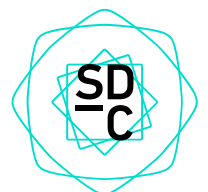


SUSTAINABLE DEVELOPMENT _CONSULTANTS

CREATE A BETTER PLACE TO LIVE.

Green Travel Plan
251-265 Lygon Street & 1A Pitt Street, Brunswick East

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**Proposed Mixed-Use Development
251-265 Lygon Street & 1A Pitt
Street, Brunswick East**

Green Travel Plan

September 2024

S4523A GTP.V1a

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PREPARED BY:

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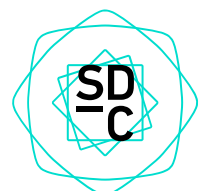


Table of Contents

1.	Introduction.....	4
1.1	Site Description.....	4
1.2	Development Summary.....	5
1.3	City of Merri-bek Requirements.....	6
1.4	Green Travel Plan Objectives	6
2.	Welcome Packs.....	6
3.	Public Transport.....	6
3.1	Train Services.....	7
3.2	Tram Services	7
3.3	Bus Services	7
3.4	Myki Pass	7
4.	Active Transport.....	8
4.1	Cycling.....	8
4.2	Secure Bicycle Parking & Storage.....	9
4.3	Commercial Tenancy End of Trip Facilities.....	11
4.4	Walking.....	11
4.5	Walk Score.....	12
5.	Alternative Modes of Transport.....	12
5.1	Car Pooling.....	12
5.2	Car Sharing	13
5.3	Motorbikes	13
6.	Electrical Vehicle (EV) Infrastructure	13
7.	Actions & Implementation of the Green Travel Plan.....	13
8.	Conclusion.....	14
	Appendix A: Additional Information	15
	Appendix B: Bicycle Parking & Lockers.....	16

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Version	Date of Issue	Description	Author	Approved
V1a	13-09-2024	For Council Approval	MG	SD

1. Introduction

This Green Travel Plan (GTP) has been prepared for the proposed mixed-use development at 251-265 Lygon Street & 1A Pitt Street, Brunswick East.

The purpose of this GTP is to determine the practical arrangements for residents, occupants, and visitors of this development to reduce their reliance on cars and to consider alternative green travel options.

This document has been prepared by Sustainable Development Consultants with reference to the architectural drawings prepared by PACE Building Group.

1.1 Site Description

The site at 251-265 Lygon Street and 1A Pitt Street is on the corner of Lygon and Evans Streets with access also off Pitt Street at the south. It is situated within the evolving Brunswick East retail shopping strip, approximately 5km north of the Melbourne CBD and around 1.5km from Brunswick railway station and Merri Creek. The site is currently occupied by two-storey commercial buildings, which will be demolished as part of the proposed development.

