

**ADVERTISED
PLAN**

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

Traffix Group

Green Travel Plan

Proposed Mixed Use Development
675 Victoria Street, Abbotsford

Prepared for
EG

April 2025

G31423G-02D

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

**ADVERTISED
PLAN**

Document Control

Our Reference: G31423G-02D

Issue No.	Type	Date	Prepared By	Approved By
A	DFP	12/10/24	N. McCaffrey	C. Morello (RPE7781)
B	DFP	23/10/24	N. McCaffrey	C. Morello (RPE7781)
C	DFP	25/10/24	N. McCaffrey	C. Morello (RPE7781)
D	DFP	04/04/25	N. McCaffrey	J. Cossins (RPE11767)

COPYRIGHT: The ideas and material contained in this document are the property of Traffix Group (Traffix Group Pty Ltd – ABN 32 100 481 570). Use or copying of this document in whole or in part without the written permission of Traffix Group constitutes an infringement of copyright.

LIMITATION: This report has been prepared on behalf of and for the exclusive use of Traffix Group's client and is subject to and issued in connection with the provisions of the agreement between Traffix Group and its client. Traffix Group accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report by any third party.

ADVERTISED PLAN

Table of Contents

1.	Introduction.....	1
2.	Objectives and Methodology	2
3.	The Development	3
3.1.	The Development.....	3
3.2.	Access	3
3.2.1.	Pedestrian & Cyclist Access.....	3
3.2.2.	Vehicle Access.....	3
3.3.	Parking.....	4
3.3.1.	Bike & Motorcycle Parking.....	4
3.3.2.	Car Parking.....	5
3.3.3.	Loading & Waste	5
4.	Sustainable Transport Opportunities	6
4.1.	Information for Residents & Staff.....	6
4.2.	Reduced Car Parking Provisions	7
4.3.	Walking & Accessibility.....	7
4.4.	Taxi & Ride Share Accessibility	7
4.5.	Public Transport Accessibility.....	7
4.5.1.	Access to Services.....	7
4.5.2.	Journey Planning	8
4.5.3.	Myki Offers	8
4.6.	Bicycle Network Accessibility.....	9
4.7.	Car Pooling	9
4.8.	Car Share	10
4.9.	Electric Car Charging.....	11
5.	Actions.....	12
6.	Monitoring & Review	15

List of Figures

- Figure 1: Proposed Access Arrangements
Figure 2: Excerpt of Yarra TravelSMART Map
Figure 3: Public Transport Victoria Map - Yarra
Figure 4: PBN Map
Figure 5: Proximate Car Share Pods

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

List of Tables

Table 1: Proposed Development Schedule	3
Table 2: Public Transport in the Vicinity of the Subject Site	7
Table 3: Green Travel Plan Initiatives and Responsible Party	12
Table 4: Monitoring and Review Program	15

List of Appendices

Appendix A	Bicycle Parking Locations
------------	---------------------------

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

**ADVERTISED
PLAN**

1. Introduction

Traffix Group has been engaged by EG to undertake a Green Travel Plan for the Proposed Mixed Use Development at 675 Victoria Street, Abbotsford.

This GTP is a management tool designed to reduce the reliance on motor vehicles, minimise the negative impacts of transport on the environment, manage car parking demands associated with the development, improve opportunities for those without access to a car and maximise the benefits associated with 'green travel' i.e. health and financial benefits.

This plan sets out a range of actions to be implemented by the Developer, Owners Corporation and Tenants to encourage sustainable travel choices and reduce car dependency by prospective residents, staff, visitors and customers and outlines an implementation program as well as the requirements for monitoring and review of the plan.

It is based on plans dated March 2025 prepared by SJB Architects.

**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**

**ADVERTISED
PLAN**

2. Objectives and Methodology

The objectives of this GTP are to:

- promote travel alternatives such as public transport, cycling, and walking;
- reduce car dependency and greenhouse gas emissions;
- manage car parking demands;
- improve information and opportunities for those without access to a car; and
- benefit the community by minimising the traffic impacts of the development.

The methodology adopted in developing the GTP is as follows:

- review existing documentation and transport conditions;
- establish a management strategy;
- identify appropriate GTP actions for the site; and
- develop an implementation plan and monitoring regime.

The Owners Corporation/Commercial Building Manager(s) will be responsible for the implementation of the GTP and the annual reporting of Travel Demand Patterns to the relevant stakeholders.

**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**

**ADVERTISED
PLAN**

3. The Development

3.1. The Development

The proposal seeks to redevelop the site as a mixed-use development, inclusive of an office (commercial tenancy), a community facility (Little B.I.G Foundation) and residential apartments.

