

Gavin Crawford

From: Claire Knight-Braniff <Claire.Knight-Braniff@collietp.com.au>
Sent: Monday, 22 April 2024 5:22 PM
To: Gavin Crawford
Cc: Michael Collie; Wayne Bird
Subject: YR-2023/577 - 300 Maroondah Highway, Healesville - Response to Queries

Hi Gavin,

Further to our phone conversation earlier, please note that the parking surveys prepared by Trafficworks and previously submitted to Council on 1 December 2023 as part of the YR-2023/577 RFI response remain relevant to the recent section 57A request to amend the planning permit application. We acknowledge that as part of the 57A request, the proposed use was amended to a 'restaurant' which has a slightly higher car parking rate under clause 52.06-5 of the Yarra Ranges Planning Scheme than does the 'function centre' use. An updated response to clause 52.06-5 was provided under section 3 of our letter dated 27 March 2024, noting that this car parking analysis was prepared using the parking surveys from the Trafficworks report. Furthermore, a further parking survey as noted was completed on Wednesday 10 April 2024 and the results of that survey have also been taken into account and referenced in our letter.

As noted in our recent letter, the lunchtime period is approximately 12pm to 3pm while the dinnertime period is approximately 6pm to 9.30pm. It is anticipated that in the morning and between the lunch / dinner sittings, there will be significant periods where there are very few patrons on site, noting that coffee and snacks may be available during these off-peak times. We expect however, that the location of the use on the first floor will mean that drop-in coffee buyers are more likely to utilise cafes at ground level along Maroondah Highway. Restaurant staff will be on-site during the off-peak periods preparing for the lunch / dinner sittings as required. Please note that a restaurant is a section 1 (permit not required) use and therefore operating hours would not normally be conditioned on a permit, although we accept that in this case that patron numbers will be included in a permit condition as they relate to carparking.

The proposed boom gate will be remote control operated and an appropriate number of remote units will be provided to residents and retail / restaurant staff only.

We appreciate your assistance with this matter and look forward to the application being readvertised. Please contact us should you have any queries.

Regards,

Claire Knight-Braniff

collie

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27 March 2024

Yarra Ranges Shire Council
Town Planning Department
Attention: Mr Gavin Crawford
PO Box 105
LILYDALE VICTORIA 3140

Email: g.crawford@yarraranges.vic.gov.au

PLANNING PERMIT APPLICATION YR-2023/577
Request to Amend the Application After Notice
300-308 Maroondah Highway, Healesville

Dear Mr Crawford,

We continue to act on behalf of Jaegar Group (the applicant) in relation to planning permit application YR-2023/577 at 300-308 Maroondah Highway, Healesville (the subject land). The purpose of this correspondence is to seek under section 57a of the *Planning and Environment Act 1987* to amend the planning permit application.

In order to assist you with your further consideration of the application, please find enclosed the following.

- Revised plans and elevations for endorsement prepared by Jaegar Group dated 25 March 2024.
- Revised arborist report prepared by DB Horticultural 27 March 2024.

1 Request to Amend Permit Preamble

Having considered the objections lodged with the responsible authority (Council), it is proposed to change the proposed use for the first floor of building 1 from a 'function centre' to a 'restaurant'. This is based on potential noise concerns raised as well as possible other amenity impacts associated with function centre more concentrated parking demand and departure.

Under the Commercial 1 Zone (C1Z) affecting the land, a restaurant (nested under retail premises) is a section 1 (permit not required) use.

In order to enable this proposed change of use, we seek to amend the permit preamble as follows.

~~"Use as a function centre,~~ Part demolition, buildings and works for seven dwellings, removal of vegetation, reduction of car parking and alter access to Transport Zone 2".

Further to the above and the traffic comments in section 3 below, we request that the permit allow for a maximum of 60 patrons per lunch sitting on weekdays (Monday to Friday) and 100 patrons per sitting for dinner (Monday to Sunday) / lunch (Saturday and Sunday).

2 Request to Amend the Plans for Endorsement

Further to discussions between the Council town planner and the applicant in response to objections, several changes have been made to the previously advertised plans. The following provides an overview of the proposed changes to the plans and elevations prepared by Jaegar Group and included with this submission.

- Proposed retention of trees 12 and 13.
 - Tree 11 cannot be retained due to the angle at which it is growing off the embankment, and uncertain root system, raising concerns for safety and damage to property. Tree 11 has been noted for removal on the revised plans.
 - Tree 12 will be retained as noted on the revised plans. The arborist has confirmed that the western limb of the tree which hangs over the embankment can be trimmed to reduce risk of tree loss and to allow for a reduced encroachment into the tree 12 tree protection zone (TPZ) by the re-sited townhouse 7. Refer to the revised arborist report included with this submission.
 - Tree 13 will be retained as noted on the revised plans.
 - As previously advised, the applicant would accept a condition on the permit requiring a Section 173 agreement to retain trees 12 and 13.
- Ground levels of private open space of townhouses along southern boundary.
 - No excavation or change to the ground levels is proposed in the private open space of townhouses along the southern boundary. This has been done to protect tree roots and minimise encroachment into the TPZ of trees identified for retention, refer to the arborist report included with this submission.
 - As demonstrated in revised plans (refer A05, A10 and A15), decking and steps up to the second floor level of the townhouses are proposed.
- Inclusion of a dedicated dwellings entrance / letterboxes point on the street frontage / pedestrian accessway along the east side of the subject land, on the existing drainage easement.
 - An approximate 1.9 metres wide pedestrian accessway is proposed along the eastern boundary to provide safe and convenient access from Maroondah Highway to the carpark and townhouses. The walkway will be covered for the length of building 1 and will require the re-siting of the shop 5 eastern wall and the reduction in width of shop 5.
 - Letterboxes are proposed at the northern end of this pedestrian accessway on Maroondah Highway.
- Carpark access to be provided to residents and retail / restaurant staff only.
 - A remote control boom gate is proposed at the western side of building 1 to limit carpark access to residents and retail / restaurant staff only.
 - One visitor car space is provided at the western boundary, on the public side of the controlled boom gate, as a convenient car space that will also double as a van loading / unloading point for deliveries to the shops and restaurant.

- Articulation of shops façade.
 - The façade of each shop has been re-designed to present a more vertical, finer grained appearance, including columns to the first floor façade to accentuate this appearance.
- Changes to townhouse 7.
 - The southern wall of townhouse 7 has been moved further north away from the boundary and from trees 12 and 13.
 - Bedroom 3 on the second floor in townhouse 7 has been relocated to the east boundary of the subject land for a distance of less than 10 metres.
 - The wall on the boundary will meet the standards under B17 and B18 of clause 55 in the Yarra Ranges Planning Scheme.

3 Car Parking

The purpose of clause 52.06 is to ensure the provision of an appropriate number of car spaces having regard to the activities on the land and nature of the locality.