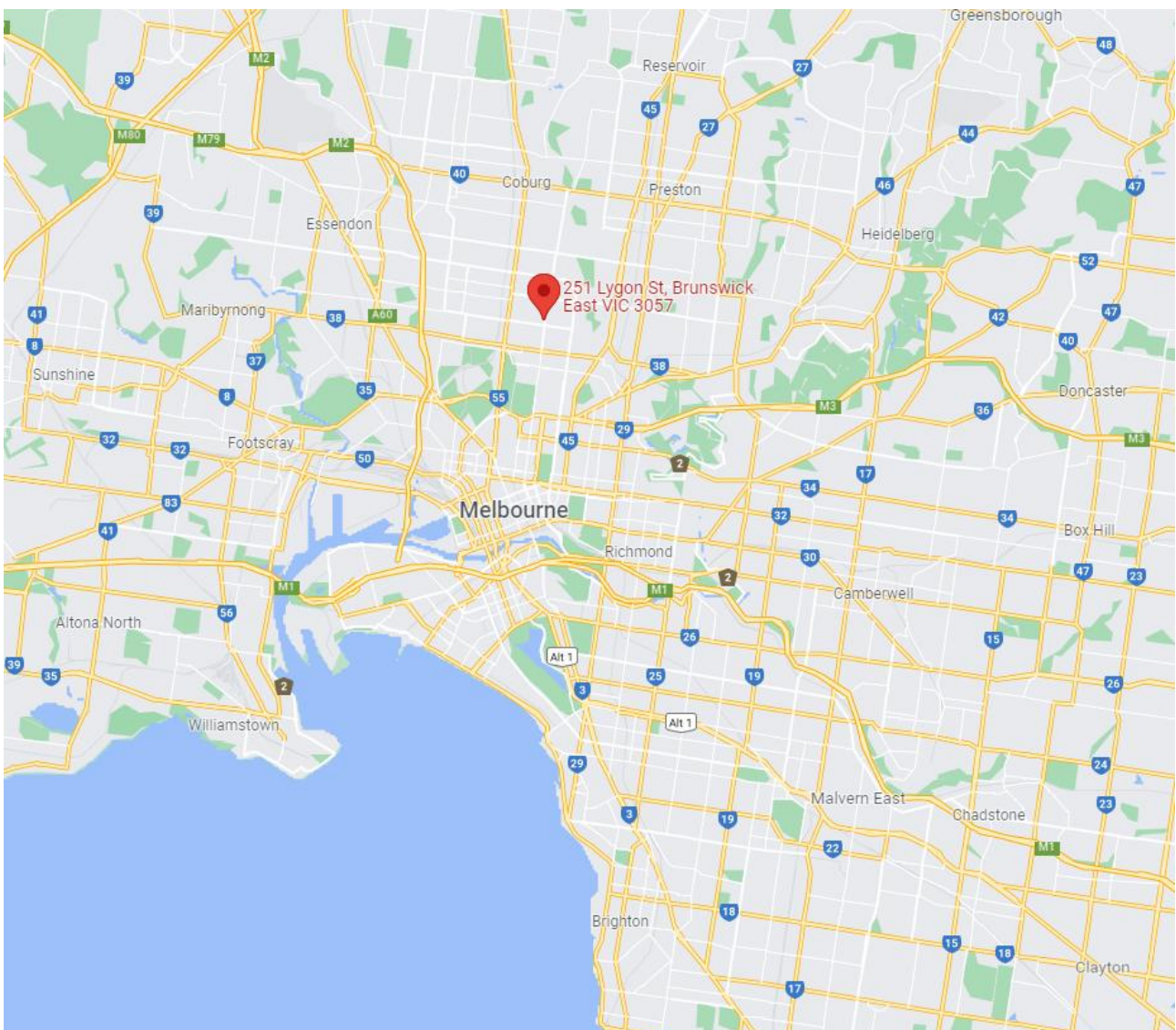


Figure 1: Location of 251-265 Lygon Street & 1A Pitt Street, Brunswick East (Source: Google Maps)



Figure 2: Aerial image of 251-265 Lygon Street & 1A Pitt Street, Brunswick East (Source: Landchecker; Mark-up by SDC)

1.2 Development Summary

Set out in Table 1 below is a development summary for this project.

Table 1: Development Summary

Development Information	
Total Site Area	2,476m ²
Basement 1 & 2	103 car spaces (including 1 accessible) and 6 motorbike spaces
Ground Level	4 retail tenancies – 1,134m ² 110 residential bicycle parks + 22 residential visitor parks + 8 retail employee bicycle parks + 6 retail visitor parks 3 Townhouses - 1 x three-bedroom and 2 x four-bedroom
Levels 1 to 6	48 x one-bedroom, 52 x two-bedroom and 3 x three-bedroom
Level 7 Penthouses & Communal Facilities	Resident indoor and outdoor communal outdoor facilities 3 apartments - 3 x three-bedroom (penthouses) Resident indoor and outdoor communal outdoor facilities 3 apartments - 3 x three-bedroom (penthouses)
Totals	103 car spaces and 146 bicycle spaces 4 retail tenancies – 1,130m² Total of 109 Apartments (181 bedrooms) as follows: <ul style="list-style-type: none"> • 48 x one-bedroom • 52 x two-bedroom • 7 x three-bedroom • 2 x four-bedroom

1.3 City of Merri-bek Requirements

This Green Travel Plan (GTP) has been prepared to outline how this proposed mixed-use development will meet sustainable transport objectives and the provision of bicycle facilities as per in Clause 15.01-2L *Environmentally Sustainable Development* and Clause 52.34 *Bicycle Facilities* of the Merri-bek Planning Scheme, including:

- To ensure that the built environment is designed to promote the use of walking, cycling and public transport, in that order;
- To minimise car dependency; and
- To promote the use of low emissions vehicle technologies and supporting infrastructure.

This GTP captures initiatives to ensure that the ESD transport requirements of the City of Merri-bek are met, whilst also outlining broader green travel objectives to encourage the use of more sustainable modes of travel.

1.4 Green Travel Plan Objectives

Increasing dependency on private motor vehicles has significant negative impacts at many levels of our community including local and global air quality. Moreover, reliance on private motor vehicles also adds to increased levels of road congestion, which in turn results in delayed travel times, commuter stress and excessive maintenance costs of roads.

There are many alternative ways to travel, collectively known as green travel alternatives. Green travel refers to the use of transport modes that enable people to journey between places, whilst reducing their impact on the environment.

The aim of this GTP is to discourage car use, particularly single occupant trips, by fostering and promoting a culture of green travel alternatives, including walking, cycling, use of public transport and carpooling.

Without these strategies being implemented across society, there will be significant impacts to all, and individuals are more likely to experience extra travel time due to traffic congestion and increased vehicle running costs¹.

This GTP seeks to achieve the following specific objectives:

- a. To promote green travel options to the development's residents, occupants, and visitors.
- b. To establish and maintain current public transport and other transport information at all times.
- c. To provide and maintain secure bicycle facilities on an ongoing basis.
- d. Full resident awareness of availability of public transport fares and online delivery services.
- e. An annual evaluation of the Green Travel Plan (including its effectiveness) for at least three years.

2. Welcome Packs

A key requirement of this GTP is the preparation and distribution of Welcome Packs to residents and occupants of this development. This will provide a broad range of information, which will assist and encourage the use of green travel alternatives. Dispersed throughout this report, will be references to what will be included within the Welcome Packs.

3. Public Transport

A key component of green travel is the use of public transport. This project is conveniently located to both rail and tram networks and is deemed "Walker's Paradise" and with "Excellent Transit" by walkscore.com.

Encouraging the use of public transport is a key aspect of this GTP, as it will allow residents and occupants to access numerous facilities and the Melbourne CBD without requiring them to use their cars.

¹ Excerpt from Section 6.2 "Accessibility" of the Australian Government's "Our Cities" Background Paper, which stipulates that changing travel patterns and reducing car dependency are key initiatives to sustainable transportation.