The proposed development schedule is provided in Table 1.

Table 1: Proposed Development Schedule

Use		Current Scheme
Residential	1 bed dwellings	21 apartments
	2 bed dwellings	67 apartments
	3 bed dwellings	35 apartments
	Total	123 apartments
Office (Commercial)		287m ²
Community Facility (Little B.I.G Foundation)		122m ²

The proposal includes a number of ancillary uses including a gym, private dining rooms and amenity space to be used by residents of the development only.

3.2. Access

3.2.1. Pedestrian & Cyclist Access

Primary pedestrian and cyclist access is proposed via Victoria Street.

The on-site residential bike parking in the lower ground floor can be accessed via a DDA ramp from Victoria Street.

Visitor bike parking is located on the western boundary of the site, with access from Victoria Street.

The commercial tenancy will have direct access to Victoria Street via the front façade.

Secondary access will also be provided to/from the Yarra River Trail at the rear of the site, via stairs and a wheel ramp/ramped area.

3.2.2. Vehicle Access

Vehicle access is proposed via Victoria Street near the southwest corner of the site, via a two-way vehicle ramp to basement.

The access provisions are shown in Figure 1.

ADVERTISED PLAN

Green Travel Plan

675 Victoria Street, Abbotsford

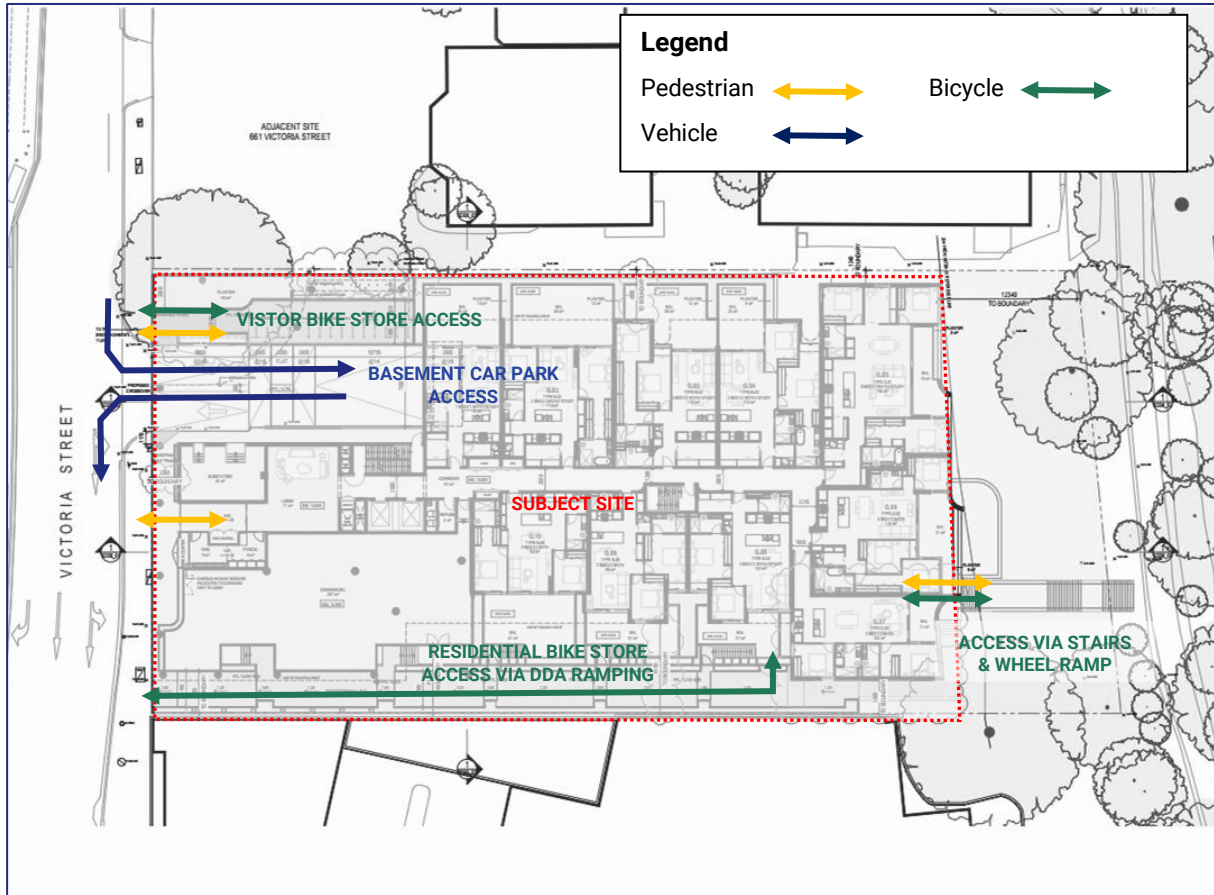


Figure 1: Proposed Access Arrangements

3.3. Parking

3.3.1. Bike & Motorcycle Parking

The application proposes the provision of 158 bicycle spaces comprising:

