

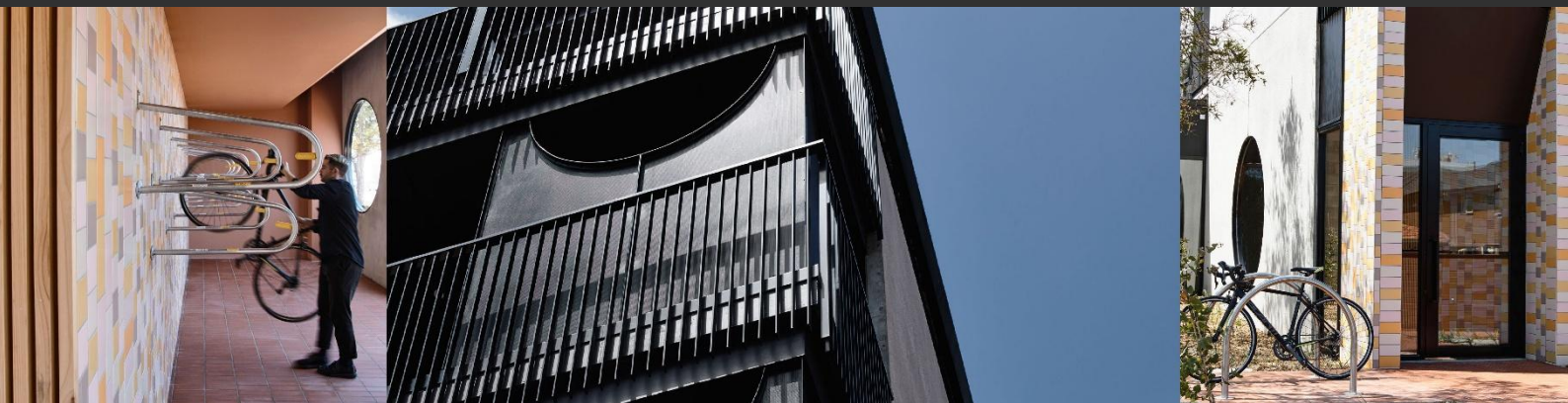
This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright



11-13 Spring Street, Fitzroy

Green Travel Plan

**ADVERTISED
PLAN**



210281GTP001B-F.docx

14 May 2026

onemilegrid

ABN: 79 168 115 679

(03) 9939 8250
Wurundjeri Woiworung Country
56 Down Street
COLLINGWOOD, VIC 3066
www.onemilegrid.com.au



DOCUMENT INFORMATION

Prepared for	Antipodean Land Developments		
File Name	210281GTP001B-F.docx	Report Date	14 May 2026
Prepared by	JD	Reviewed by	JJB

onemilegrid operates from Wurundjeri Woiworung Country of the Kulin nation. We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

© One Mile Grid Pty Ltd. This document has been prepared by **onemilegrid** for the client as per the terms of engagement. It may not be modified or altered, copied, reproduced, sold or transferred in whole or in part in any format to any person other than by agreement. **onemilegrid** does not assume responsibility or liability to any third party arising out of misuse of this document.

CONTENTS

1	INTRODUCTION.....	4
2	DEVELOPMENT PROPOSAL.....	4
2.1	General.....	4
2.2	Pedestrian Facilities	4
2.3	Bicycle Parking	4
2.4	Car Parking and Vehicular Access.....	4
3	GREEN TRAVEL PLAN.....	5
4	SITE LOCATION & SUSTAINABLE TRANSPORT	6
4.1	Site Location	6
4.2	Sustainable Transport.....	7
4.2.1	General	7
4.2.2	Public Transport.....	7
4.2.3	Share Cars.....	9
4.3	Walkability.....	9
5	GREEN TRAVEL INITIATIVES	10
5.1	General.....	10
5.2	Green Travel Plan Champion	10
5.3	Pedestrian Initiatives	10
5.4	Bicycle Facilities.....	10
5.5	Public Transport	11
5.6	Car Parking Facilities	11
5.7	Share Car.....	11
5.8	Electric Vehicle Parking.....	11
5.9	Resident Information Platform	11
5.10	Timescales and Costs	12
6	MAINTAINING THE GREEN TRAVEL PLAN.....	12

TABLES

Table 1	Public Transport Provision.....	8
Table 2	Green Travel Initiatives Implementation	12

FIGURES

Figure 1	Site Location.....	6
Figure 2	TravelSmart Map	7
Figure 3	Public Transport Provision.....	8
Figure 4	Share Car Locations	9

APPENDICES

APPENDIX A TRAVELSMART MAP

1 INTRODUCTION

onemilegrid has been requested by Antipodean Land Developments to prepare a Green Travel Plan for the proposed residential development at 11-13 Spring Street, Fitzroy.