Under clause 52.06-2, before a new use commences, the number of car parking spaces required under clause 52.06-5 must be provided to the satisfaction of the responsible authority.

The proposal has a revised car parking requirement of 57 or 73 spaces, as demonstrated in the car parking assessment in table 1.1 below.

Table 1.1 Car Parking Assessment under Clause 52.06

Use	Rate	Measure	Specified Spaces
Retail (shop)	4 spaces to each 100 square metres of leasable floor area	460 square metres of leasable floor area	18
Restaurant	0.4 spaces to each patron permitted	60 or 100 patrons	24 or 40
Dwelling (3 or more bedrooms)	2 spaces per dwelling 1 visitor space per 5 dwellings	7 dwellings	15 spaces
Total			57 or 73 spaces

A total of 27 car spaces are proposed on the subject land and dispensation of 30 or 46 spaces would be required.

For the purposes of this response available public car parking spaces were surveyed in the areas as follows:

- on-street parking along Maroondah Highway (Green Street to Wilson Street and Church Street to Green Street);
- on-street parking along Green Street (River Street to Maroondah Highway and Maroondah Highway to Symons Street);
- off-street Taber Lane car park.

The survey identified a total of 247 public car spaces available at the locations noted above.

Based on table 4 in the traffic report previously submitted to Council (on 1 November 2023), the surveyed peak occupancy of public car spaces during the weekday lunchtime period (approximately 12pm to 3pm) was at 1pm. The shortfall of 30 car spaces is equal to only 37 per cent of the surveyed unoccupied 81 spaces (at the peak 166 car spaces were occupied of the total spaces of 247, leaving 81 unoccupied spaces).

Based on tables 5 and 6 in the traffic report, the surveyed peak occupancy of public car spaces during dinnertime (approximately 6pm onwards, Monday to Sunday) was at 6pm on Friday. The shortfall of 46 car spaces is equal to 37 per cent of the surveyed unoccupied 123 spaces (at the peak 124 car spaces were occupied of the total 247 spaces, leaving 123 unoccupied spaces).

Based on table 7 in the traffic report, the surveyed peak occupancy of public car spaces during weekend lunchtime period (approximately 12pm to 3pm) was at 3pm on Sunday. The shortfall of 46 car spaces is equal to 71 per cent of the surveyed unoccupied 65 spaces (at the peak 182 car spaces were occupied of the total 247 spaces, leaving 65 unoccupied spaces).

The proposal would therefore use between 37 per cent and 71 per cent of unoccupied public car parking during peak occupancy and clearly lesser percentages during non-peak periods.

In the areas identified, and not including Wilson Street or Badgers Creek Road in close proximity to the site, the proposal would be utilising less than 71 per cent of the available public car parking during the busiest period. During off-peak occupancy, the proposal would be utilising a significantly reduced percentage of the available public car parking.

Please note that the Coles car parking spaces and other private parking spaces have not been included in the calculation of the figures above.

4 CONCLUSION

We trust that this response is to your satisfaction and request that the application be readvertised in order for Council to continue its assessment of the application. Please contact Michael Collie or Claire Knight-Braniff of this office should you have any queries.

Yours sincerely,



Collie Town Planners Pty Ltd

Copy
Enclosure

Wayne Bird, Jaeger Group
As above



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18th April 2024

Yarra Ranges Council
PO Box 105
Lilydale Vic, 3140

Attn: Mr Gavin Crawford

Re: Town Planning Application YR-2023/577

Dear Sir,

Following on from our correspondence dated 15th March 2024, we uploaded (27 March 2024) on the YRSC portal our further planning response letter dated 27 March from Collie Town Planners Pty Ltd.

The Collie letter included a section 3 which provided an assessment of the amended proposal under clause 52.06 of the Yarra Ranges Planning Scheme. This assessment dealt with the proposed use and parking generation at various peak times categorized into those times when a permit condition is proposed to allow either 60 or 100 patrons at a restaurant sitting. The assessment then compared the parking on-site shortfall with total and unoccupied (during the traffic survey times) PUBLIC off-street in the vicinity of the site.

The assessment showed a worst case requirement for the use of 71 per cent of the unoccupied spaces during weekend lunchtimes and for all other times that the restaurant would be open for lunch or dinner, a requirement for the use of 37 per cent of the unoccupied spaces.

The assessment was conservative as it excluded public on-street parking in streets nearby but east of the site.

Furthermore, the assessment included the results of an additional traffic survey on Wednesday 10 April 2024. The results of which are attached to this letter and indicate

that during the added survey period (Wednesday lunchtime), the restaurant would require the use of 64 per cent of the unoccupied PUBLIC on-street spaces.

We believe car parking to meet the request for a maximum of 60 patrons on weekday lunchtimes for the restaurant is achievable.

Look forward to your consideration of the above and please contact me when you would like to discuss.

Yours sincerely

Wayne Bird
Director
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300-308 Maroondah Hwy Healesville - Traffic Parking Survey

Location	Side of Road	Supply	Occupied car parking spaces - Wednesday 10th April 2024								
			9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00
Maroondah Hwy: Between Green Street to Wilson St	South	28	11	12	14	14	12	11	10	9	12
	North	9	2	5	3	5	4	3	4	4	5
Healesville Library Car Park	Car Park	56	15	22	26	26	25	28	22	24	11
Wilson Sreet	West	20	0	0	0	0	0	0	0	0	0
Badger Creek Road	East	34	3	3	4	8	9	8	6	4	4
Total		147	31	42	47	53	50	50	42	41	32
AVAILABLE SPACES			116	105	100	94	97	97	105	106	115
% Occupancy			79%	71%	68%	64%	66%	66%	71%	72%	78%

Traffic Impact Assessment Report

**Mixed-use Development,
300-308 Maroondah
Highway, Healesville**

Project Number 220854

Final Report 1/12/2023

Client Jaeger Group Pty Ltd

ADVERTISED

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19/4/24**

Document control record

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Document control

Report title	Mixed-use Development, 300-308 Maroondah Highway, Healesville
Project number	220854
Client	Jaeger Group Pty Ltd
Client contact	Wayne Bird (0417 376 234)

Revision	Date issued	Revision details / status	Prepared by	Authorised by
Draft	17/07/2023	Preliminary draft	Bob Citroën / David Do	Kate Kennedy
Draft 2	1/08/2023	Finalised draft	David Do	Kate Kennedy
Final	1/12/2023	Finalised draft	David Do	Kate Kennedy

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Executive summary

Jaeger Group Pty Ltd engaged Trafficworks to undertake a traffic impact assessment (TIA) for the proposed **Mixed-use Development, 300-308 Maroondah Highway, Healesville**. This report has been updated to respond to the Shire of Yarra Range’s request for further information (RFI) dated 11 September 2023 relating to available car parking within walking distance of the subject site, in particular for the proposed function centre use.

The table below summarises the site and the proposed development, and our conclusions and recommendations.