All building users will have access to information regarding the public transport system, standard fares, and how to use it. The route of the Upfield line train and tram routes 1 to East Coburg and 6 to Moreland, together with the broader train/tram networks and its timetables will be provided to residents as part of their Welcome Pack.

This will also include maps showing other nearby train stations and tram stop locations, along with walking distances/times to each location.

Furthermore, guidance will be given to the residents on how to install the PTV mobile phone app and register these routes, so that they can receive a live feed of their arrival times.

Further Information: <https://www.ptv.vic.gov.au/footer/about-ptv/digital-tools-and-updates/mobile-apps/>

This development site has access to some of Melbourne's Public Transport services which will allow visitors and staff to access the site without using their personal cars. One train station, four different tram routes and two different bus routes are all within walking distance from the development and provide access to the Melbourne CBD and Melbourne's broader suburbs.

3.1 Train Services

The following train line is available within a walking distance from the development:

- Upfield Line: via Brunswick Railway Station (1.3km)

3.2 Tram Services

The following tram routes are available within a walking distance from the development:

- 1: East Coburg – South Melbourne (closest stop on Albert & Lygon Street, 200m)
- 6: Moreland – Glen Iris (closest stop on Albert & Lygon Street, 200m)
- 96: St Kilda Beach – East Brunswick (closest stop on Glenlyon Road & Nicholson Street, 700m)
- 19 North Coburg – Flinders Street Station (closest stop on Glenlyon & Sydney Road, 900m)

3.3 Bus Services

The following bus routes are available within a walking distance from the development:

- 506: Moonee Ponds – Westgarth (closest stop on Lygon Street & Glenlyon Road, 200m)
- 508: Alphington – Moonee Ponds (closest stop on Lygon & Blyth Street, 500m)

These bus routes will provide access to surrounding suburbs and to additional train stations and bus routes.

3.4 Myki Pass

All residents will be provided with a free Myki pass with registration information as part of their Welcome Pack. The free Myki pass will entice more residents to utilise public transport. The registration information will include:

- How to register your Myki for both concession and full fare;
- The 1800-800-007 contact number for registration and account settings;
- How to set automatic top up;
- How to protect your card's balance if it's lost or stolen;
- How to receive a new card when your existing card expires;
- How to manage another person's Myki; and
- How to create a tax invoice.

Further Information: <https://www.ptv.vic.gov.au/tickets/myki/register-your-myki/>

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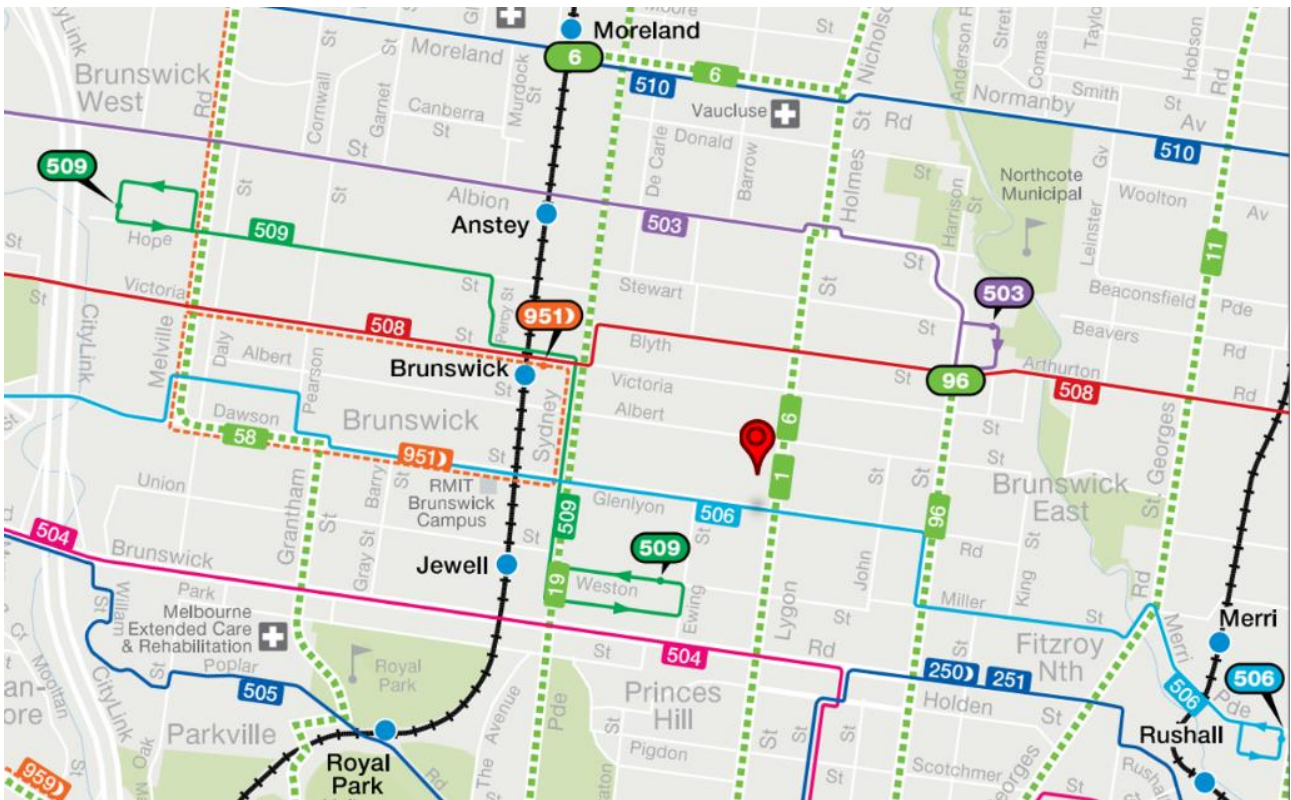


Figure 3: Public Transport options available around the development site (red balloon) (Source: PTV)

4. Active Transport

Non-motorised forms of travel will be promoted through information included in the Welcome Packs. This will include descriptions and plans showing bicycle storage facilities within the development, along with local cycling/walking paths and routes. This will encourage residents, occupants, and visitors to walk or cycle to and from the development.