2 DEVELOPMENT PROPOSAL

2.1 General

It is proposed to obtain a new planning permit for a residential development.

The proposal seeks to allow for a residential development over 8 above-ground storeys with ground level car parking.

The development will contain 13x 3-bedroom apartments.

2.2 Pedestrian Facilities

The proposed development includes primary pedestrian access via the Spring Street frontage, and a secondary access to Johnston Place.

2.3 Bicycle Parking

A total of 26 bicycle spaces are proposed on the ground level, for both resident and visitor use.

The resident spaces (19 spaces) are located within a secure room adjacent to the building's pedestrian entry from Spring Street, with the visitor spaces (7 spaces) located opposite the entry to the resident bicycle parking room.

A bicycle repair station is also provided adjacent to the bicycle parking spaces.

2.4 Car Parking and Vehicular Access

Vehicular access will be provided from the heritage façade at the south-eastern frontage of the site to Spring Street.

A total of 12 car parking spaces will be provided for resident use only within a ground level car park, via a 5-level (2 up | 3 down) semi-automated Wohn Combiparker 560 (or similar alternative) mechanical parking system.

A vehicle turn table is also proposed within the site to assist vehicles exiting the site on to Spring Street in a forward direction.

3 GREEN TRAVEL PLAN

A Green Travel Plan is a suite of initiatives and services employed to encourage travel mode behaviour change and to promote the use of sustainable transport options such as walking, cycling, public transport or car-pooling in preference to single occupant car trips where practicable.

A Green Travel Plan provides value to future residents and visitors of the development, informing them of the alternative transport options when accessing the site and surrounds, and provides associated health and fitness benefits when increasing their activity levels through regular walking and cycling.

The implementation, coordination and funding of the Green Travel Plan is the responsibility of the Owners Corporation, and should be a dynamic document, reflecting changes in on-site and off-site conditions e.g., additional bicycle parking, or changing public transport timetables. As such, the Plan should be revisited and amended as required, to provide the most accurate and relevant information to achieve the desired objectives of reducing car usage.

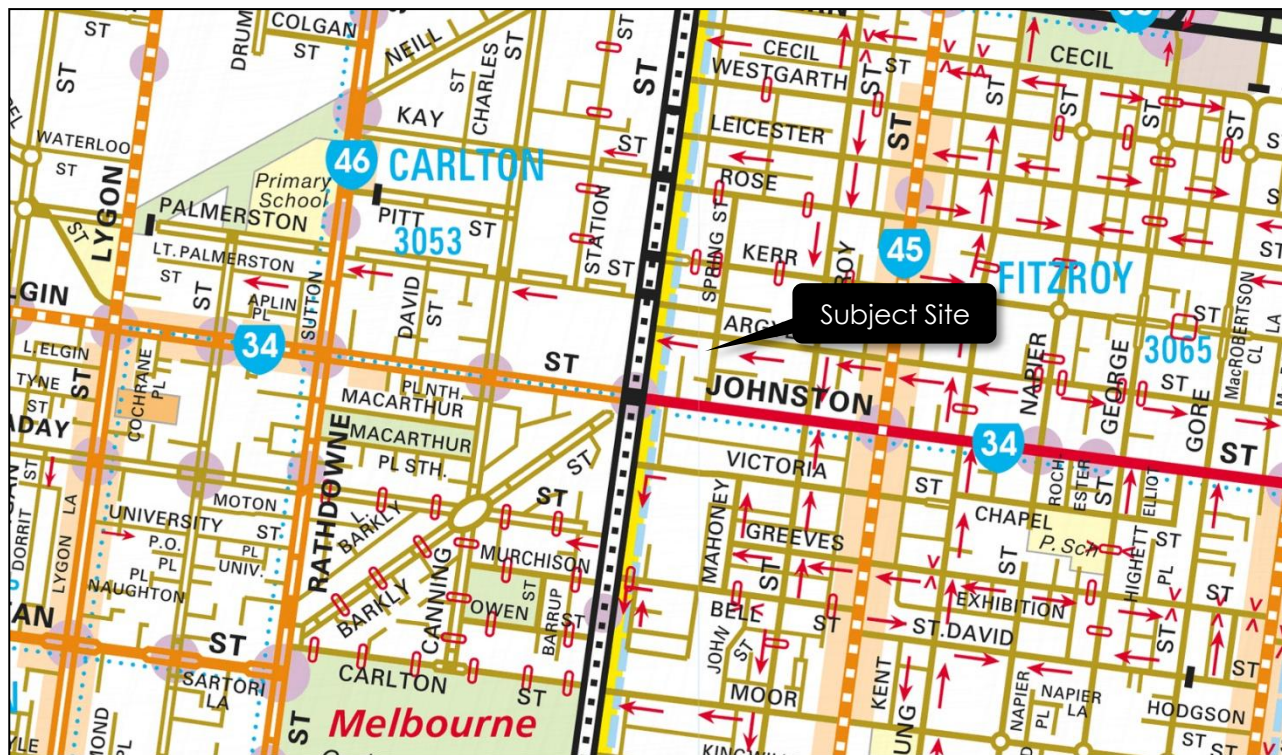
Journey to work data from the City of Yarra indicates that approximately 50% of work trips from the are by car drivers. Consequently, the objective of this Green Travel Plan will be to increase the proportion of sustainable transport mode use by 10% from the municipality average.