- 28 spaces located on the ground floor on the western boundary of the site;
 - Comprising of 25 Residential Visitor Spaces and 3 Commercial Visitor Spaces
 - 14 horizontal rails (28 spaces)
- 130 spaces located on the lower ground floor in the bike room;
 - Comprising of 124 Residential Spaces and 6 Commercial Staff Spaces
 - 10 vertical rails (10 spaces),
 - 60 two-tier rails (120 spaces),

26 motorcycle spaces are to be provided throughout the basement car park.

3.3.2. Car Parking

The proposed development includes 169 car spaces, allocated as follows:

- 167 spaces for Residential use,
- 1 space for the Commercial tenancy,
- 1 space for the Community Facility (Little B.I.G. Foundation).

3.3.3. Loading & Waste

A dedicated loading area is shown on the plans, in basement, intended to serve vans and passenger vehicles.

Waste collection is proposed to be undertaken on-site within the lower ground floor via private waste collection services from this location.

Further details regarding waste management and collection arrangements are outlined in the Waste Management Plan prepared by Traffix Group (ref. G31423R-04C, dated April 2025).

**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**

**ADVERTISED
PLAN**

4. Sustainable Transport Opportunities

4.1. Information for Residents & Staff

The provision of information is essential to ensuring that residents, staff and visitors are aware of the opportunities that they may have to access the site in a form other than a private car.

This is important, particularly for those residents with multiple cars, in establishing non car-based travel behaviours in the early stages of occupation.

Accordingly, and following discussion with the applicant, we understand that to implement the GTP and provide residents and tenants with associated information, resident welcome packs will be distributed to all new tenants.

A notice board is to be provided within one (or more) of the public areas (i.e. entry lobby and/or lifts), which will provide basic Green Travel information (maps/timetables).

The Owners' Corporation may also choose to include relevant information (including a copy of this plan) electronically via the Owners' Corporation intranet or webpage.

It is recommended that this includes a copy of the TravelSMART map in the vicinity of the subject site and any other relevant bicycle and walking maps. An excerpt of the TravelSMART map for the City of Yarra is shown at Figure 2 below, and identifies the currently available bicycle and pedestrian infrastructure in the vicinity of the site.

A description of these facilities and opportunities for the site to take advantage of them is provided in the following sections.

