

Our Reference: G28513L-02B

1 April 2021

Best Hooper Lawyers  
Level 9/451 Little Bourke Street  
MELBOURNE VIC 3000

Attention: Mr Jun Yu

Dear Sir,

## **380 Hawthorn Road, Caulfield South – Proposed S87A Amendment**

Further to your instructions, please find following our review of the proposed section 87A amendment application in relation to the approved mixed use development at 380 Hawthorn Road, Caulfield South

The following report provides a traffic engineering assessment of traffic and parking issues associated with the amended development.

### **Proposal**

The subject site has a current Planning Permit No. GE/DP-33027/2019 (dated 18<sup>th</sup> September, 2020) for a mixed use development on the site. The most recent set of endorsed stamped plans are dated 19<sup>th</sup> January, 2021.

Amended plans have been prepared which include the following variations from the endorsed scheme:

- The total number of apartments has been increased from 33 to 43.
- Reduction in retail area (total reduction of 316.62m<sup>2</sup> of leasable floor area<sup>1</sup>).
- The number of car spaces has been increased from 78 to 81 car spaces.
- The number of bicycle spaces has been increased from 31 to 34 spaces.
- The car parking layout has undergone very minor adjustments as a result of the above.

A development summary comparing the proposed amendments to the endorsed scheme is provided in Table 1.

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<sup>1</sup> Net Leasable Area as noted on the Ground Floor plan (TP105).

Table 1: Summary of Development under Approved Planning Permit and Proposed s87A Amendment

Use	No.	Car Parking Allocation	Car Parking Rate	No.	Car Parking Allocation	Car Parking Rate	Change
	Endorsement Plans as per Planning Permit			Proposed s87A Amended Scheme			
<b>Residential</b>							
Two-bedroom apt.	21	21	1 car/apt.	27	27	1 car/apt.	+6 apt. +6 spaces
Three-bedroom apt.	12	24	2 cars/apt.	16	32	2 cars/apt.	+4 apt. +8 spaces
<i>Subtotal</i>	33	45	1.36 cars/apt.	43	59	1.37 cars/apt.	+10 apt. +14 spaces
Surplus Resident Spaces <sup>(Note 1)</sup>	-	3	-	-	0	-	-3 spaces
<b>Commercial</b>							
Retail	1,209.55 m <sup>2</sup>	30	2.5 cars/100m <sup>2</sup>	892.93 m <sup>2</sup>	22	2.5 cars/100m <sup>2</sup>	-316.62m <sup>2</sup> -8 spaces
<b>Total</b>		<b>78</b>			<b>81</b>		<b>+3 spaces</b>
Notes:							
1. These car spaces have not been allocated to a specific dwelling, but will be allocated as desired at the time of sale.							



## Review of Car Parking Provision

Car parking has been provided in accordance with Condition 11 of the Planning Permit. Condition 11 states:

### Car parking

11 The car parking allocation for the approved development must be:

- Not less than one (1) car space for each one or two bedroom apartment;
- Not less than two (2) car spaces for each three or more bedroom apartment; and
- Not less than 2.5 car spaces to each 100sqm of lettable floor area for the shops.

With all car spaces to be marked accordingly.

As outlined at Table 1, car parking is allocated as follows:

- At least 1 car space per two-bedroom apartment.
- At least 2 car spaces per three-bedroom apartment.
- 2.5 car spaces per 100sqm of lettable floor area for the shop tenancies.

Accordingly, we are satisfied that the proposed car parking provision is appropriate.

## Review of Bicycle Parking Provision

Clause 52.34 of the Planning Scheme specifies bicycle parking requirements for new developments and changes in use. The table below details the statutory bicycle parking requirement of the development.

Table 2: Statutory Bicycle Parking Assessment - Clause 52.34

Proposed Use	Size/ No.	Bicycle Parking Rate		No. of Bicycle Spaces Req.
		Resident/Staff	Visitor/Customer	
Dwellings	43	1 per 5 dwellings	1 per 10 dwellings	9 resident 4 visitor
Retail	892.93m <sup>2</sup>	1 per 300m <sup>2</sup> of LFA	1 per 500m <sup>2</sup> of LFA	3 staff 2 customer
<b>Total</b>				<b>18 spaces</b>

The proposed amendment has a statutory bicycle requirement of 18 bicycle spaces.