4.1 Cycling





Cycling is one of the healthiest and most sustainable forms of Green Travel. Cycling is usually much faster than walking, and when traffic is heavy, it can be much quicker to travel by bike than by car or public transport.

The City of Merri-bek offers some off-road cycling routes as well as a great network of on-road bicycle paths. A range of informal bike routes, on-road bike lanes and off-road shared paths surrounding the development will provide convenient and safe routes for cycling.

The development itself is located on Lygon Street and is 1km away from Sydney Road, which is a major intersection for street cycling route running through the City of Merri-bek. Specialist bike and pedestrian traffic signals are located on Sydney Road for traffic along this route. Therefore, encouraging occupants to make use of this existing infrastructure and the local routes for transit is key to Green Travel success.

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-  Off Road Path
-  Protected Lanes
-  Marked On Road Lanes
-  Recommended On Road Route

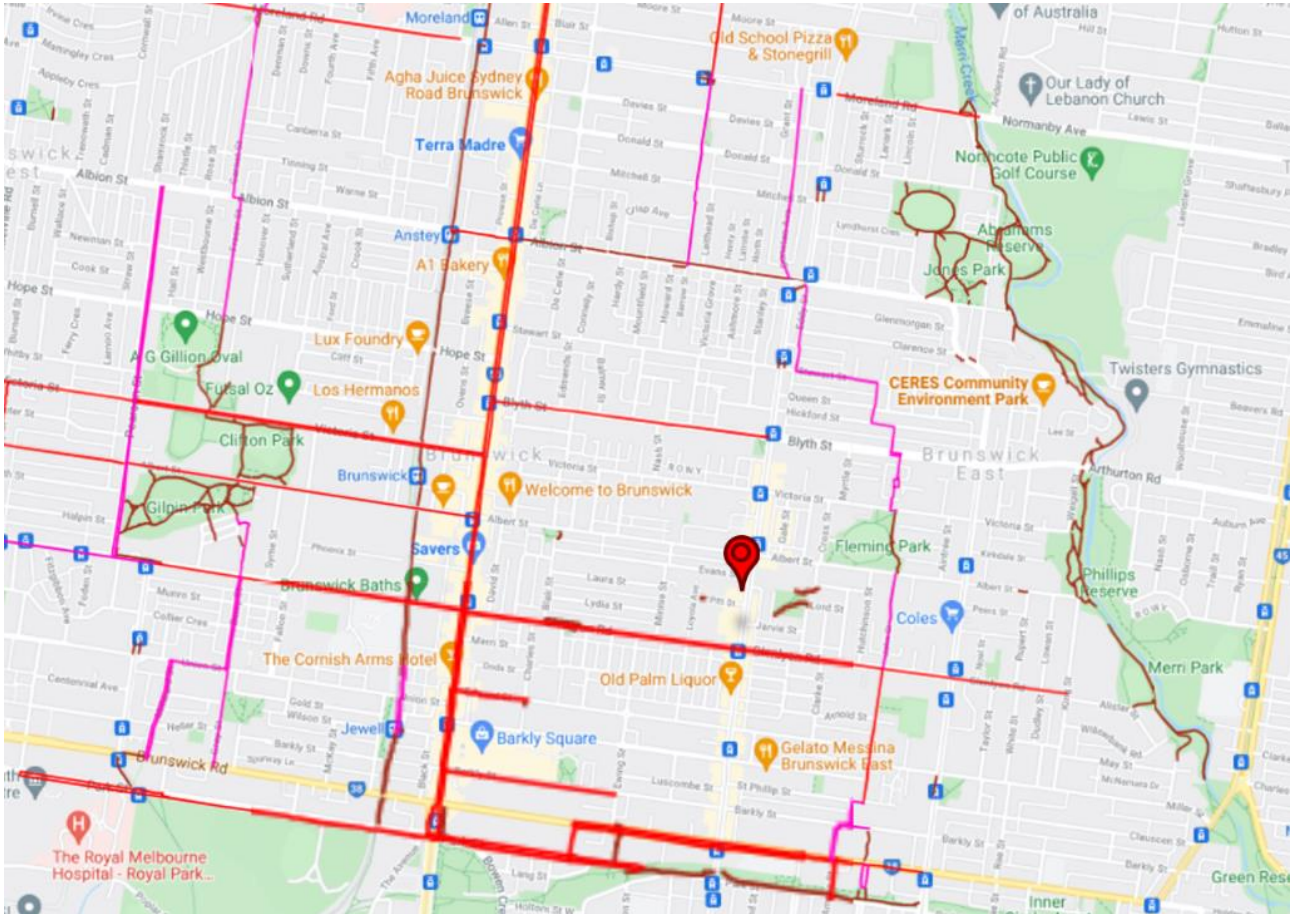


Figure 4: Cycling routes near the development (red balloon) (Source: Google Maps; Mark-up by Merri-bek City Council)

For more information regarding bicycle routes, please refer to the Bike routes and Maps available at the City of Merri-bek website:

<https://www.merri-bek.vic.gov.au/exploring-merri-bek/transport/riding-and-walking/>

4.2 Secure Bicycle Parking & Storage

To further encourage bike usage, the development will incorporate secure bicycle spaces that will be compliant with AS2890.3 in order to encourage sustainable commuting to and from the building.