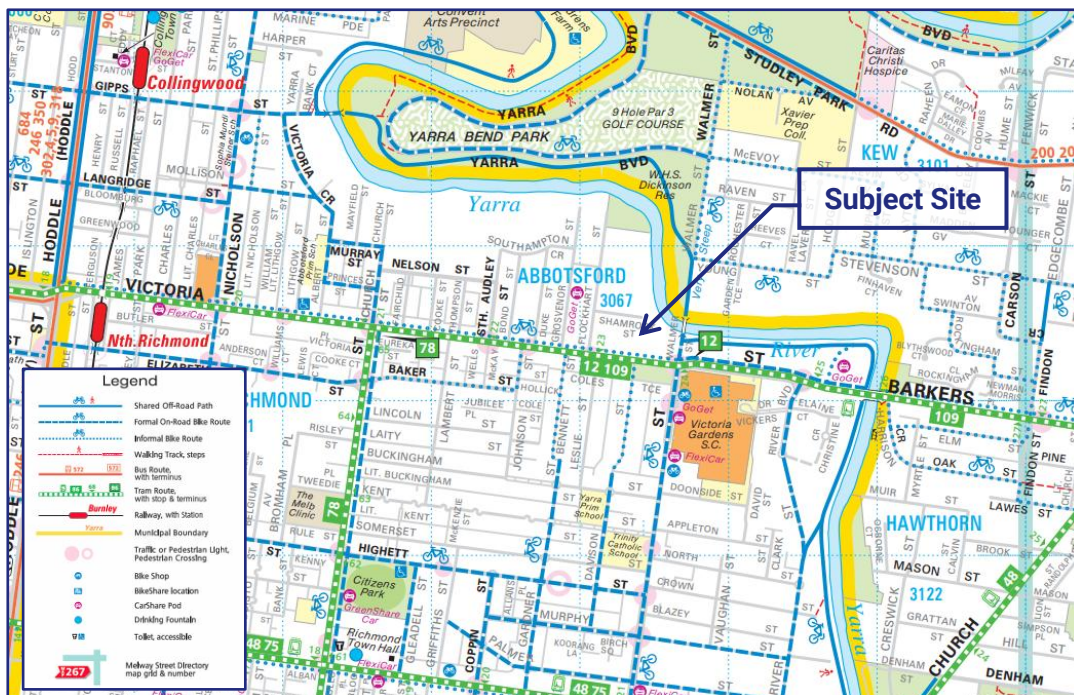


Figure 2: Excerpt of Yarra TravelSMART Map

4.2. Reduced Car Parking Provisions

The application proposes a single parking space for Commercial use, therefore a dispensation is proposed as part of the development associated with the Commercial Use.

The application proposes a single parking space for Community Use (Little B.I.G Foundation). Since the parking rate for Community Use is not included in Clause 52.06, the provision will be determined to the satisfaction of the responsible authority.

The reduced provision of on-site car parking for the commercial use will actively encourage staff to utilise alternative transport modes to access the site as they may not be allocated an on-site car parking space. Similarly, members of the community attending the Little B.I.G Foundation will be encouraged to utilise alternative transport modes.

4.3. Walking & Accessibility

The site has excellent access to sustainable transport modes and is well located with regard to retail and everyday essential services, thus promoting walking.

The site is located immediately adjacent the Victoria Gardens Shopping Centre, which is located on the southern side of Victoria Street, accessible by walking to the signals at Burnley Street or River Boulevard.

Victoria Gardens provides access to a wide range of everyday services such as banks, cafés, restaurants, entertainment and specialty shops.

4.4. Taxi & Ride Share Accessibility

The site is accessible by taxi, UBER and other ride share services which can provide mobility for residents, employees and guests when they require transport to/from off-site locations. Residents and staff should be provided with information regarding these services.

4.5. Public Transport Accessibility

4.5.1. Access to Services

The site has excellent service by public transport with Tram Route 12 & 109 operating along Victoria Street, including a tram stop located along the site frontage.

The Route 109 tram is a premium service and operate at 8-10 minute frequencies during the peak hours.

A summary of these services provided in the vicinity of the site are presented at Table 2 and Figure 3 below.

Table 2: Public Transport in the Vicinity of the Subject Site

Mode	Service	Route	Distance to Node
Tram	Route 109	Box Hill - Port Melbourne	Along the site frontage
	Route 12	Victoria Gardens - St Kilda	~270 metres

Green Travel Plan

675 Victoria Street, Abbotsford



Figure 3: Public Transport Victoria Map - Yarra

4.5.2. Journey Planning

Staff and residents should be encouraged to utilise the “PTV Journey Planner” available online at the PTV website and via Smartphone Applications.

Additional information on public transport facilities and service times can be obtained from Public Transport Victoria (Ph: 1800 800 007, ptv.vic.gov.au).

4.5.3. Myki Offers

Residential Introductory Offer

As an incentive to encourage the use of public transport for new residents from “Day 1”, the Residential Owners Corporation could include the issue of a new myki card to each new resident as part of a welcome pack.

The myki card will include a nominal amount of start-up credit. Residents would be responsible for ‘topping-up’ credit once the start-up credit was consumed.

Myki Commuter Club

PTV offers businesses and organisations the opportunity to participate in the myki Commuter Club. This program allows organisations (and their staff) to purchase discounted 365 day myki passes for travel in Zone 1 and 2 or Zone 2.

The commercial tenant could consider registering as part of the Myki Commuter Club to purchase discounted myki tickets on behalf of staff.

**ADVERTISED
PLAN**

Green Travel Plan

675 Victoria Street, Abbotsford

4.6. Bicycle Network Accessibility

The City of Yarra is well served by the Principal Bicycle Network (PBN) with both on-road and off-road bicycle facilities directly linking the site with the surrounding municipalities and the CBD. The subject site has access to bicycle infrastructure including Shared Off-Road Paths along the Yarra River (Capital City Trail) and On-Road Bike Routes along Victoria Street and Burnley Street.

An excerpt from the Principal Bicycle Network is provided at Figure 4, illustrating the surrounding bicycle priority network.

The provision of on-site bicycle parking will actively encourage residents, staff, community members, visitors/customers to access the site using a bicycle, thereby reducing motor-vehicle trips.

The site should also consider the provision of a bike repair facility and with suitable repair and bike servicing tools and kits.