4 SITE LOCATION & SUSTAINABLE TRANSPORT

4.1 Site Location

The subject site is located at the south-western corner of the intersection between Spring Street and Argyle Street, shown in Figure 1.

Figure 1 Site Location



Copyright Melway Publishing

Land use in the immediate vicinity of the site is mixed in nature, with largely commercial and retail uses along Nicholson Street and Johnston Street, and residential uses surrounding the main commercial strips.

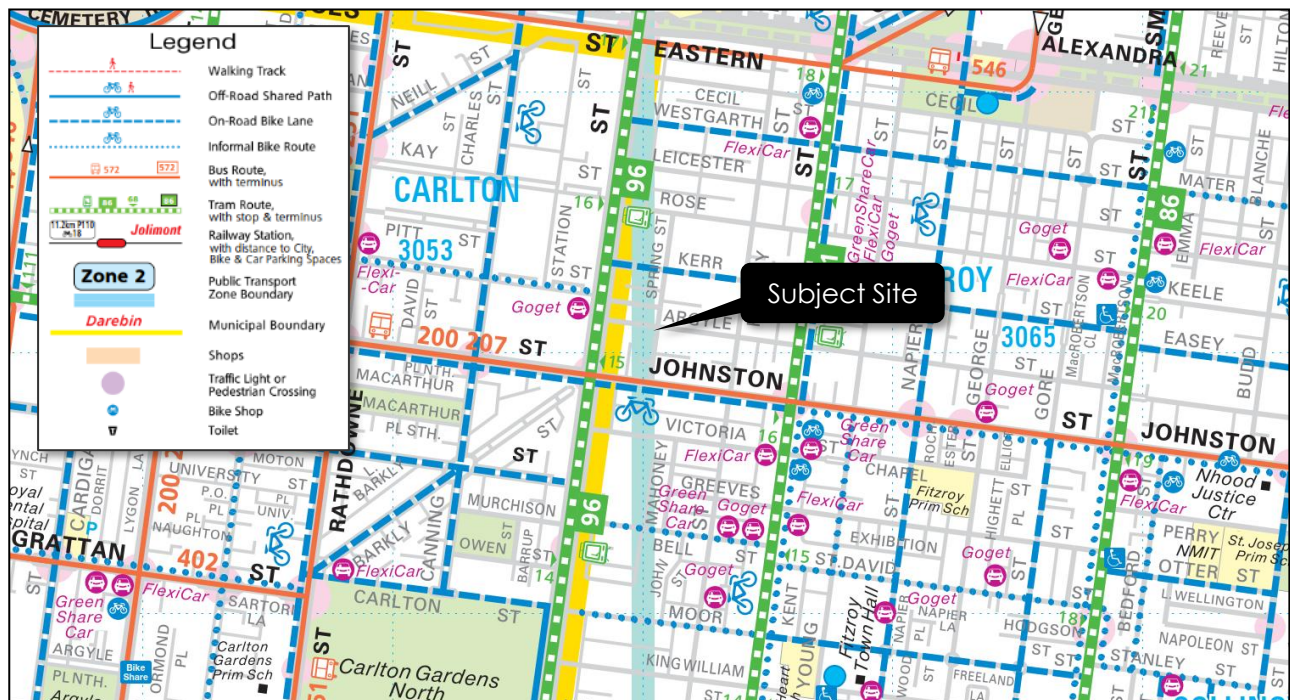
4.2 Sustainable Transport

4.2.1 General

An extract of the TravelSmart Map for the City of Yarra is shown in Figure 2, highlighting the public transport, bicycle and pedestrian facilities in the area.

The site has excellent access to non-car transport modes, including trams on nearby Nicholson and Brunswick Streets, Buses along Johnston Street, and numerous cycling routes, including Johnston Street, Canning Street and Rathdowne Street.

Figure 2 TravelSmart Map



4.2.2 Public Transport

The site has excellent public transport accessibility, with numerous tram and bus routes servicing the immediate vicinity of the site. In addition, Parliament train station is located approximately 1.5km south of the subject site which provides access to the majority of Metropolitan Melbourne train lines and is easily accessed with the 96 tram service.