Information on locations and rules associated with the use of all secure bicycle storage within this development, will be included in the Welcome Packs.

This development incorporates a total of 146 bicycle parking spaces on the Ground Level, as follows:

- 110 residential bike spaces and 22 residential visitor bike spaces
- 8 commercial employee bike spaces and 6 commercial visitor bike spaces

Included in Appendix B is more detailed information on the types of bicycle storage to be included in this development.

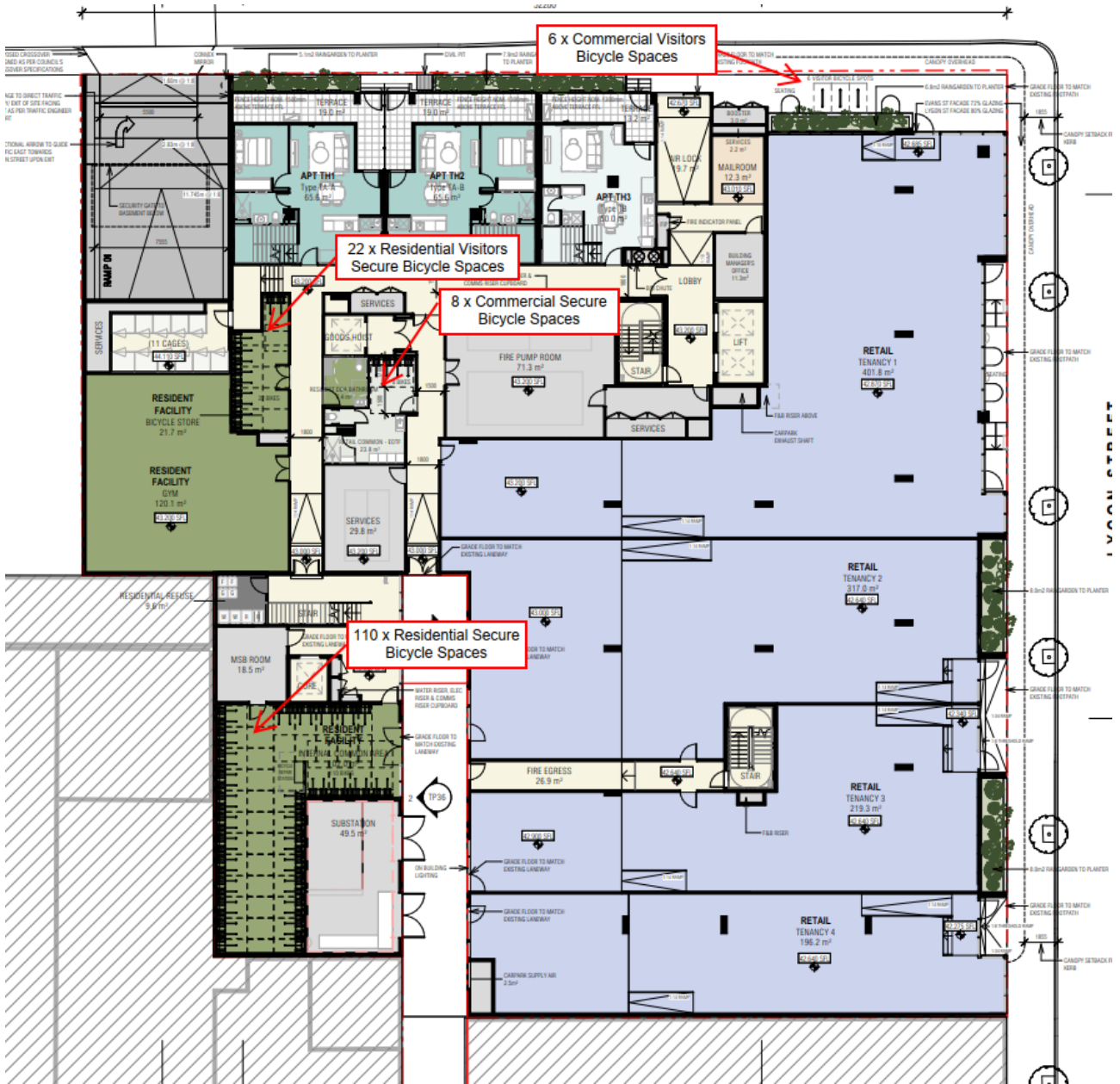


Figure 5: Locations of secure bicycle storage and bike racks located on the Ground Level

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4.3 Commercial Tenancy End of Trip Facilities

To further encourage bike usage, for the exclusive use of the commercial tenancies, the bicycle parking facilities are complemented with end-of-trip facilities on the ground floor level. These end-of-trip facilities incorporate a unisex toilet and shower facility and eight Premium Wave Lockers (Design BH), or similar.

Included in Appendix B is detailed information on the type of lockers to be provided.

