

25 September 2006

Statuary Planning
City of Boroondara

To Whom It May Concern:

Bicycle Victoria is strongly opposed to the planning application (06/001122) for a Homemaker Centre at 742 Toorak Road, Hawthorn East. The application seeks exemption from Clause 52.34 of the Boroondara Planning Scheme and proposes a greatly reduced number of bicycle parking spaces.

We strongly urge council not to issue the permit that would enable a reduced bicycle parking requirement.

Employee Bicycle Parking Facilities

Bicycle Victoria does not agree with the assertion in the application that 'the large floor area / low employee density' warrants a reduction in employee bike parking spaces.

Clause 52.34 suggests that the relevance of bike parking facilities should consider 'users of the land and their opportunities for bicycle travel'. Therefore it is incorrect to consider floor area / employee density in isolation.

In the case of the proposed Homemaker Centre there is a much higher opportunity for bicycle travel relative to other retail centres because the site is directly adjacent to one of Melbourne's most popular off-road bicycle trails, the Gardners Creek Trail.

Therefore if a 'large floor area / low employee density' can be proven it does not justify a reduction in bike parking facilities. In fact it is more likely that this would be outweighed by the relatively high number of staff that will be able to access the homemaker centre by bicycle (counts have shown over 2,000 people per day using the Gardners Creek Trail near the site).

Customer Bicycle Parking Facilities

Bicycle Victoria does not agree with the claim in the application that the ‘reduced likelihood of shoppers transporting any good purchased on a bicycle’ warrants a significant reduction of the requirements for bicycle facilities. This assumption is misleading as it does not take into account the very high proportion of goods purchased from homemaker centres that are delivered to consumer’s houses.

Given that consumers will be expecting that goods they purchase will be delivered to their house it is actually more convenient for people to ride a bicycle than it would be for a conventional retail centre. This situation and the location of the site on the Gardners Creek trail ensure that at least the minimum 49 bicycle parking spaces are required at the site.

Bicycle Victoria is strongly opposed to the bicycle parking provisions proposed by the planning application (06/001122) for a Homemaker Centre at 742 Toorak Road, Hawthorn East and urges council to reject the current proposal and ensure that any future application is compliant with Clause 52.34 of the Boroondara Planning Scheme.

Please feel free to contact me with any queries on 8636 8888.

Yours sincerely,



Mark Dixon
Facilities Development Manager
Bicycle Victoria