Address	300-308 Maroondah Highway, Healesville
Zoning	Commercial 1 Zone (C1Z)
Proposed development	5 shops, and 7 townhouses
Road network	Maroondah Highway is a State Arterial Road managed by the Department of Transport & Planning (DTP)
Traffic generation	<ul style="list-style-type: none"> — daily traffic volumes of 306 vpd — peak traffic volumes of 31 vph
Car parking	27 car parking spaces
Conclusion	<p>We conclude there are no traffic engineering reasons that would prevent the development from proceeding, subject to implementation of our recommendations:</p> <ul style="list-style-type: none"> — the proposed development is likely to generate daily traffic volumes of 306 vpd and peak traffic volumes of 31 vph — the traffic generated from the proposed development is anticipated to have negligible impact to the surrounding road network — the development provides 27 car parking spaces, including an accessible space and turnaround space. — a statutory car parking requirement of 63 spaces is required — the residential car parking requirement is satisfied, the visitor car parking spaces can be shared with the retail spaces. — a waiver of 36 spaces is sought — multi-purpose trips within the area likely to be combined with a trip to the site with the surrounding existing land uses, which reduces the car parking demand within the site

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-
- the shortfall of 36 car parking spaces can be accommodated by the available car parking along Maroondah Highway and Green Street and at the Taber Lane car park

there are adequate sight lines to the east and to the west of the access.

Recommendations

It is recommended that:

- **Recommendation 1:** each garage should have internal dimensions of 3.5 m width by 6.0 m length
- **Recommendation 2:** modify the bend to allow simultaneous movements of two vehicles

Referenced documents

References used in the preparation of this report include the following:

- Australian/New Zealand Standard, Parking facilities, Part 1: Off-street car parking, referenced in this report as AS/NZS 2890.1
- RTA Guide to Traffic Generating Developments, Version 2.2, October 2002
- Clause 52.06 of the Yarra Ranges Planning Scheme

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Table of Contents

1	Introduction	2
2	Existing conditions	3
2.1	Subject site	3
2.2	Road network.....	5
2.3	Traffic volumes.....	7
2.4	Crash history	7
2.5	Car parking.....	7
2.5.1	Saturday 17 June 2023	10
2.5.2	Wednesday 21 June 2023	1
2.5.3	Friday 10 November 2023	1
2.5.4	Saturday 11 November 2023.....	1
2.5.5	Sunday 12 November 2023.....	1
2.5.6	Car parking peak occupancy summary.....	1
2.6	Public transport.....	2
2.7	Pedestrians and cyclists	2
3	Traffic assessment of the proposed development	3
3.1	The proposal.....	3
3.2	Traffic generation	3
3.3	Traffic distribution assumptions	5
3.4	Anticipated traffic volumes.....	5
4	Car parking assessment of the proposed development	6
4.1	Planning scheme car parking assessment.....	6
4.2	Car parking demand assessment.....	7
4.3	Adequacy of car parking.....	9
4.4	Adequacy of car parking dimensions	10
5	Access to the site	12
5.1	Site access – Intersection SISD requirement.....	12
5.2	Site access – Access driveway ESD requirement.....	12
6	Conclusions and recommendations	14
	Appendix 1 – Car parking survey results	
	Appendix 2 – Site layout plans	
	Appendix 3 – Concept plans and swept path analysis	
	Appendix 4 – Acronyms and terms	

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1 Introduction

Jaeger Group Pty Ltd engaged Trafficworks to undertake a traffic impact assessment (TIA) for the proposed mixed use development at **300-308 Maroondah Highway, Healesville.**

For the detail about:

- existing site conditions – see section 2
- description of the proposed development – see section 3
- traffic impact of the proposed development – see section 3
- car parking assessment of the proposed development – see section 4
- assessment of the access to the proposed development – see section 5
- our conclusions and recommendations – see section 6.

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2 Existing conditions

2.1 Subject site

The site is:

- located at 300-308 Maroondah Highway, Healesville, directly opposite the Healesville Walk shopping centre that includes a Coles supermarket and numerous specialty shops serviced by a substantial car park.
- currently occupied by a single-story brick building along the highway frontage containing 5 shops with an unregulated parking area at the rear with a capacity to accommodate approximately 17 cars.
- accessed directly from the highway via a concrete driveway along the western property boundary.

The site frontage length to Maroondah Highway is 39.6 m, with a depth of approximately 50 m.

Figure 1 shows the location of the site, which forms part of the Healesville commercial / retail strip and backs onto residential properties to the south.