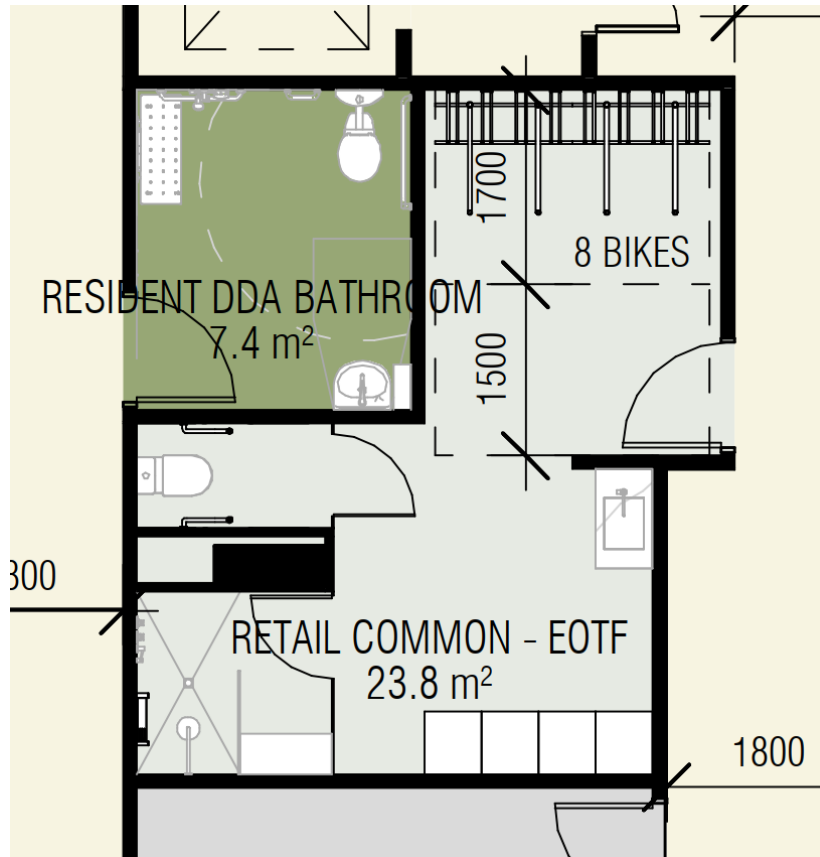


Figure 6: Commercial tenancy staff secure bicycle parking and End of Trip Facilities located on the Ground Level

4.4 Walking

The site is accessible via the established network of footpaths throughout Brunswick East, and linkages to the surrounding areas and regional trails. There are numerous parks and reserves within a close walking distance from the development. Staff and visitors will have the opportunity to take a stroll and exercise.

Additional information regarding facilities in the local area and walking groups can be found at:

- Google Maps: www.google.com.au/maps
- City of Merri-bek Website: <https://www.merri-bek.vic.gov.au/exploring-merri-bek/transport/riding-and-walking/>
- The Victoria Walks Website: <http://www.victoriawalks.org.au/>
- The Yellow Pages: www.yellowpages.com.au
- Or alternatively True Local Business Directory: www.truelocal.com.au

Maps and directional information to key green areas will be provided in the Welcome Packs.

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4.5 Walk Score

Residents, occupants and visitors will be able to access many daily needs on foot instead of requiring a car. One of the tools used to assess the amenities available around a development is Walk Score. This tool identifies walkable neighbourhoods - neighbourhoods which encourage occupants to live and shop locally. High scores are up to 100 points, while an average score is around 50. The tool was developed in 2007 by Front Seat using the Google Maps tools. This tool takes into account the number of facilities within close proximity and provides a numerical score of between 1 and 100, with 1 being heavily car dependant with access to community facilities that are located some distance away and 100 reflecting a location that is easily accessible to abundant facilities by foot.

The mixed-use development at 251-265 Lygon Street and 1A Pitt Street, Brunswick East has been assessed and achieves a Walk Score of 94 out of 100, which is classified as “Walkers Paradise”, as shown in the Figure below.

As demonstrated by the Walk Score below, there are many facilities within walking distance of the site, including local parks, public transport, restaurants and grocery stores.

