

Planning Referral

To: Katrina Thomas
From: Philip Mallis
Date: 01/06/2022
Subject: Strategic Transport Comments (Re-Referral)
Application No: PLN19/0910
Description: Partial demolition of the existing building and development of a multi-storey storey commercial building (10 storeys plus roof terrace and associated basement car parking), use of the land for office and shop (no permit required for ground level food and drinks premises), and a reduction in car parking requirements.
Site Address 9 – 13 Stewart Street, Richmond

I refer to the above Planning Application and the accompanying Traffic report prepared by AECOM in relation to the proposed revised 9 storey office development at 9 – 13 Stewart 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:

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
Office	4,201 sqm	1 employee space to each 300 sqm of net floor area if the net floor area exceeds 1000 sqm	14 employee spaces	45 employee spaces
		1 visitor space to each 1000 sqm of net floor area if the net floor area exceeds 1000 sqm	4 visitor spaces	7 visitor spaces
Shop	242 sqm	1 employee space to each 600 sqm of leasable floor area if the leasable floor area exceeds 1000 sqm	1 employee spaces	
		1 visitor space to each 500 sqm of leasable floor area if the leasable floor area exceeds 1000 sqm	1 visitor spaces.	
Bicycle Parking Spaces Total			15 resident / employee spaces	45 employee spaces
			5 visitor spaces	7 visitor spaces
Showers / Change rooms		1 to the first 5 employee spaces and 1 to each additional 10 employee spaces	2 showers / change rooms	10 showers / change rooms

Adequacy of visitor spaces

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

- Seven visitor bicycle spaces are proposed within the lobby entry, which does not meet Council's best-practice rate¹ of 9 visitor spaces. However, given the narrow width of the footpaths surrounding the site, a reduction in the number of visitor spaces from the best-practice rate is considered acceptable.
- 6 of the visitor spaces are provided as hanging wall racks and 1 space is provided as a horizontal at-grade bicycle rail. As per requirements of AS2890.3, all visitor bicycle parking must be provided as a horizontal at-grade bicycle rail.
- It is recommended that the wall racks are replaced with 3 horizontal at-grade bicycle rails, which would provide 6 visitor spaces in total. There appears to be sufficient space for 3 bicycle rails to be installed perpendicular to the eastern wall of the lobby.

Adequacy of employee spaces

Number of spaces

45 employee spaces are proposed, which does not meet Council's best-practice rate² of 48 spaces. A reduction of 3 employee spaces from the best-practice rate is considered acceptable.

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.
- 8 horizontal at-grade bicycle rails are proposed (providing 16 employee spaces) which
- 10 showers / change rooms are provided within the end of trip facilities, which meets Council's best practice standards.

However, there are items that need to be addressed:

- Details and dimensions for employee bicycle spaces and access ways on Sheet SK2202 are not provided. These must be shown to demonstrate compliance with Clause 52.34 and AS2890.3.
- Details of horizontal vs vertical bicycle parking are not shown on the plans. These must be shown to demonstrate compliance with the requirement for at least 20% of employee bicycle spaces to be provided as horizontal at ground-level spaces.
- Sheet SK2202 notes "45 visitor bicycle spaces", which is assumed to be a typographical error.
- The inclusion of visitor bicycle parking spaces on Margaret Street is noted but these are not shown on plans. Details and measurements of these must be provided in order for an assessment to be made against Clause 53.24 and AS2890.3.

Electric Vehicles

Council's BESS guidelines encourage the use of fuel efficient and electric vehicles (EV). The addition of an electric car charging station is noted.

Green Travel Plan

A Green Travel Plan has been prepared and is satisfactory.

Recommendations

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.

The following should be shown on the plans before endorsement:

1. All dimensions and locations of the proposed visitor bicycle parking spaces on Margaret Street.
2. All dimensions for employee bicycle spaces and access ways to demonstrate compliance with Clause 52.34 and AS2890.3.
3. Details and numbers of horizontal and vertical bicycle parking spaces to demonstrate compliance with Clause 52.34 and AS2890.3.

Regards

Philip Mallis

Principal Strategic Transport Planner
Strategic Transport Unit