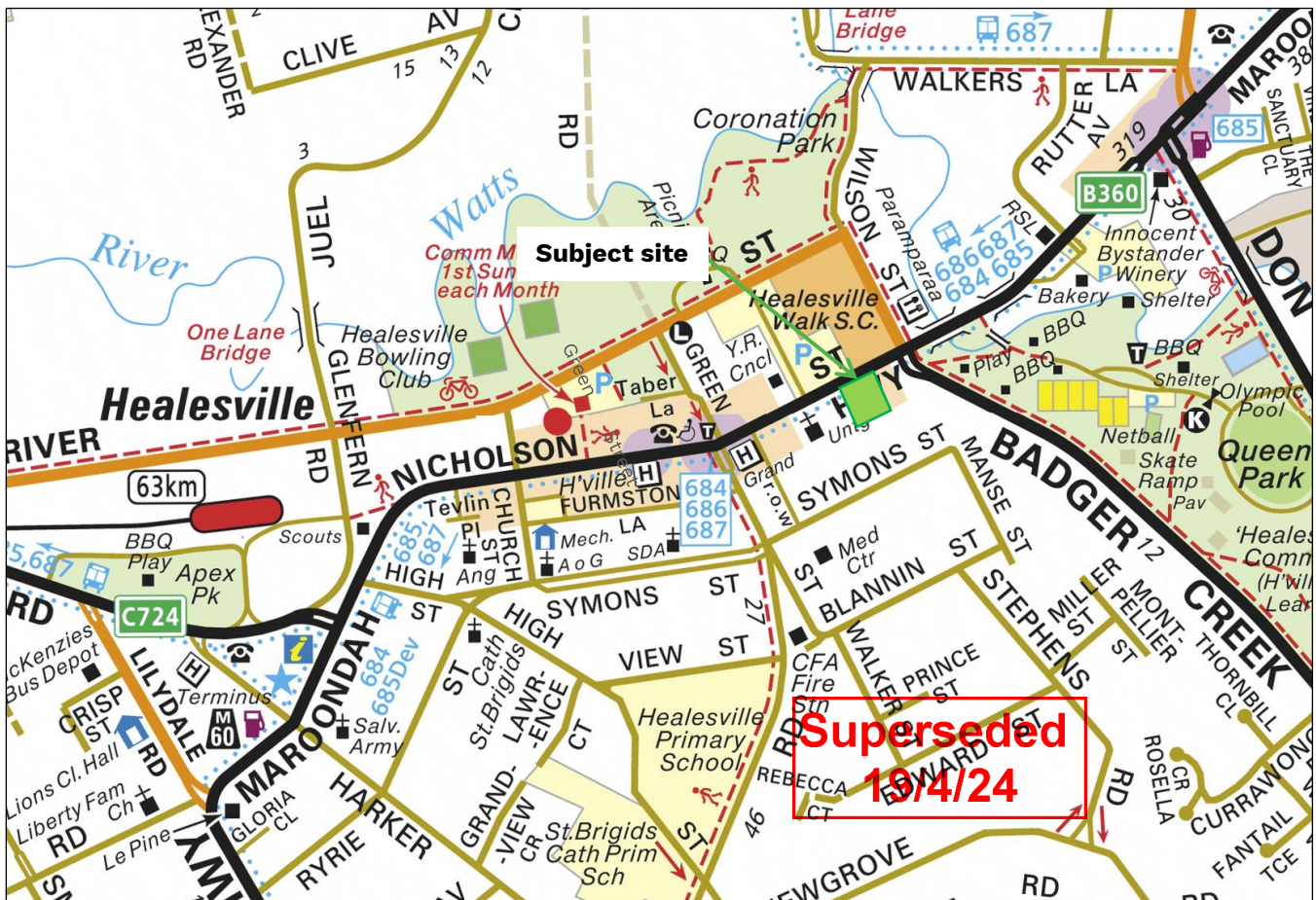


Figure 1: Location plan (reproduced with permission from Melway Publishing Pty Ltd)

The site is located within the Commercial 1 Zone (C1Z) of the Yarra Ranges Planning Scheme with abutting land to the south being in the Neighbourhood Residential Zone (NR2). The Maroondah Highway is located in the Transport Zone 2 – Principal Road Network (TRZ2).

Figure 2 shows the zoning for the site and surrounding area.

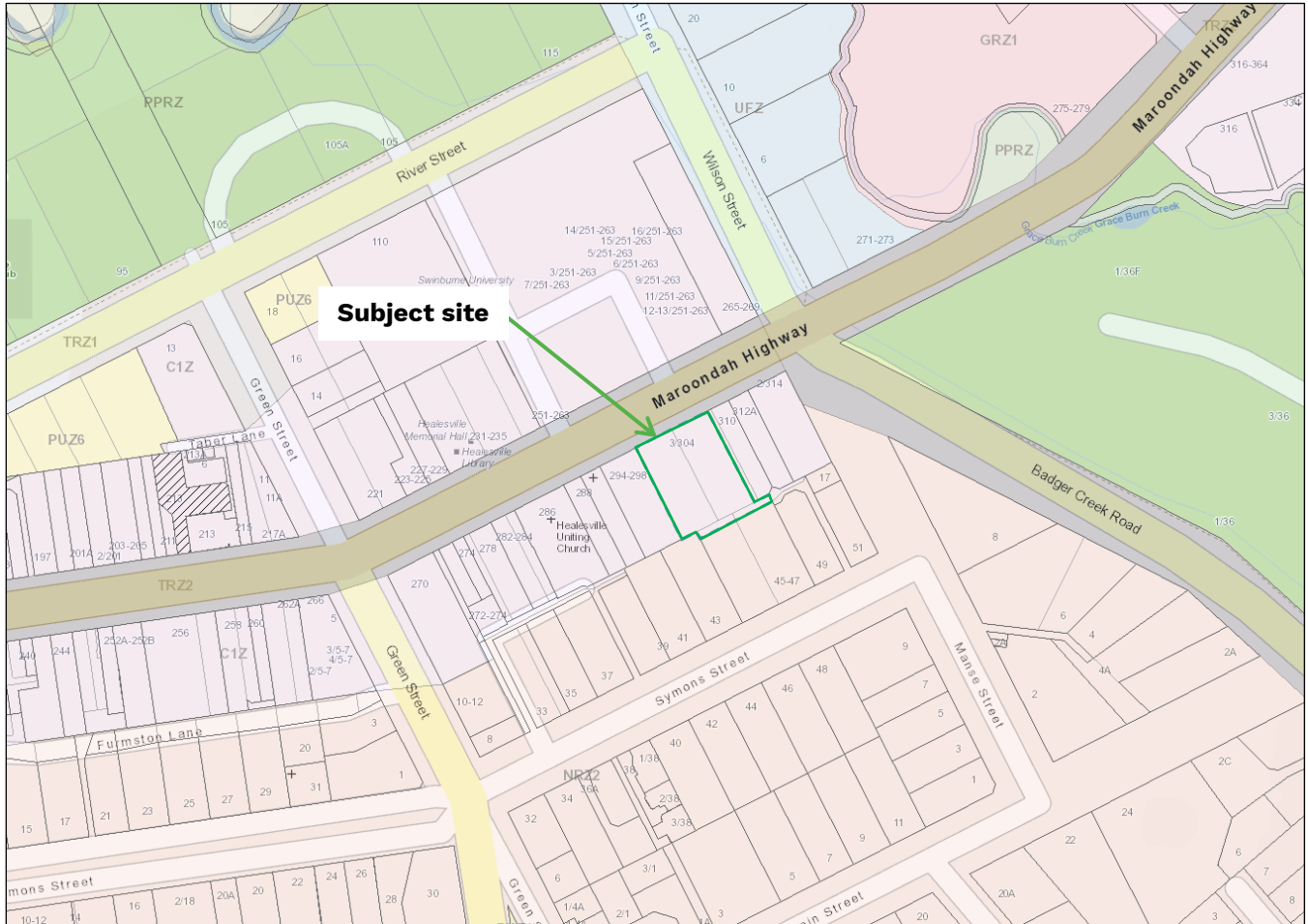


Figure 2: Zoning plan (reproduced from the Vicplan website)

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2.2 Road network

Table 1 describes the features of Maroondah Highway.

Table 1: Maroondah Highway features

Feature	Description
Road type	State Arterial Road (B360) managed by the Department of Transport & Planning (DTP)
Access	Forms part of the long-distance route between Melbourne and Mansfield in Northeast Victoria.
Carriageway	14.0 m wide between kerbed boundaries
Road reservation	25 m wide
Road cross section	<ul style="list-style-type: none"> — two-lane two-way, including a central right turn lane into the Coles car park (opposite) along the frontage of the subject site — parallel parking is permitted along the south side of the road — 1.2 m wide on-road bicycle lanes are marked — footpaths on both sides of the road.
Speed limit	40 km/h
Public transport routes	Healesville is serviced by PTV bus routes 684/685 and 686/687 from Lilydale Station

Figure 3 and Figure 4 provide photos along the highway at the site frontage.

