

Development Engineering Formal Referral Response



Application Information	
Referral Officer	Lara Fiscalini
Officer	Mark Pisani
Council Reference	IREF22/00739
Address	1-9 Doonside Street, Richmond
Application No.	PPE22/0103
Proposal	Referral - Internal – Development Engineering
Comments Sought	Victoria Gardens Expansion; Car Parking Overlay

Council's Engineering Referral team provides the following information which is based on the information provided by Statutory Planning referenced above.

Comments and Recommendations

Drawings and Documents Reviewed

	Drawing No. or Document	Revision	Dated
Urbis	Section 96A Planning Report		October 2022
Stantec	Traffic Impact Assessment Victoria Gardens Precinct – Revision to Schedule 1 to the Comprehensive Development Zone (CDZ) & Addition of New Car Parking Overlay – Transport Review	C	15 July 2022 15 July 2022

Schedule 1 to the Comprehensive Development Zone

Item	Details
Background	
Proposed Car Parking Overlay	Comment is sought from the Engineering Referral team on the appropriateness of a new car parking overlay for Victoria Gardens.
Car Parking Overlay	
Parking Rates	<p>The proposed car parking overlay would apply new maximum car parking rates for the various uses on the site, as follows:</p> <ul style="list-style-type: none">▪ Office – 2 spaces/100 m² of net floor area▪ Shop* - 3 spaces/100 m² of net leasable area▪ Dwelling – 1 space to each dwelling▪ Food and drink premises - 3 spaces/100 m² of net leasable area <p>All other rates that are listed in Table 1 of Clause 52.06-5 (column B) would apply.</p> <p>* includes restricted retail use.</p>
Proposed Development	<p>The updated Transport Impact Assessment has used the proposed parking rates from the car parking overlay. The rates are not dissimilar to those of listed in Schedule 2 of the Comprehensive Development Zone. Table 7.2 of the report indicates that the maximum car parking requirement would be 1,164 car parking spaces. The on-site car parking provision of 518 spaces remains unchanged from the previous revision.</p>
Appropriateness of the Car Parking Overlay	<p>The current parking rates for the Comprehensive Development Zone are minimum parking rates. The use of maximum parking rates in a car parking overlay aims to potentially limit vehicle trip generation and limit the growth of vehicle demand on the surrounding road network. Having a finite supply of on-site parking would encourage the use of more sustainable forms of transport. The Victoria Gardens precinct is well serviced by public transport and bicycle infrastructure.</p> <p>In light of the above, the Engineering Referral team has no objection to the use of a car parking overlay for Victoria Gardens.</p>

Engineer: Mark Pisani

Signature: 

Date: 24 October 2022
