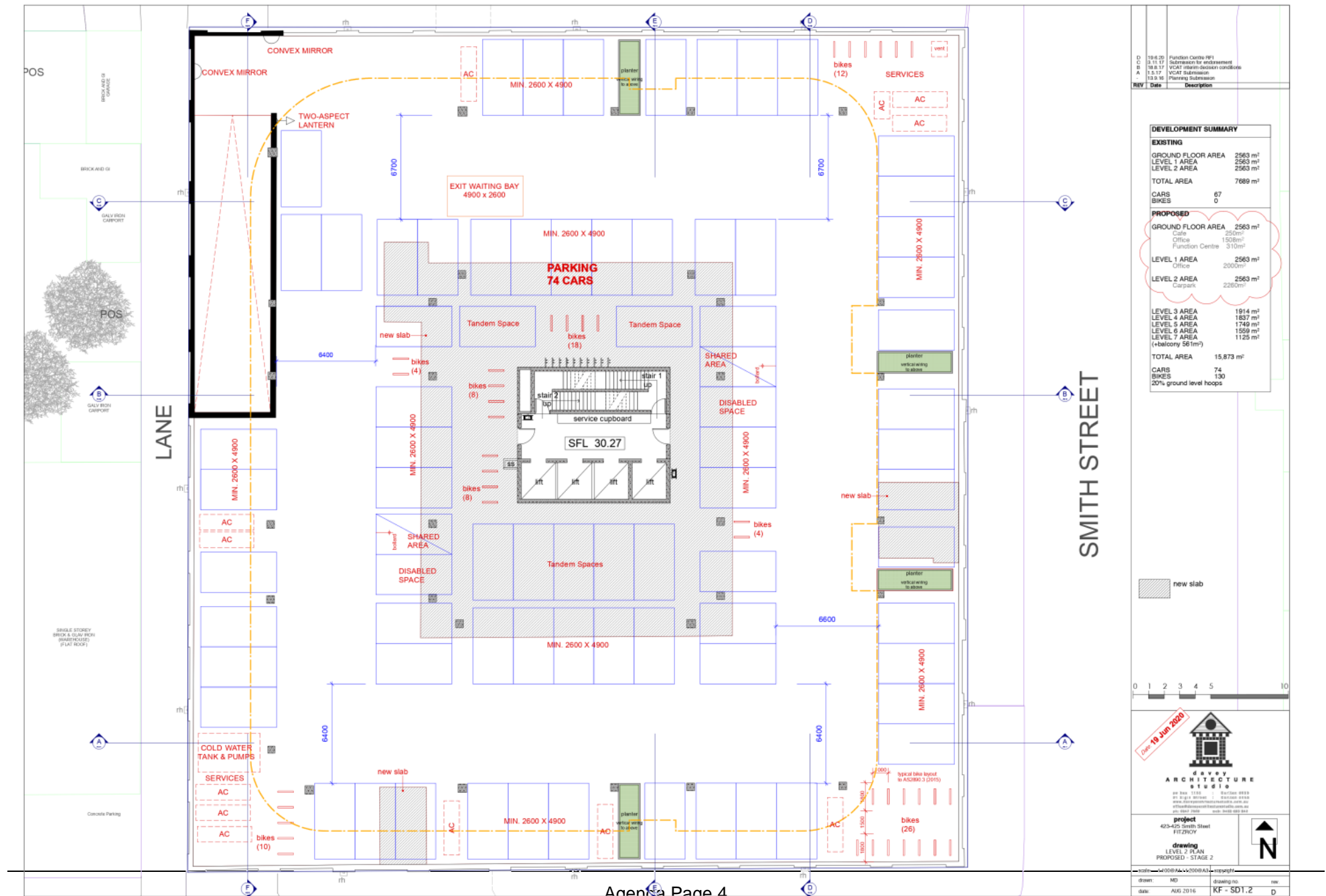
★ Subject Site



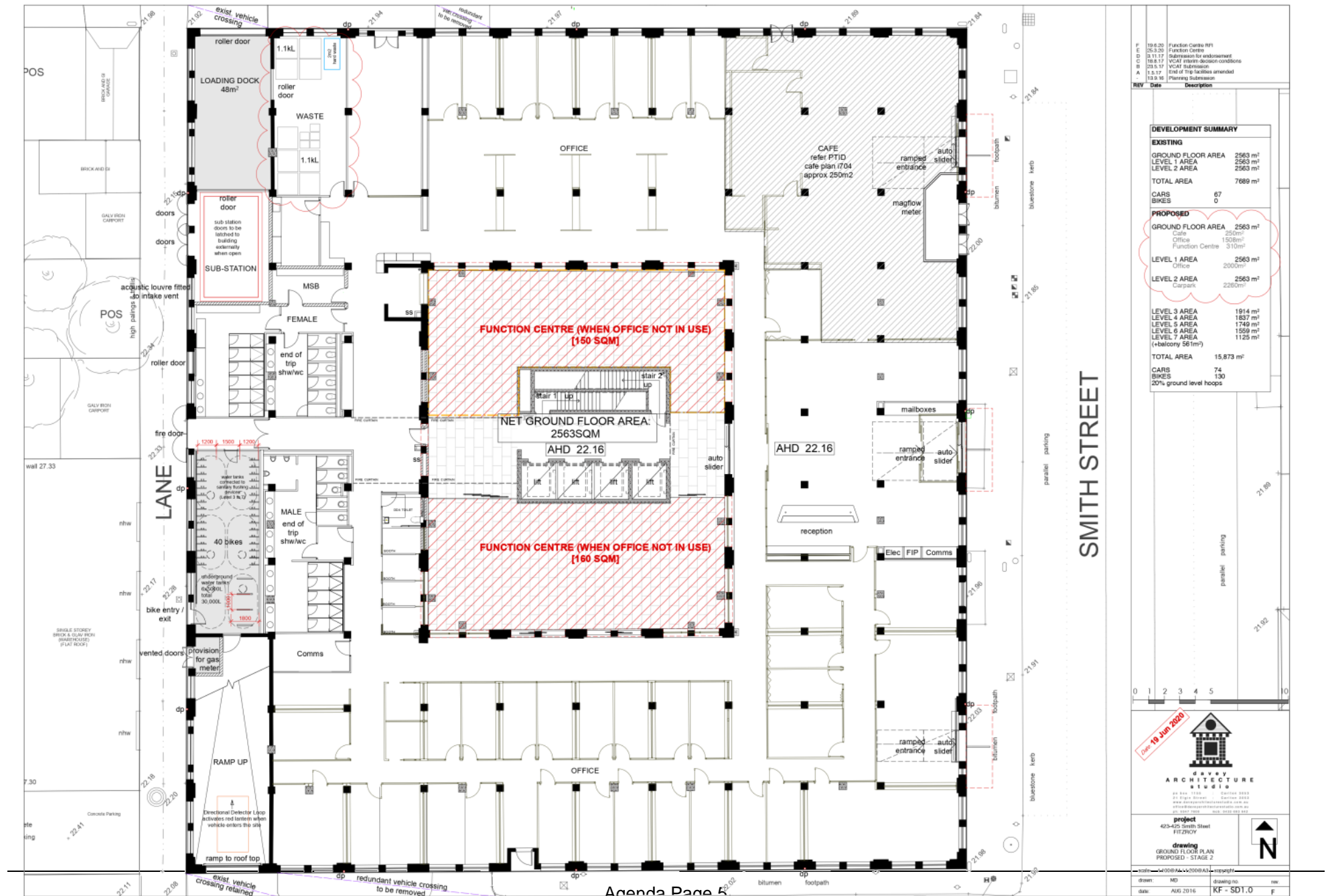
Attachment 2 - PLN20 0231 - 423 - 425 Smith Street Fitzroy - Advertised Plans



Attachment 2 - PLN20 0231 - 423 - 425 Smith Street Fitzroy - Advertised Plans



Attachment 2 - PLN20 0231 - 423 - 425 Smith Street Fitzroy - Advertised Plans



Attachment 3 - PLN20 0231 - 423 - 425 Smith Street Fitzroy - Engineering Referral Advice



MEMO

To: Gary O'Reilly
From: Artemis Bacani/Daniel Chila
Date: 9 September 2020
Subject: Application No: PLN20/0231
 Description: Full Reduction of Car Parking for Function Centre
 Site Address: 423-425 Smith Street Fitzroy

I refer to the above Planning Application received on 19 August 2020 in relation to the proposed development at 423-425 Smith Street, Fitzroy. Council's Civil Engineering unit provides the following information:

Drawings and Documents Reviewed

	Drawing No. or Document	Revision	Dated
TTM Consulting	Traffic Assessment Report		18 June 2020

CAR PARKING PROVISION**Proposed Development**

Under the provisions of Clause 52.06-5 of the Yarra Planning Scheme, the development's parking requirements are as follows:

Proposed Use	Quantity/Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
Place of Assembly (Function Centre)	120 patrons	0.3 to each patron permitted	36	0

* Since the site is located within the Principal Public Transport Network Area, the parking rates in Column B of Clause 52.06-5 now apply.