The full public transport provision in the vicinity of the site is shown in Figure 3 and detailed in Table 1.

Figure 3 Public Transport Provision

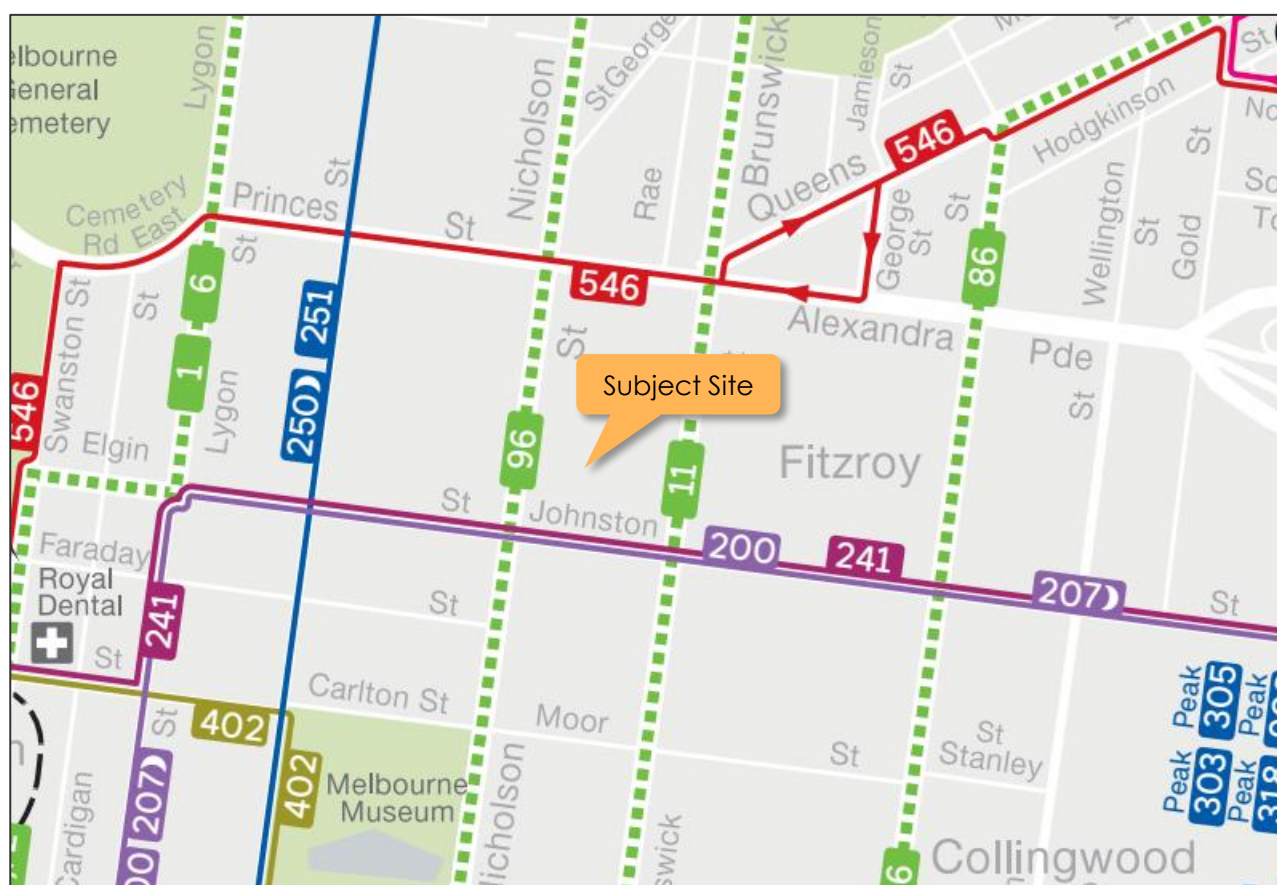


Table 1 Public Transport Provision

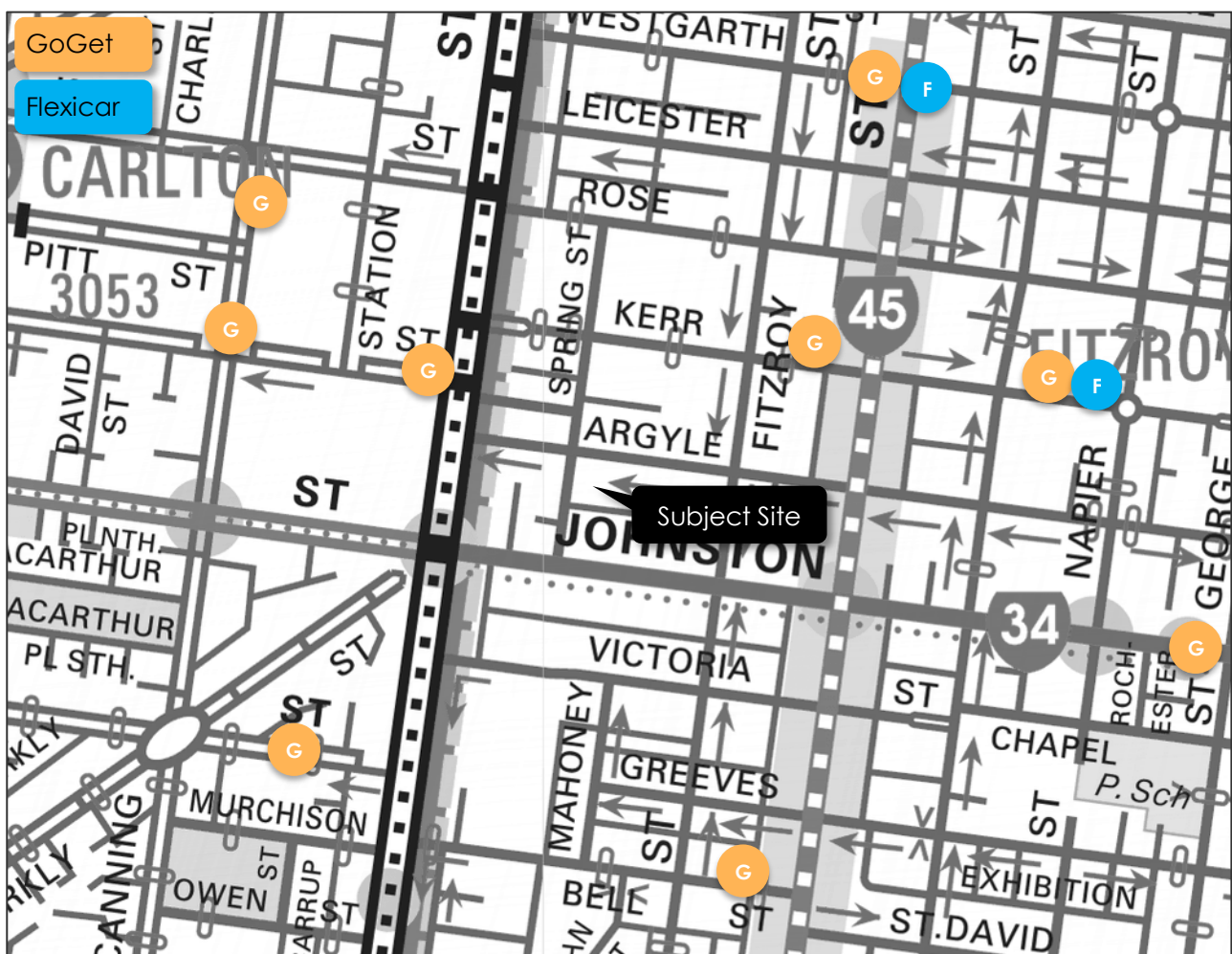
Mode	Route No.	Route Description	Nearest Stop/Station
Tram	1	East Coburg - South Melbourne Beach	Lygon Street
	6	Moreland - Glen Iris	Lygon Street
	11	West Preston - Victoria Harbour Docklands	Brunswick Street
	86	Bundoora RMIT - Waterfront City Docklands	Smith Street
	96	East Brunswick - St Kilda Beach	Nicholson Street
Bus	200	City (Queen St) - Bulleen	Johnston Street
	207	City - Doncaster SC via Kew Junction	Johnston Street
	241	North Melbourne Station - Yarra Bend Park	Johnston Street
	250	City (Queen St) - La Trobe University	Rathdowne Street
	251	City (Queen St) - Northland SC	Rathdowne Street
	546	Heidelberg Station - Melb Uni - Queen Victoria Market via Clifton Hill and Carlton	Alexandra Parade

4.2.3 Share Cars

Car sharing is becoming increasingly popular within highly populated areas for both employees and residents, where parking is restrictive and expensive. Car sharing operates similar to a car rental company, except that users join as members and are charged on an hourly rate rather than a daily.

The location of the share cars within close proximity of the site are shown in Figure 4.

Figure 4 Share Car Locations



Copyright Melway Publishing

4.3 Walkability

Walkability is a measure of how friendly an area is to walking. Walkability has many health, environmental, and economic benefits. Factors influencing walkability include the presence or absence and quality of footpaths or other pedestrian rights-of-way, traffic and road conditions, land use patterns, building accessibility, and safety.