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Figure 3: Maroondah Highway looking east with the subject site to the right

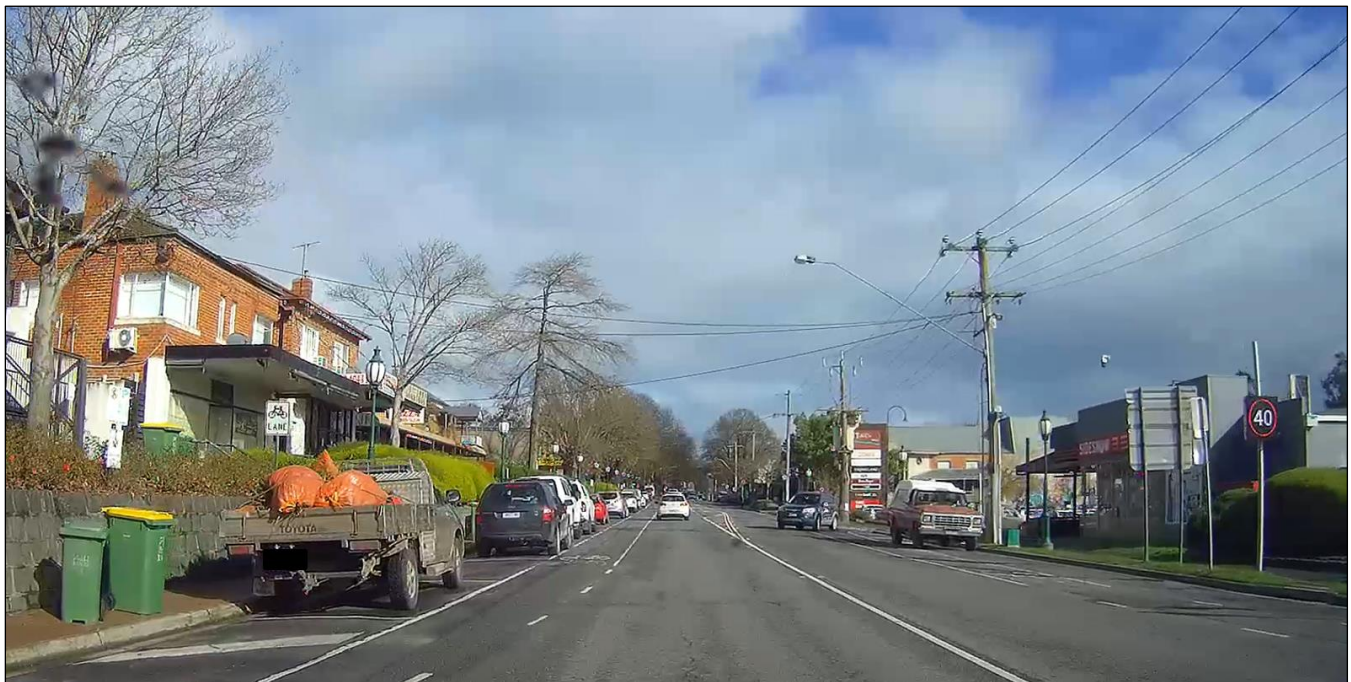


Figure 4: Maroondah Highway looking west

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2.3 Traffic volumes

The DTP open data portal indicates the following 2020 annual average daily traffic (AADT) estimates on Maroondah Highway between Wilson Street and Green Street, Healesville (i.e. through the shopping precinct):

- two-way traffic volumes of 9,400 vpd:
 - eastbound: 4,500 vpd
 - westbound: 4,900 vpd
- heavy vehicle percentage of 10%
- growth rate of 1% per annum

Assuming that the peak hour volume is 10% of the daily traffic volumes, the peak hour volume for the year 2023 are as follows:

- two-way peak traffic volumes of 968 vph
 - eastbound: 464 vph
 - westbound: 505 vph

2.4 Crash history

The DTP data portal, which details all injury crashes on roads throughout Victoria, has recorded no casualty crashes on the Maroondah Highway within the block from Green Street to Wilson Street in the most recent five-year period of available date, i.e. January 2016 to December 2020.

Based on this, we conclude that there is no trend that requires immediate investigation or corrective action.

2.5 Car parking

Car parking occupancy surveys of the available on-street and off-street car parking within approximately 400 m of the subject site were undertaken at hourly intervals on the following days and time periods:

- Saturday 17 June 2023 9 am to 6 pm
- Wednesday 21 June 2023 9 am to 6 pm
- Friday 10 November 2023 6 pm to 12 am (midnight)
- Saturday 11 November 2023 6 pm to 12 am (midnight)
- Sunday 12 November 2023 9 am to 12 am (midnight)

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The following on-street and off-street car parking areas have been surveyed:

- Maroondah Highway, between:
 - Green Street and Wilson Street
 - Church Street and Green Street
- Green Street, between:
 - River Street and Maroondah Highway
 - Maroondah Highway and Symons Street
- Taber Lane car park (public car park)
- Coles Healesville car park (private car park)
- Healesville and District Historical Society car park (private car park)

The surveyed areas are shown in Figure 5.