A full reduction in the car parking requirement is being sought by the applicant.

To reduce the number of car parking spaces required under Clause 52.06-5 (including to reduce to zero spaces), the application for the car parking reduction must be accompanied by a Car Parking Demand Assessment.

Car Parking Demand Assessment

In reducing the number of parking spaces required for the proposed development, the Car Parking Demand Assessment would assess the following:

- *Parking Demand for the Place of Assembly.*
 Car parking associated with a place of assembly is essentially short-stay parking for patrons and long-stay parking for staff. As there are no on-site car spaces provided for the place of assembly, the site's parking short-fall would be accommodated off-site (in the surrounding road network or any off-street car park).

Attachment 3 - PLN20 0231 - 423 - 425 Smith Street Fitzroy - Engineering Referral Advice

In Fitzroy/Collingwood, a number of developments have been approved with reduced or no on-site parking, as shown in the following table:

Development Site	Approved Place of Assembly Parking Rate
Fitzroy	
395-397 Gore Street PLN16/0281 issued 10 October 2017	No on-site spaces, 60 patrons
Collingwood	
52 Budd Street PLN16/1122 issued 30 May 2017	No on-site spaces, 100 patrons
32-36 Smith Street PLN17/0558 issued 11 October 2017	4 on-site spaces, 40 patrons

Patrons to the site would be fully aware with the lack of on-street parking in the surrounding area. The site's proximity to public transport services would encourage some patrons to commute to and from the site by sustainable transportation modes such as catching public transport, riding a bicycle or walking.

- **Availability of Public Transport in the Locality of the Land.**
The following public transport services can be accessed to and from the site by foot:
 - Smith Street trams – 100 metre walk
 - Alexandra Parade buses – 160 metre walk
 - Johnston Street buses – 340 metre walk
 - Brunswick Street trams – 500 metre walk
- **Multi-Purpose Trips within the Area.**
Patrons to the place of assembly could combine their visit by engaging in other activities or business whilst in the area.
- **Convenience of Pedestrian and Cyclist Access.**
Being located within an activity centre, the development has excellent pedestrian accessibility and exposure. The site also has excellent access to the principle on-road bicycle network.

Appropriateness of Providing Fewer Spaces than the Likely Parking Demand

Clause 52.06 lists a number of considerations for deciding whether the required number of spaces should be reduced. For the subject site, the following considerations are as follows:

- **Availability of Car Parking.**
TTM Consulting had conducted parking utilisation surveys in the surrounding area on Tuesday 17 March 2020 at 10am, 1pm, 5pm and 8pm. The survey area included sections of Smith Street, Gore Street, Cecil Street, Westgarth Street, Mater Street, Leicester Street, Hotham Street and Rose Street. An inventory of 132 and 158 spaces were identified within the survey area. The results of the survey indicate that the peak occupancy occurred at 1pm with 42% of spaces occupied or 85 vacant spaces. We are satisfied that any short-fall of parking associated with the place assembly can be accommodated in the surrounding streets.
- **Relevant Local Policy or Incorporated Document.**
The proposed development is considered to be in line with the objectives contained in Council's *Strategic Transport Statement*. The site is ideally located with regard to sustainable

Attachment 3 - PLN20 0231 - 423 - 425 Smith Street Fitzroy - Engineering Referral Advice

transport alternatives and the reduced provision of on-site car parking would potentially discourage private motor vehicle ownership and use.

Adequacy of Car Parking

From a traffic engineering perspective, the full waiver of parking associated with the site is considered appropriate in the context of the development and the surrounding area.

The Civil Engineering unit has no objection to the full waiver in the car parking requirement for this site.

Attachment 4 - PLN20 0231 - 423 - 425 Smith Street Fitzroy - Waste Referral Advice

Waste Referral – 423-425 Smith Street, Fitzroy – PLN20/0231

26 November 2020

The waste management plan for 423-425 Smith Street, Fitzroy authored by Leigh Design and dated 14/7/20 is not satisfactory from a City Works Branch's perspective.

Issues to be rectified include, but may not be limited to the following:

1. The size of the bin storage area must be provided in M², this is to ensure enough space is allocated to form an effective waste system.
2. Food waste diversion should be included as a requirement