The site has a Walk Score rating of 99/100 and is a “walkers paradise”, with all daily errands able to be accomplished on foot.

5 GREEN TRAVEL INITIATIVES

5.1 General

The applicant has committed to implement a number of Green Travel Initiatives to encourage the use of pedestrian, bicycle and public transport travel to and from the site. The initiatives included in the package are outlined as follows.

5.2 Green Travel Plan Champion

A Green Travel Plan "Champion" will be appointed by the Owners corporation who will be responsible for the implementation and ongoing management of the Green Travel Plan.

5.3 Pedestrian Initiatives

To encourage residents to increase the distance they travel by foot compared to private vehicle, the Owners Corporation should encourage walking by:

- Ensuring footpaths within and external to the site are in good condition and connect to the broader pedestrian network, through liaison with Council; and
- Providing shared umbrellas at the entrance to the development.

5.4 Bicycle Facilities

The development proposes bicycle parking in excess of the minimum statutory requirements, with secure facilities provided on the ground level. Bicycle parking facilities are located in close proximity to the pedestrian entrance from Spring Street and will be made available for residents and visitors.

In total, 19 resident and 7 visitor spaces are to be provided.

Furthermore, a considerable proportion of bicycle parking spaces are provided in horizontal racks, which provide opportunities for all users, including the elderly, and electric bicycle users. Four spaces are nominated specifically for cargo bike users.

Government policy currently aims to encourage the use of bicycles as a mode of transport in order to reduce the dependency on private vehicles. The provision of easily accessible bicycle facilities on-site is expected to increase the number of trips made by bicycle.

The ground level bicycle storage area also includes a maintenance area which will include typical bicycle maintenance tools and equipment, including:

- A bicycle tyre pump;
- Tyre levers; and
- Standard hex keys and adjustable wrenches.

All bicycle tools and equipment will be wired to the maintenance area, to prevent theft.

5.5 Public Transport

Real-time public transport information will be displayed within the foyer, comprising a display device connected to the PTV App, displaying departure times for public transport services in the vicinity of the site.

Information on how to utilise the public transport system, and in particular how to purchase a Myki, the costs of a Myki, and the nearest Myki purchase and top-up locations will also be provided.

5.6 Car Parking Facilities

The proposed development considers a significant reduction in car parking from typical car parking provision rates. Through a reduced supply, residents are expected to contemplate alternative transportation means for most trips.

5.7 Share Car

The Owners Corporation will arrange for short-term subsidised membership or account credit to a car share operator (e.g. Flexicar) for all new owners.

This will provide residents the opportunity to experience use of a car share service without the financial burden, which may encourage them to reduce their car use, or sell their vehicle altogether.

5.8 Electric Vehicle Parking

To encourage more sustainable private vehicle methods, provision for electric vehicle charging will be made available to all car spaces, to enable simple installation by the owner/tenant when required.

5.9 Resident Information Platform

A digital resident information platform will be established and maintained by the Owners Corporation to provide ongoing access to Green Travel Plan information for residents and employees. The platform may include a dedicated building website or portal, a resident app, and/or a managed private social media or community group.

The platform will include the following information:

- Contact details for the Owners Corporation and the Green Travel Plan “Champion”;
- Maps of surrounding bicycle facilities and recommended cycling routes;
- Public transport maps, timetables and service information;
- Guidance on using public transport, including information on Myki registration, costs and top-up options;
- Maps of surrounding services, including shopping locations, schools and community facilities, highlighting non-car-based travel options such as walking routes, cycling routes and public transport connections; and
- Links to relevant Green Travel, public transport and local services websites, including:
 - + www.walkscore.com
 - + www.ptv.vic.gov.au
 - + www.bicyclenetwork.com.au

The digital platform will be designed to be easily accessible via mobile devices and will be updated periodically to ensure information remains current and relevant.

Owners/tenants will be provided access to the platform on occupation of a residents at the site.

5.10 Timescales and Costs

The Green Travel Plan proposes several initiatives to reduce the reliance on private vehicle trips which are outlined in the previous sections. The mechanisms required to implement each of these initiatives is outlined in the following table.