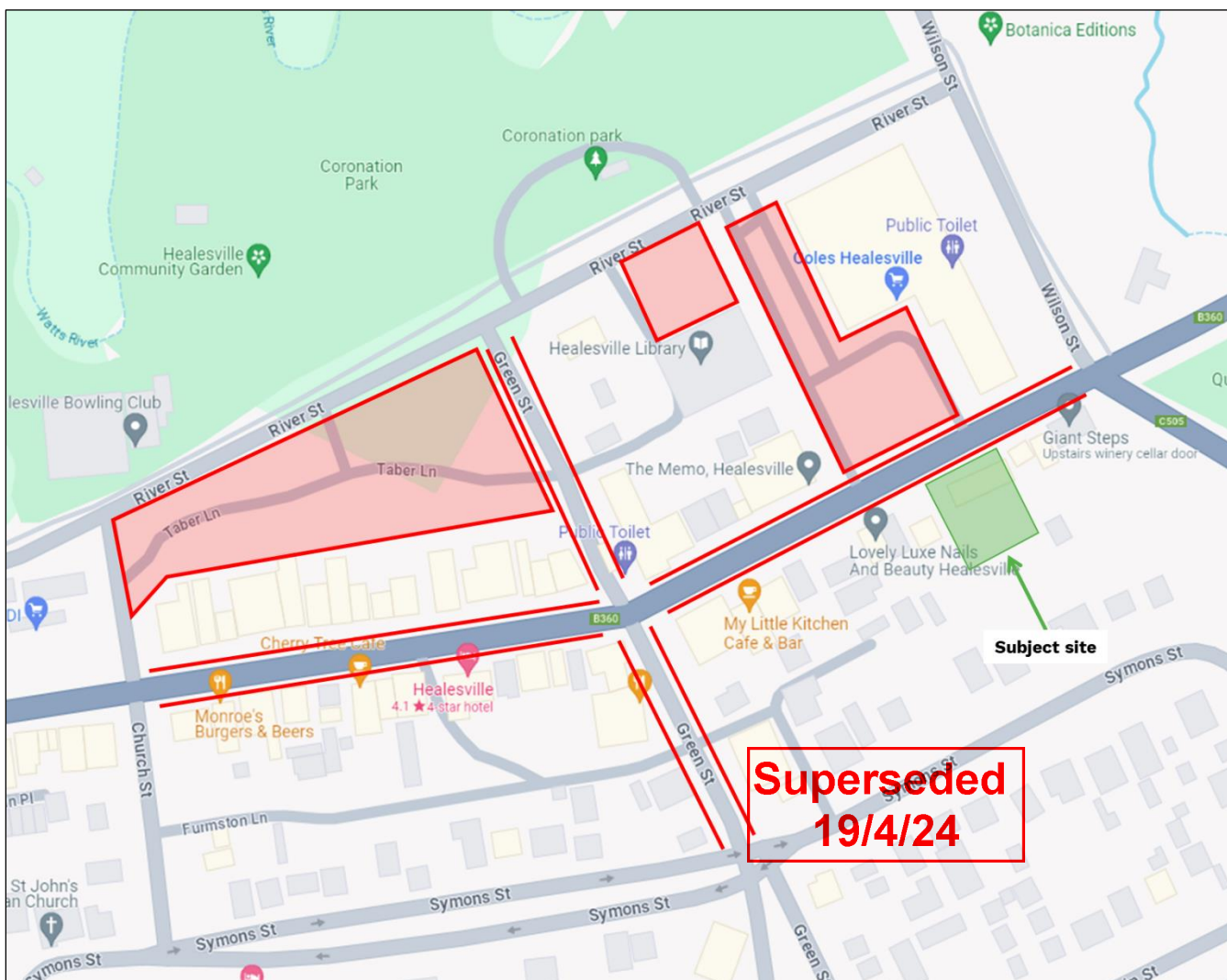


Figure 5: Car parking survey areas

Car parking data along Green Street was surveyed 10 to 12 November 2023.

Parking occupancy percentages can generally be summarised as indicated in Table 2.

Table 2: Car parking occupancy summary

Percentage Occupancy	Description
< 50%	Low level of parking demand. Customers/patrons have a high probability of finding a space near their destination. Generally parking would not be considered an issue by customers.
50% – 69%	Moderate level of parking demand. Generally parking conditions are considered satisfactory. Generally easy to find spaces when and where they are required.
70% – 79%	Moderate / high level of parking demand. Customers/patrons should generally find spaces with ease. Customers/patrons may be able to find spaces near their destination. However, some annoyance at a perceived lack of parking may be experienced from time to time.
80% – 89%	High level of parking demand. Difficulty finding parking, motorists may circulate around searching for available spaces. Customers/patrons are unlikely to find spaces near their destination and may become annoyed with the lack of convenient parking.
≥ 90%	Very high level of parking demand with the car park appearing “full” and customers/patrons needing to circulate to find any available spaces. Delays occur and some frustration results in the unavailability of parking.

Summaries of the survey results are shown in sections 0 to 2.5.5, with detailed survey results shown in Appendix 1 – Car parking survey results.

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2.5.1 Saturday 17 June 2023

Figure 6 shows the overall car parking occupancy profile of the survey results for Saturday 17 June 2023.

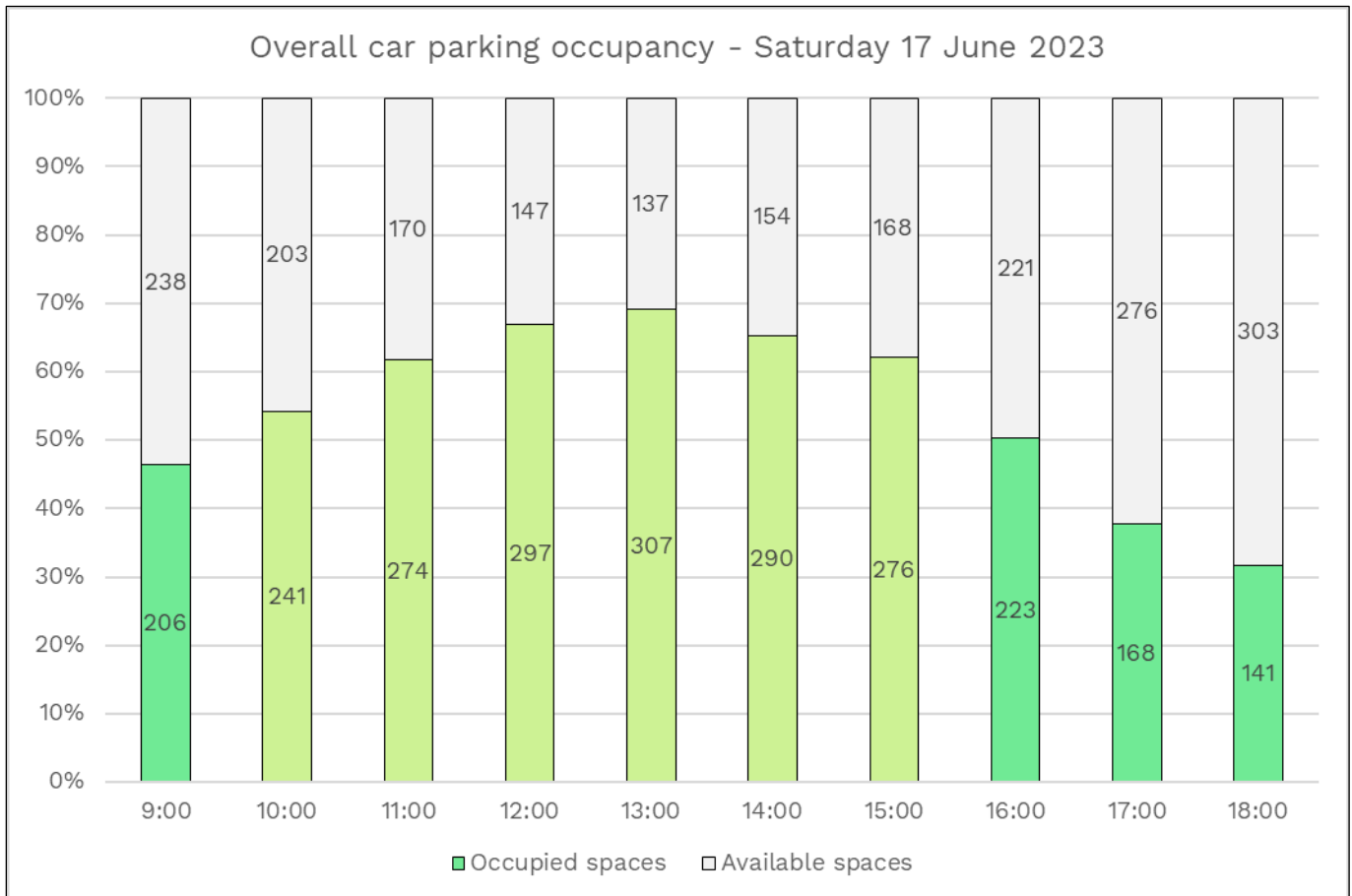


Figure 6: Overall car parking occupancy profile – Saturday 17 June 2023

Table 3 provides a summary of car parking survey results for Saturday 17 June 2023.

