

27 May 2021

McIlldowie Partners

Via email: tdilorenzon@mcilldowiepartners.com.au

Attention: Tony Di Lorenzo

Penola Catholic College, Broadmeadows Design Review

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Dear Tony,

onemilegrid has been engaged to provide traffic engineering advice in relation to the proposed new Year 11 and 12 building at Penola Catholic College, Broadmeadows.

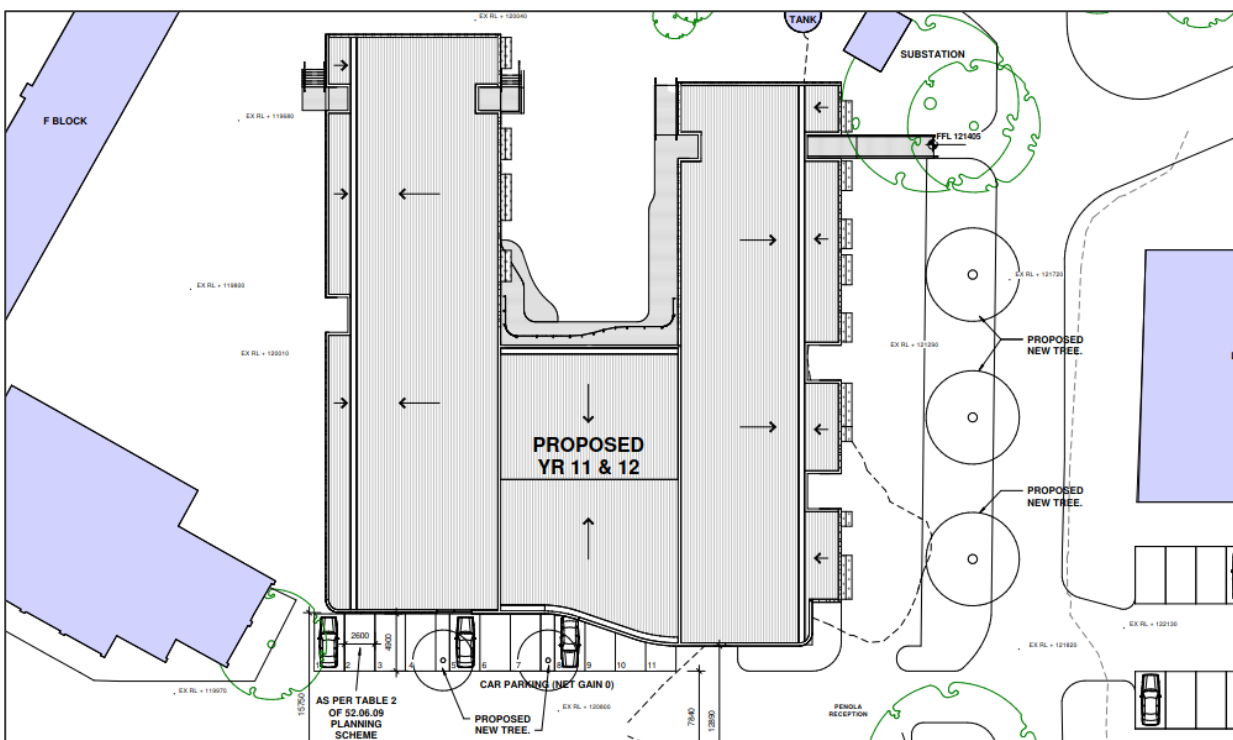
Proposed Development

It is proposed to develop a portion of Penola Catholic College for a new Year 11 & 12 building. The works are to comprise a series of learning spaces, offices, meeting rooms, informal breakout areas, and a large gathering space. This is being provided as an upgrade to existing facilities and will not result in any increase in student or staff numbers.

To accommodate the building footprint there will be minor modifications to car parking adjacent to the building location, however this will result in no change to the number of car parking spaces.

The layout of the proposed development is shown in Figure 1.

Figure 1 Proposed Development Layout



Design Review

onemilegrid has undertaken an assessment of the car parking layout and access for the proposed development with due consideration of the Design Standards detailed within Clause 52.06-9 of the Planning Scheme. A review of those relevant Design Standards is provided in the following sections.

Design Standard 1 – Accessways

The development does not specifically propose the creation of any new accessways on the site, but rather a slight modification of the existing parking spaces at the frontage of the proposed development. The accessway abutting the modified spaces is proposed to be no more than less than 7.3 metres wide and is considered appropriate.

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Design Standard 2 – Car Parking Spaces

The modified parking spaces on-site are proposed with a width of 2.6 metres and a length of 4.9 metres, which accords with the requirements of Design Standard 2. The minimum 7.3 metre wide access aisle exceeds the minimum 6.4 metre requirement specified under Design Standard 2.

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Bicycle Parking Requirements

The bicycle parking requirements for the subject site are identified in Clause 52.34 of the Hume Planning Scheme. The following bicycle parking rates apply to secondary school developments:

- Employee spaces: 1 to each 20 employees; and
- Student spaces: 1 to each 5 pupils.

The proposal does not involve any increase in student or staff numbers, and therefore there is no requirement to provide any additional bicycle parking.

Car Parking Requirements

The car parking requirements for the subject site are identified in Clause 52.06 of the Hume Planning Scheme. Clause 52.06 also specifies that:

'Where an existing use is increased by the measure specified in Column C of Table 1 for that use, the car parking requirement only applies to the increase, provided the existing number of car parking spaces currently being provided in connection with the existing use is not reduced.'

The statutory car parking rate for secondary schools is 1.2 spaces to each employee that is part of the maximum number of employees on the site at any time.

The proposal does not involve any increase in employee numbers on site at any one time and the car parking provision is not being reduced, therefore the development does not trigger a requirement to provide additional car parking spaces.

Conclusion

It is proposed to develop a portion of Penola Catholic College for a new Year 11 & 12 building. The proposal will not result in any increase to current student or staff numbers. Minor revisions to the car park adjacent to the new building will result in no change to the number of car parking spaces.

Considering the analysis presented above, it is concluded that:

- The design of the modified car parking area accords with relevant design standards and is considered to be appropriate;
- The development does not propose an increase in student or staff numbers, therefore the development does not trigger a requirement to provide additional bicycle and car parking spaces; and
- There are no traffic engineering reasons which would preclude a permit proposal issued for this proposal.

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Please do not hesitate to contact the undersigned, should you wish to discuss the above.

Yours sincerely,



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