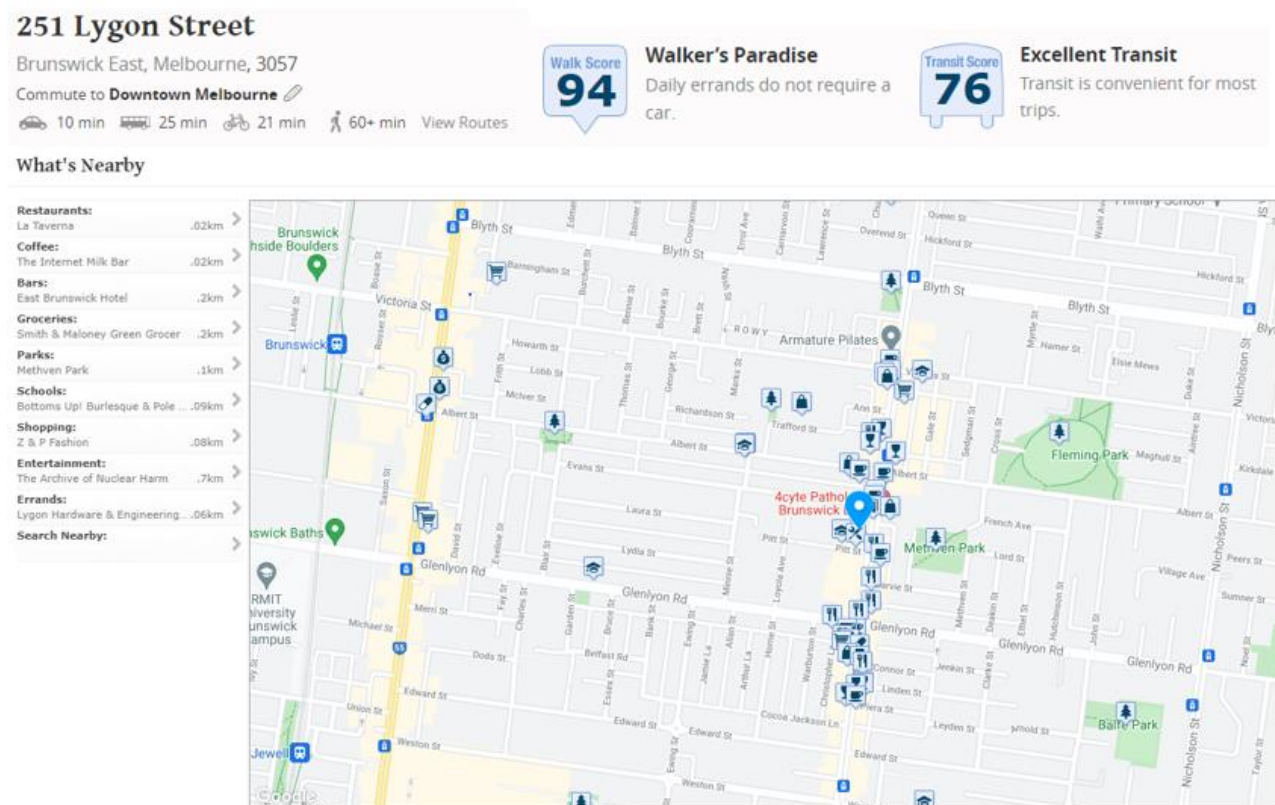


Figure 7: Walk Score map for 251-265 Lygon Street & 1A Pitt Street, Brunswick East (Source: walkscore.com)

5. Alternative Modes of Transport

5.1 Car Pooling

Private carpooling arrangements between staff members will be encouraged to reduce the impact of traffic in the area as well as local parking. This will assist in reducing the traffic movements near the site and parking in surrounding streets, which in turn also assist in reducing congestion and vehicle emissions.

Building User Guides or Welcome Packs will promote the use of a carpooling app and websites such as:

- Carma Carpooling: www.carmacarpool.com
- Carpool One: www.carpoolone.com.au

These and other similar apps are available for smart phones or tablets.

5.2 Car Sharing

The City of Merri-bek supports Car Share Schemes through the allocation of public car spaces for use by commercial operators. The development is located near to the following car share pods:

Flexicar:

- One pod located on Glenlyon Road near Lygon Street – 200m from the development
- One pod located on Nicholson Street and Hickford Street – 900m from the development

GoGet:

- One pod located on Glenlyon Road near Lygon Street– 200m from the development
- One pod located on Albert Street between Minnie and Trafford Street – 350m from the development
- One pod located on Victoria Street near Lygon Street – 350m from the development
- One pod located on Glenlyon Road between Deakin and Ethel Street – 450m from the development
- One pod located on Maghull Street near Fleming Park – 600m from the development
- One pod located on Victoria Street near the Myrtle Street and the Brunswick Bowling Club – 600m from the development

5.3 Motorbikes

The development will feature a total of 6 motorbike parking spaces. These will be located on Basement Level 1 & 2 of the development.

Motorbikes represent a more sustainable transport option compared to private cars. They use less fuel than cars and can provide many of the individual freedoms associated with them with less environmental costs.

6. Electrical Vehicle (EV) Infrastructure

In addition to the provisions made in this development to promote public transport and alternative modes of green travel, the development will also include at least 6 EV charging points, with the capacity to expand this infrastructure to more spaces as demand increases. This will promote the use of electric vehicles as this emerging technology becomes more efficient and cheaper.

This step will help future-proof the development to the emergence of a technology that has broad green credentials. Sustainable power generation is increasing in Australia at a rapid rate, and therefore powering transport via electricity is an important step in reducing greenhouse gas emissions.

Signage in the development and information in the Welcome Packs will direct residents and occupants to the location of the EV charging point within the carpark.

7. Actions & Implementation of the Green Travel Plan

For the provisions of this GTP to be met, the following actions will be undertaken to implement the initiatives listed in the previous Sections.