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Table 3: Summary of car parking survey results – Saturday 17 June 2023

Location	Road section	Side of Road	Supply	Occupied car parking spaces										
				9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	
Maroondah Highway	Green Street to Wilson Street	South	28*	11	9	10	9	12	16	24	12	7	6	
			29	39%	32%	36%	32%	43%	57%	86%	43%	25%	21%	
	Church Street to Green Street	North	9	3	5	5	6	8	6	3	3	3	3	
			9	33%	56%	56%	67%	89%	67%	33%	33%	33%	33%	
	Church Street to Green Street	South		22	17	18	22	20	19	19	20	10	8	7
				22	77%	82%	100%	91%	86%	86%	91%	45%	36%	32%
		North		20*	18	19	19	19	21	20	20	15	9	7
				22	82%	95%	95%	95%	95%	91%	91%	68%	41%	32%
Taber Lane Car Park	Car park	115	51	70	85	90	86	79	74	43	20	16		
			44%	61%	74%	78%	75%	69%	64%	37%	17%	14%		
Healesville and District Historical Society Car Park	Car park	56	10	13	16	20	14	12	10	6	4	4		
			5%	7%	8%	10%	7%	6%	5%	3%	2%	2%		
Coles Healesville Car Park	Car park		194	96	107	117	133	147	138	125	134	117	98	
			194	49%	55%	60%	69%	76%	71%	64%	69%	60%	51%	
			Total	444										
				447	206	241	274	297	307	290	276	223	168	141
			Available spaces		238	203	170	147	137	154	168	221	276	303
			% occupancy		46%	54%	62%	67%	69%	65%	62%	50%	38%	32%

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*Car parking spaces available to the public between 8:30 am to 12:30 pm.

2.5.2 Wednesday 21 June 2023

Figure 7 shows the overall car parking occupancy profile of the survey results for Wednesday 21 June 2023.

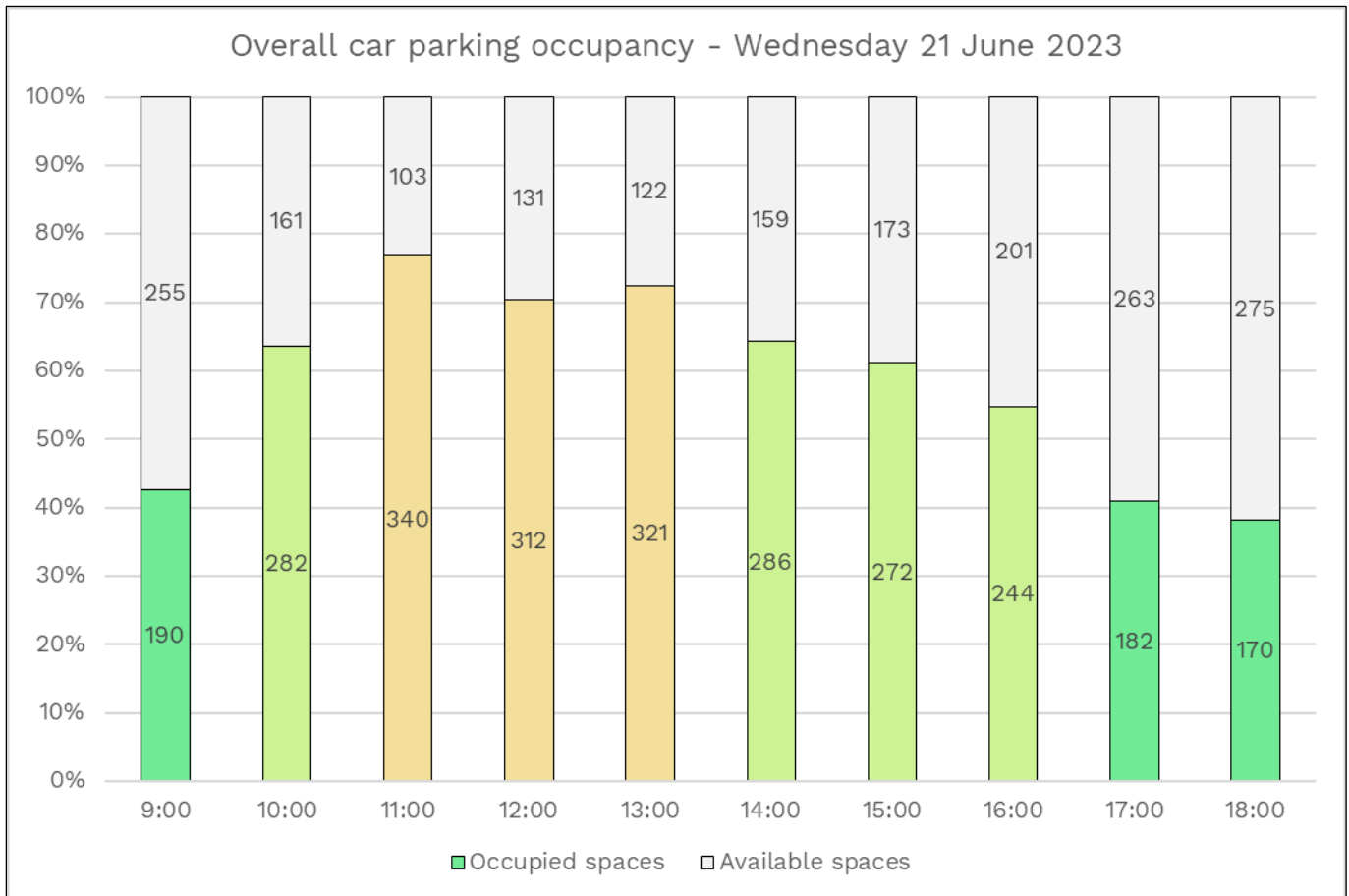


Figure 7: Overall car parking occupancy profile – Wednesday 21 June 2023

Table 4 provides a summary of car parking survey results for Wednesday 21 June 2023.