Table 2 Green Travel Initiatives Implementation

Initiative	Action	Responsibility	Timeframe	Cost*
Green Travel Plan Champion	Elect a 'Green Travel Champion' who will be responsible for the ongoing monitoring of the GTP	Owners Corporation	At the time of occupation	\$
Pedestrian Initiatives	Provide shared umbrellas at the building entrance	Owners Corporation	At the time of occupation	\$
Bicycle Facilities	Provide bicycle maintenance tools including a pump, tyre lever and standard hex key or adjustable wrench	Owners Corporation	Prior to occupation	\$
End of Trip	Maintain the end-of-trip facilities	Owners Corporation	Ongoing	\$\$
Public Transport	Provide a display with real-time PTV departure times	Owners Corporation	Ongoing	\$\$
Electric Vehicle Parking	Provide provision for electric vehicle chargers within the car park	Owners Corporation	At the time of occupation	\$\$
Resident Information Platform	Digital resident information platform to be established and updated as required	Owners Corporation	At the time of occupation	\$

**Costings are indicative only, and range between low to high.*

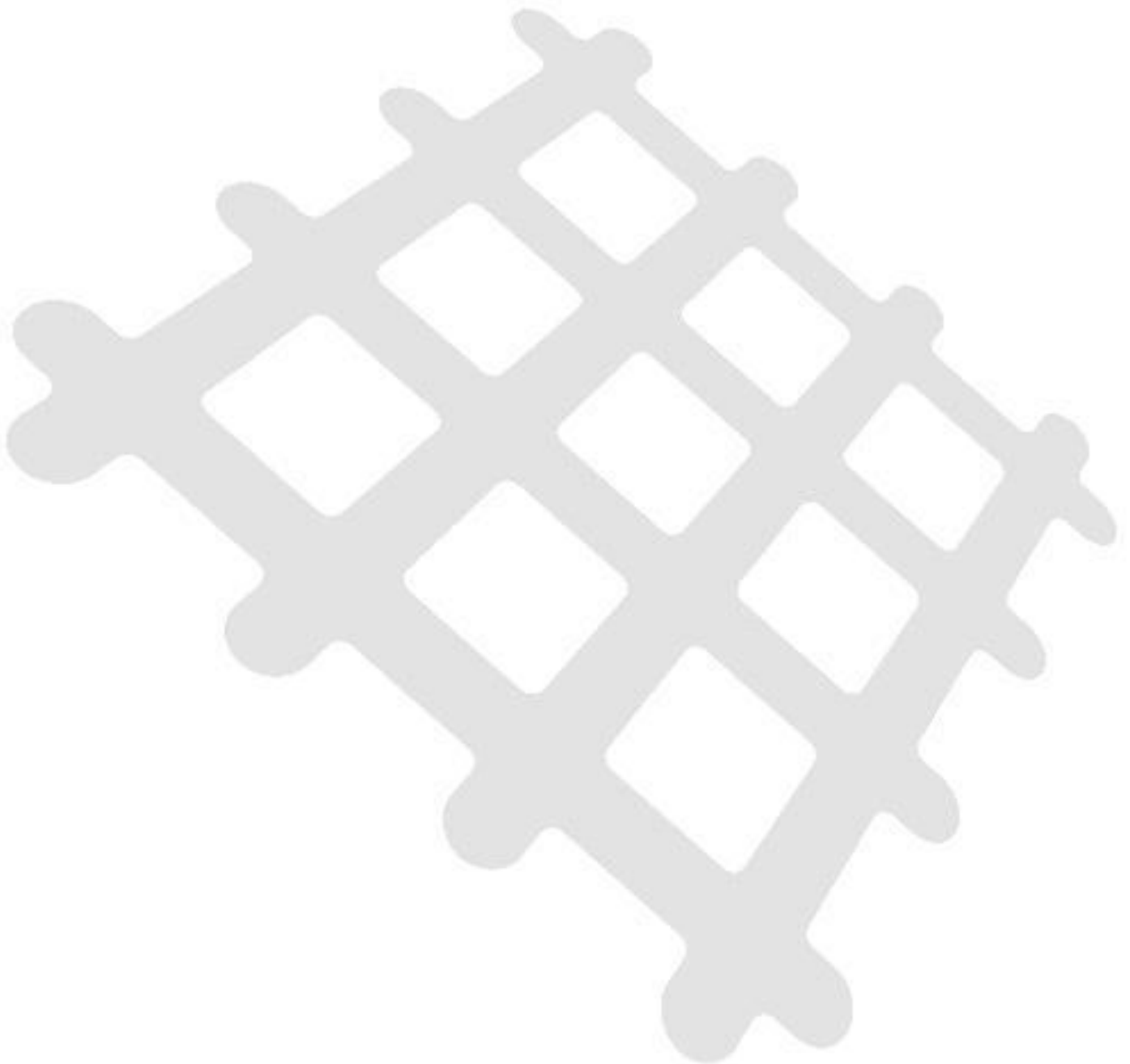
It is noted that the Green Travel Champion will work under the Owners Corporation to deliver initiatives as they are required, to help meet the proposed sustainable transport targets. As such, all the above initiatives may not be required.