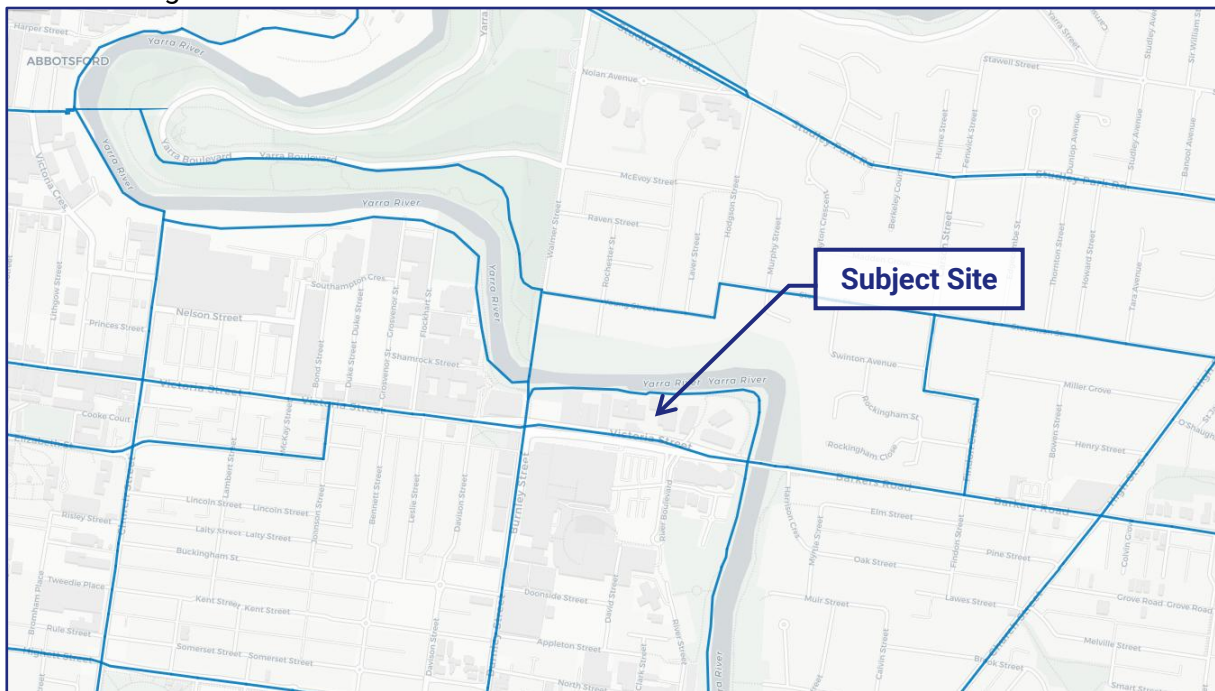


Figure 4: PBN Map

4.7. Car Pooling

The Owners Corporation and commercial tenants should consider encouraging car pooling for residents and staff, to actively reduce the number of single occupant car trips. This could be managed through the Owners Corporation/tenant or via an online subscription to an existing online car pooling website (such as coseats.com or shareurride.com.au).

**ADVERTISED
PLAN**

4.8. Car Share

Car sharing schemes have been operating in Melbourne since 2003 with a number of inner metropolitan Councils actively supporting their use by allocating public spaces throughout their municipalities for the purposes of accommodating 'car share' cars¹.

City of Yarra Council has an adopted car share policy (Car Share Policy 2019 to 2024). The policy actively encourages the Council's Sustainable Transport Strategy, which sets Council's broader vision for a connected and liveable city where residents, visitors and workers can live and travel car free by improving the convenience, safety, accessibility and range of sustainable travel choices across the municipality.

Car share schemes provide an alternative to owning a car and encourages the use of sustainable modes of transport for the majority of trips. Car share facilities offer personal and commercial or business memberships and can be more convenient for short trips as payment is generally on a per hour basis.

For staff, commercial or business car share memberships offer the benefit of being used as a fleet or pool car vehicle. This provides an alternative mode of transport for staff to use during the day (meetings, site inspections, etc.) if required, rather than driving a private vehicle to the site. This arrangement will assist in reducing the car parking demands of the proposed development.

A number of commercially operated car share pods are available proximate to the site as shown in, with both a FlexiCar and a GoGet share car located within walking distance in the vicinity of the site.

The nearest existing car share pods are shown in Figure 5.

