

Planning Referral

To: Nish Goonetilleke
From: Chloe Wright
Date: 23/07/2020
Subject: Strategic Transport Comments
Application No: PLN20/0037
Description: Construction of a six-storey building, use of the land as a food and drink premises (cafe) and as-of-right office, including associated reduction in the car parking requirements
Site Address 25 Balmain Street and 128 – 134 Cubitt Street, Cremorne

I refer to the above application referred on 3 July 2020 and the accompanying Traffic report prepared by Ratio Consultants in relation to the proposed development at 25 Balmain St and 128 – 134 Cubitt St, Cremorne.

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:

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
Office	4,437 sqm	1 employee space to each 300 sqm of net floor area if the net floor area exceeds 1000 sqm	8 employee spaces	
		1 visitor space to each 1000 sqm of net floor area if the net floor area exceeds 1000 sqm	2 visitor spaces	
Retail premises	109 sqm	1 employee space to each 300 sqm of leasable floor area	0 employee spaces	
		1 visitor space to each 500 sqm of leasable floor area	0 visitor spaces	
Bicycle Parking Spaces Total			8 employee spaces	28 employee spaces
			2 visitor spaces	4 visitor spaces
Showers / Change rooms		1 to the first 5 employee spaces and 1 to each additional 10 employee spaces	1 showers / change rooms	3 showers / change rooms

Adequacy of visitor spaces

The provision of visitor bicycle parking is adequate based on the following:

- Four visitor bicycle spaces are proposed, which meets Council's best-practice rate¹ recommendation of four visitor spaces.
- The visitor spaces are located within the property boundary and in a location visible and accessible for visitors to the site.
- All visitor spaces are provided as a horizontal at-grade space and appear to meet clearance and accessway requirements of AS2890.3.

Adequacy of employee spaces

Number of spaces

28 employee spaces are proposed, which exceeds the best-practice rate² of 25 employee spaces for the development.

Design and location of employee spaces and facilities

The following comments are provided in relation to the design and location of employee bicycle parking:

- Employee bicycle parking is provided in two secure locations at the ground floor, including 20 spaces adjacent to the end of trip facilities and 8 spaces within the car park area. It is recommended that all employee bicycle parking is consolidated into one secure area to improve access and from a 'user experience' perspective.
- 12 employee bicycle spaces are provided as a bicycle hoop, which meets the requirement of AS2890.3 for at least 20% of employee spaces are provided as horizontal at-grade spaces.
- The layout of employee bicycle spaces appears to meet clearance and access requirements of Australian Standard AS2890.3.
- Three shower / change rooms are provided, which meets Council's best practice recommendation of 3 shower / change rooms.

Electric Vehicles

Council's BESS guidelines encourage the use of fuel efficient and electric vehicles (EV). To allow for easy future provision for electric vehicle charging throughout the car park, it is recommended that car parking areas are 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) Measurable targets and performance indicators;
- (b) Signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3; and
- (c) Provisions for the GTP to be updated not less than every five years.

Recommendations

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

Regards

Chloe Wright

Sustainable Transport Officer
Strategic Transport Unit

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

² 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.