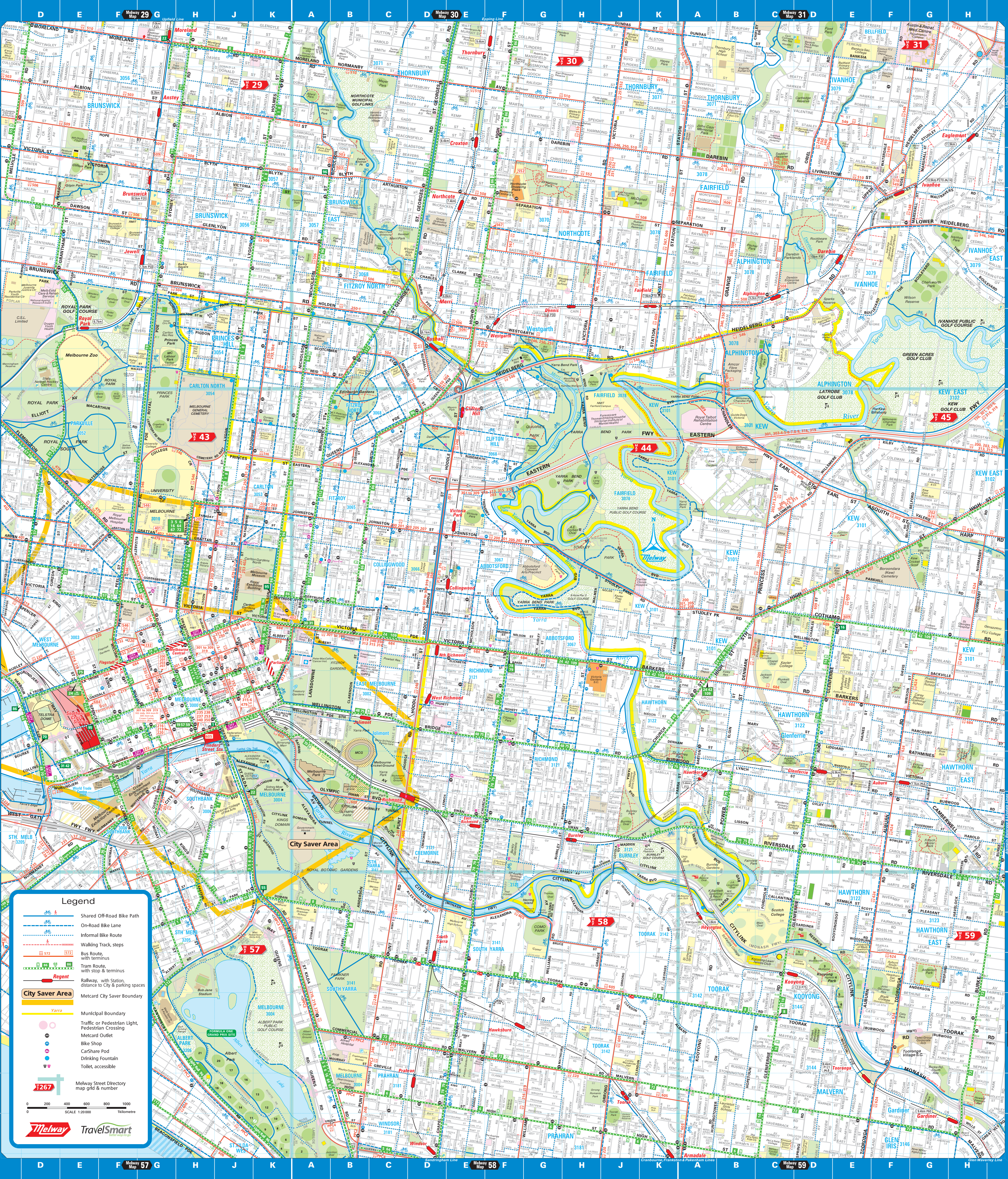
6 MAINTAINING THE GREEN TRAVEL PLAN

The Owners Corporation, in particular the Green Travel Plan "Champion", shall be responsible for the maintenance of the Green Travel Plan, which shall be updated every 5 years to ensure it is still relevant, and achieving the required results.

All costs associated with the management, maintenance and updating of the Green Travel Plan shall be borne by the Owners Corporation.

Appendix A TravelSmart Map





Legend

- Shared Off-Road Bike Path
- On-Road Bike Lane
- Informal Bike Route
- Walking Track, steps
- Bus Route, with terminus
- Tram Route, with stop & terminus
- Railway, with Station, distance to City & parking spaces
- City Saver Area
- Metcard City Saver Boundary
- Municipal Boundary
- Traffic or Pedestrian Light
- Pedestrian Crossing
- Metcard Outlet
- Bike Shop
- CarShare Pod
- Drinking Fountain
- Toilet accessible

Melway Street Directory map grid & number

0 200 400 600 800 1000
SCALE 1:20,000
Kilometre