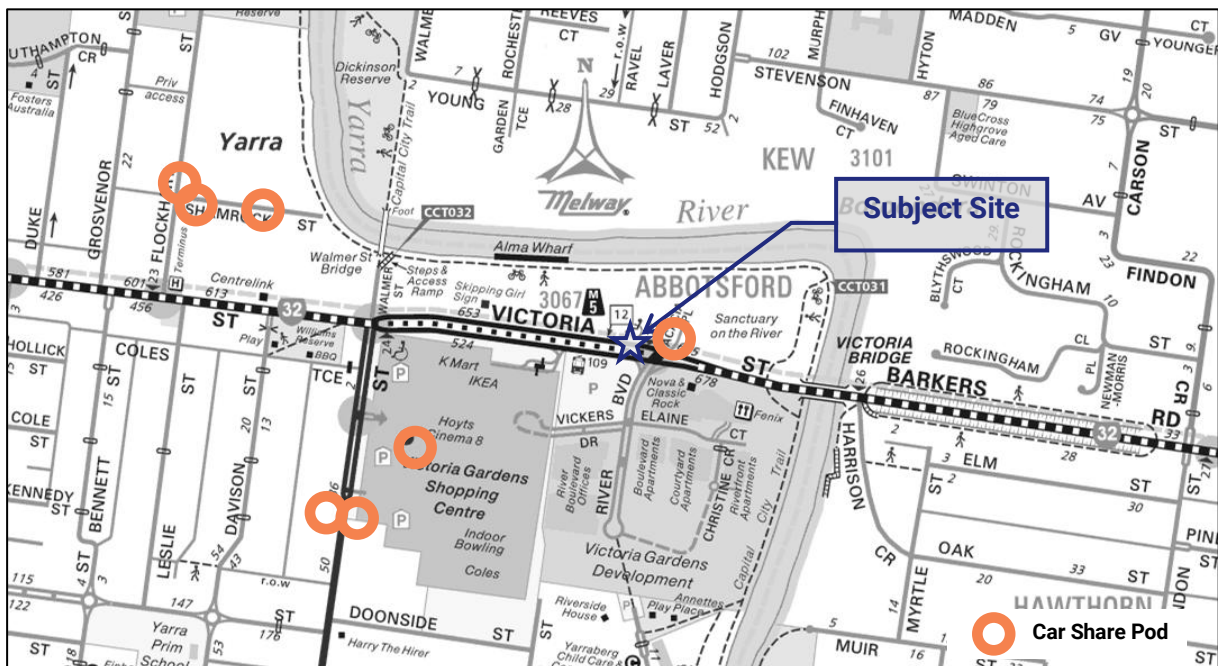


Figure 5: Proximate Car Share Pods

¹ The three main schemes supported by these Councils are Flexicar (www.flexicar.com.au), Go Get Car Share (www.goget.com.au) and Green Share Car (www.greensharecar.com.au).

4.9. Electric Car Charging

The proposal includes the provision of dedicated on-site electric vehicle charging provisions.

It is noted that the proposal has been designed 'future proofed' to provide for additional electric vehicle charging bays in the future should there be a demand.

The provision of electric vehicle charging spaces will contribute to a reduction in Carbon Emissions by reducing the number of oil-fuel based vehicles.

**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**

**ADVERTISED
PLAN**

5. Actions

The Green Travel Plan aims to reduce the number of single occupant vehicle trips undertaken by any residents, tenants, community members and visitors of the proposed development.

The following actions aim to improve the overall accessibility of the site and foster sustainable travel behaviour. In general, the Owners Corporation and building management will be responsible for the ongoing implementation of the actions identified within the Green Travel Plan.

A representative/s should be nominated to 'Champion' and oversee the implementation of the Green Travel Plan and to discuss the opportunities available to the site with individual tenants and/or identify areas for improvement.

A summary of the responsible party for each action within the Green Travel Plan and the stage of implementation, has been provided at Table 3.

Table 3: Green Travel Plan Initiatives and Responsible Party

Action	Responsibility	Implementation
Information and Promotion		
<p>Display information regarding alternate sustainable travel modes within a public area, i.e. notice boards in entry lobby and/or lift, or alternately provide relevant information via an Owners Corporation webpage or intranet. Minimum information required includes:</p> <ul style="list-style-type: none"> - Map(s) indicating the location of the most proximate train, tram and bus stops to the facility, bicycle facilities and car share facilities (e.g. TravelSMART Map of Yarra, available from https://www.yarracity.vic.gov.au/the-area/getting-around). - Information on public transport fares and nearby outlets selling public transport tickets. Information is available from Public Transport Victoria (Ph: 1800 800 007, ptv.vic.gov.au). - Provision of train, tram, and bus timetable information (or relevant links). - The board/webpage should display an overview of frequencies and service times, and provide relevant phone numbers and web links to Public Transport Victoria and Yarra Trams timetabling services. - Contact details for car share schemes and online carpooling websites to encourage reduced single occupant car trips. - Details for taxi, UBER and ride share schemes to facilitate access to/from the site for staff, residents, visitors and customers. 	Owners Corporation	On-going