The development provides 34 bicycle spaces, including:

- 24 spaces for residents within a secure room in basement level 2,
- 4 spaces for staff within a secure room in basement level 1,
- 6 spaces for customers/visitors at ground level, located adjacent to the entry lobby from Hawthorn Road.

Accordingly, the development satisfies the bicycle parking requirements of Clause 52.34.



The bicycle spaces for residents and staff will be provided via either 'Ned Kelly' wall mounted bicycle rails or 'Flat Top' floor rails, while the bicycle spaces for visitors/customers will be provided in the form of 'Flat Top' floor rails.

The 'Ned Kelly' spaces have been dimensioned at 1,200mm long and 500mm wide spacing with an adjacent 1,500mm wide (minimum) access aisle. The 'Flat Top' spaces have been dimensioned at 1,800mm long and 1,000mm wide spacing. These dimensions are in accordance with *Bicycle Victoria - The Bicycle Parking Handbook*.

The provision of bicycle parking is in accordance with the amount provided within the endorsed scheme and is satisfactory.

Accordingly, we are satisfied that the proposed bicycle parking arrangements are acceptable.

### **Review of Car Parking Layout**

Compared to the approved plans, the number of changes to the carpark layout is very minor. The main changes relate to:

- Provision of 2 additional car spaces through adjustments to the services area.
- Provision of 1 additional car space via relocation of stairwell 2.
- A number of other very minor adjustments have been made throughout as a result of these adjustments.

The vehicle access location is the same as per the endorsed scheme.

The ramping arrangements and accessway layouts are the same as per the endorsed scheme.

It is noted that a number of conditions of the Planning Permit issued related to adjustments to the carpark and access arrangements. These matters were addressed within the endorsed scheme as part of the endorsement submission (Ref: G28513L-01B, dated 26<sup>th</sup> October, 2020).

Based on the above, we are satisfied that the layout and access arrangements of the proposed car spaces and access arrangements are satisfactory, are consistent with the endorsed scheme and accord with requirements of Clause 52.06-9, AS2890.1-2004 and AS2890.6-2009, where relevant.

### **Traffic Generation**

There is an increase in the number of dwellings proposed by 10, however there has also been the removal of 316.62m<sup>2</sup> of retail area and the increase of 3 car spaces across the site. The level of reduction of staff car parking (-8 spaces) will generally offset the increase in resident parking.

Accordingly, we are satisfied that the proposed amended scheme will result in a negligible change to the level of traffic expected to be generated by the site under the approved scheme allowed for under the Planning Permit.



## **Loading and Waste Collection**

Loading and waste collection arrangements will remain in accordance with the approved scheme.

## **Conclusions**

Having undertaken a detailed traffic engineering assessment of the proposed s87A amendment to the approved mixed use development at 380 Hawthorn Road, Caulfield South, we are of the opinion that:

- a) the proposed car parking provision is consistent with the endorsed scheme with regards to resident and staff parking, in line with current industry standards and is appropriate,
- b) the proposed bicycle parking provision exceeds the requirements of Clause 52.34,
- c) the layout of the on-site car parking areas continue to be acceptable, generally in accordance with the endorsed scheme and accord with the relevant requirements of Clause 52.06-9, AS2890.1-2004 and AS2890.6-2009 (where relevant),
- d) the level of traffic associated with the development will be consistent with the approved development and is acceptable, and
- e) the proposed loading and waste arrangements are considered acceptable.

Overall, we are satisfied that there are no traffic engineering reasons why the amended scheme for the approved development at 380 Hawthorn Road, Caulfield South, should not be approved.

Please contact myself at Traffix Group if you require any further information.

Yours faithfully,

TRAFFIX GROUP PTY LTD



JASON STONE

Associate





# **Appendix A**

## **Amended Plans**