GTP actions, timescales and responsibilities are outlined as follows:

Requirement	Action	Responsibility
a) Welcome Packs and development signage	<p>Relevant information from this report will be collated and displayed in comprehensive Welcome Packs, to be provided to all residents and occupants of the development.</p> <p>Signage for bike storage locations and the EV charging point will be installed.</p> <p><i>Timing:</i> Prior to occupation and updated as required</p>	Owners Corporation

Requirement	Action	Responsibility
b) Train & bus timetables	The Welcome Pack will include information and timetables for all public transport options and include links for public transport websites and available apps for smart phones. <i>Timing:</i> Prior to occupation and ongoing for new residents	Owners Corporation
c) Secure bicycle storage on the ground floor of the development. Visitor bike parking installed on the nature strip	Bike racks will be installed in the development and on the nature strip externally. 107 secure bicycle spaces to be installed for residents and 8 for commercial tenants' staff. In addition to this, 5 bicycle spaces will be provided for residents' visitors and 6 for visitors to the commercial tenancies. <i>Timing:</i> Prior to occupation	Builder
d) Occupants made aware of the bicycle parking locations, carpooling/carsharing options	Information on the location and usage of bicycle storage and carpooling/carsharing options will be included in the Welcome Packs along with local cycling/walking maps. <i>Timing:</i> Prior to occupation and ongoing	Owners Corporation
e) Installation of one EV charging point, with provision for future electric vehicle charging infrastructure.	Install at least 6 EV charging stations in the development's carpark. Make provision for future electric vehicle charging infrastructure by allowing requirements to install EV facility in future, on both basement levels. <i>Timing:</i> Prior to occupation	Builder
f) Review and update this GTP on an annual basis for at least the first three years of the occupation of this development.	Update the Green Travel Plan to reflect changes over time that will make green travel alternatives more readily accessible/affordable to development users. <i>Timing:</i> As per requirement	Owners Corporation

8. Conclusion

This Green Travel Plan outlines the practical arrangements for residents and occupants of this development, and their visitors, to reduce their reliance on cars and to consider alternative green travel options.

The inherent location of the mixed-use development at 251-265 Lygon Street & 1A Pitt Street, Brunswick East, makes it ideally suited for green transport. Many options can be utilised including immediate access to public transport, along with walking distance amenities and ample cycling options/facilities.

The green transport options included within this GTP will assist in reducing the reliance on the use of cars and in particular, single-occupant car usage, and will reduce greenhouse gas emissions.

The provisions, recommendations and requirements of this GTP must be implemented and complied with to the satisfaction of the Responsible Authority.

Additionally, a greater adoption of these initiatives will translate into daily routines which will bring significant environmental, financial and health benefits for the residents, occupants, visitors, and the broader community.

Appendix A: Additional Information

For Bus, Train and Tram timetables visit:



<http://ptv.vic.gov.au/>

For other sustainable and Active Transport options, visit Merri-bek City Council:



<https://www.merri-bek.vic.gov.au/>

For all cycling and pedestrian projects, visit Active Transport Victoria:



<http://economicdevelopment.vic.gov.au/transport/cycling-and-walking/active-transport-victoria>

For myki pass and fare details visit:



<https://www.mymyki.com.au/>

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Stainless Steel Surface Mount Hoop 304 Grade



Product code: BR-SM-SS304

Diameter: 50mm

Height: 850mm

Width: 850mm

Wall Thickness: 3mm

Weight: 8.5kg

Finished: Silver Brushed Stainless Steel

Base plate: 150mm diameter x 6mm thick, 12mm holes

Fixing: 3 mounting holes each side, 14mm Hilti plug with a 100mm coach Screw and 12mm washer

Warranty: 2 Year

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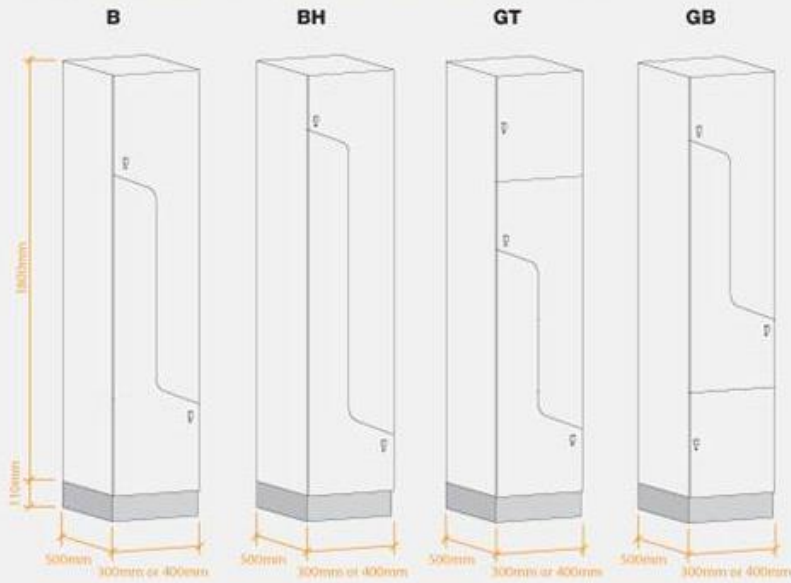
SKU

BR-SM-SS304

Premium Specifications

Wave Locker Doors

Designs B, BH, GT, GB & G* Registered and only available from Interloc.



Code	Locker Type	Locker Description	Hanging Height	Door Height
B	IL Long Neck	Door interlocking type. Long hanging length. Suitable: bag - shirts & pants hanging etc.	1165mm	1180mm
BH	IL Extra Long	2 door interlocking type. Extra long hanging length. Suitable: uniforms & dresses	1280mm	1300mm
GT	IL Top Locker	2 door interlocking type. 1 bag or shoe locker above.	950mm	965/350mm
GB	IL Bot. Locker	2 door interlocking type. 1 bag or shoe locker below.	950mm	965/350mm

Standard Inclusions

- * Carcass includes E0 white HMR as standard with black ABS edging.
- * All doors manufactured from LMX Formica, Laminex E1 with E0 available in a range of colours.
- * All lockers are 500mm in depth.

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