**ADVERTISED
PLAN**

Green Travel Plan

675 Victoria Street, Abbotsford

Action	Responsibility	Implementation
<p>Provide each apartment/tenancy with a relevant Green Travel Welcome Pack. The welcome pack should include:</p> <ul style="list-style-type: none"> - Train, tram and bus timetables of the key routes in the nearby area. - Map(s) indicating the location of the most proximate train, tram and bus stops to the facility, bicycle infrastructure, car share facilities and pedestrian walking paths (e.g. Travel Smart Map of Yarra, available from https://www.yarracity.vic.gov.au/the-area/getting-around). - Map(s) indicating the location of both on-site and off-site bicycle parking facilities. - Contact details for car share schemes and online carpooling websites to encourage reduced single occupant car trips. 	Owners Corporation	On-going
<p>Promote state and national sustainable events such as Walk to Work day, Ride to Work day and World Environment Day (via email and intranet). The dates for these events and for other environmental events can be found at http://www.environment.gov.au/topics/about-us/media-centre/events.</p>	Owners Corporation	On-going
<p>Provide directional signage on the site for nearby public transport services, taxi services, bicycle paths, and bicycle parking areas.</p>	Builder/ Developer	Owners Corporation
Public Transport		
<p>A new myki card could be provided to each new resident as part of a welcome pack.</p>	Builder/ Developer	Prior to Occupation
<p>Commercial Tenants could register under the myki Commuter Club Scheme and offer staff discounted myki cards at the reduced cost</p>	Tenants	Ongoing
Cycling		
<p>Bicycle facilities should be secure, easily accessible and clearly visible to residents and visitors to assist in promoting this mode. The location and details of access to the bicycle parking should be detailed to residents as part of the welcome pack.</p>	Builder/ Developer	Development Stage

**ADVERTISED
PLAN**

ADVERTISED PLAN

Green Travel Plan

675 Victoria Street, Abbotsford

Action	Responsibility	Implementation
Provide an on-site bicycle repair toolkit available for staff and residents within the secure bicycle parking area. Toolkit could include puncture repair equipment, bicycle pump, spanner, hex-keys etc.	Owners Corporation	On-going
Encourage meetings between Green Travel Champions to assist with the management and coordination of bicycle user needs. For example, the Champion may investigate or advocate for: <ul style="list-style-type: none"> - Group activities/rides - Additional bicycle parking (if there is a demand) through the reallocation of space within the car parking areas, including any underutilised car parking (as available). 	Owners Corporation/ Tenants	Owners Corporation/ Tenants
Parking		
Parking spaces on-site should be secure and controlled. Residents need to be aware of the allocation of parking spaces.	Builder/ Developer	Development Stage
Provide an electric charging space on-site in the resident parking areas.	Builder/ Developer	Prior to Occupation
Provide infrastructure for future electric charging spaces should there be a demand	Builder/ Developer	Development Stage
Car Pooling		
Encourage car-pooling between residents and staff.	Owner Corporation	On-going
Car Share Schemes		
As an added incentive to encourage the use of car share schemes the Owners Corporation could investigate/negotiate with existing operators in the area to provide discounted introductory memberships for new residents and staff.	Owners Corporation	Prior to occupation

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

6. Monitoring & Review

This Green Travel Plan should be monitored and reviewed on a regular basis to ensure that it meets its objectives and has the intended impacts on car use and transport choice.

The Owners Corporation and nominated champion will be responsible for monitoring the Green Travel Plan in accordance with the monitoring program set out in Table 4 below.

The monitoring program should be undertaken annually over a three year period, with the first review of the program being conducted 12 months after occupation of the building.

It should be monitored a minimum of 5 yearly from that point forwards.

Table 4: Monitoring and Review Program

Monitoring/Review Action	Purpose
Undertake an occupancy survey of the car and bicycle parking provided on the site.	Gauge the level of use of car and bicycle parking facilities. If the bicycle parking usage is high, and there is demand for additional bicycle parking identified, then the Owners Corporation should investigate the potential to reallocate car parking for bicycles.
Undertake an Audit of the actions listed in Section 5 of this document and compile supporting evidence of actions implemented (i.e. notices, photos, etc).	To document the progress of the plan and ensure viability of the plan.
Review the plan/actions and identify any modifications and/or improvements.	To 'fine tune' the plan and ensure viability of the plan.
Undertake a questionnaire survey of residents and staff.	To determine the modal split of trips and determine progress and compliance of the plan.

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



Appendix A

Bicycle Parking Locations

**ADVERTISED
PLAN**

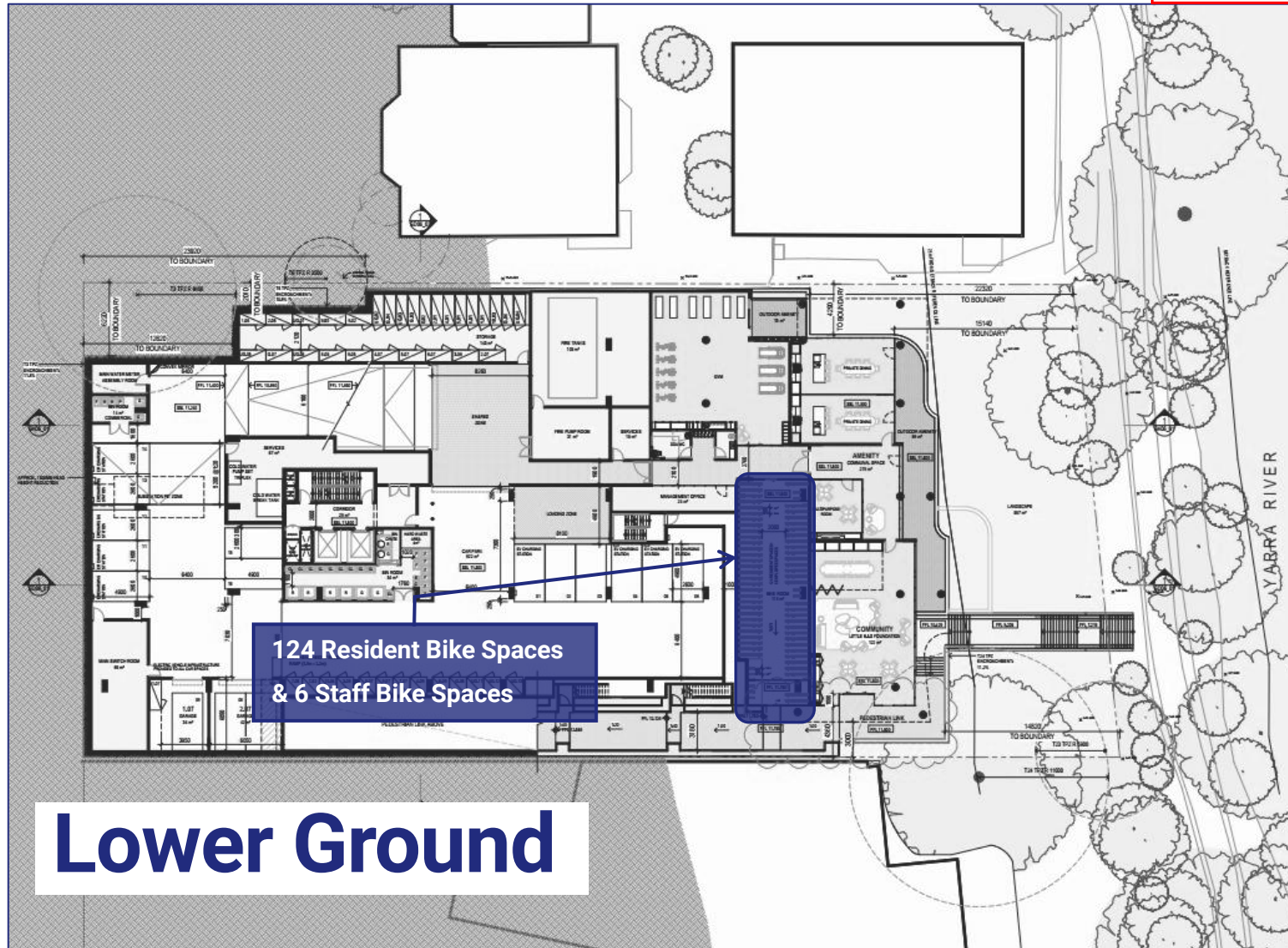
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

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

Green Travel Plan

675 Victoria Street, Abbotsford



Lower Ground

ADVERTISED PLAN

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

Green Travel Plan

675 Victoria Street, Abbotsford