**Superseded
19/4/24**

Table 4: Summary of car parking survey results – Wednesday 21 June 2023

Location	Road section	Side of Road	Supply	Occupied car parking spaces									
				9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00
Maroondah Highway	Green Street to Wilson Street	South	28	10	13	14	9	19	12	10	11	11	13
				36%	46%	50%	32%	68%	43%	36%	39%	39%	46%
	North	9	3	4	3	6	6	4	3	4	4	3	
			33%	44%	33%	67%	67%	44%	33%	44%	44%	33%	
	Church Street to Green Street	22	14	16	21	14	22	21	21	13	7	8	
			64%	73%	95%	64%	100%	95%	95%	59%	32%	36%	
	Church Street to Green Street	North	19 [^]	16	13	19	16	19	17	17	12	12	13
			21	76%	68%	100%	84%	100%	81%	81%	57%	57%	62%
Taber Lane Car Park	Car park		115	57	75	80	89	100	68	49	40	23	19
				50%	65%	70%	77%	87%	59%	43%	35%	20%	17%
Healesville and District Historical Society Car Park	Car park		56	18	26	42	32	32	28	24	23	9	7
				32%	46%	75%	57%	57%	50%	43%	41%	16%	13%
Coles Healesville Car Park	Car park		194	72	135	161	146	123	136	148	141	116	107
				37%	70%	83%	75%	63%	70%	76%	73%	60%	55%
	Total		443										
			445	190	282	340	312	321	286	272	244	182	170
	Available spaces			255	161	103	131	122	159	173	201	263	275
	% occupancy			43%	64%	77%	70%	72%	64%	61%	55%	41%	38%

Superseded
19/4/24

[^]Car parking spaces available to the public between 10 am to 2 pm.

2.5.3 Friday 10 November 2023

Figure 8 shows the overall car parking occupancy profile of the survey results for Friday 10 November 2023.

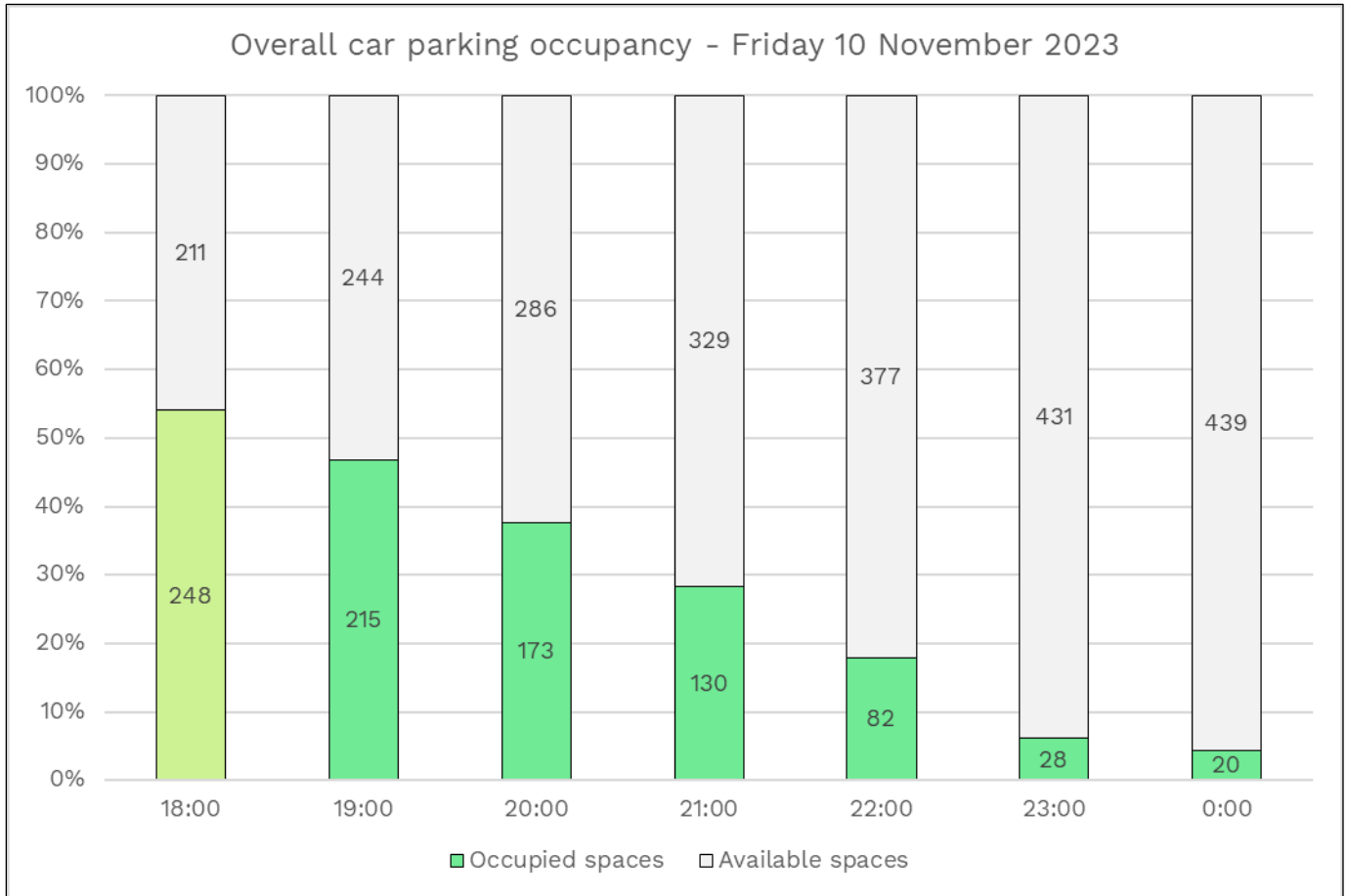


Figure 8: Overall car parking occupancy profile – Friday 10 November 2023

Table 5 provides a summary of car parking survey results for Friday 10 November 2023.

**Superseded
19/4/24**

Table 5: Summary of car parking survey results – Friday 10 November 2023

Location	Road section	Side of road	Supply	Occupied car parking spaces						
				18:00	19:00	20:00	21:00	22:00	23:00	0:00
Maroondah Highway	Green Street to Wilson Street	South	29	22	23	19	19	21	3	3
				76%	79%	66%	66%	72%	10%	10%
	North	9	8	7	6	6	6	1	0	
			89%	78%	67%	67%	67%	11%	0%	
	Church Street to Green Street	South	22	19	17	14	11	4	6	5
				86%	77%	64%	50%	18%	27%	23%
	North	22	18	16	15	9	6	5	3	
			82%	73%	68%	41%	27%	23%	14%	
Green Street	River Street to Maroondah Highway	East	8	2	0	2	1	1	0	0
				25%	0%	25%	13%	13%	0%	0%
	West	17	7	7	7	4	1	0	0	
			41%	41%	41%	24%	6%	0%	0%	
	Maroondah Highway to Symons Street	East	12	12	10	12	7	4	2	2
				100%	83%	100%	58%	33%	17%	17%
	West	3	3	3	3	2	1	0	0	
			100%	100%	100%	67%	33%	0%	0%	
Taber Lane Car Park	Car park		125	33	30	27	17	11	6	3
				26%	24%	22%	14%	9%	5%	2%
Healesville and District Historical Society Car Park	Car park		56	3	4	2	2	0	0	0
				5%	7%	4%	4%	0%	0%	0%
Coles Healesville Car Park	Car park		194	121	98	66	53	27	5	4
				62%	51%	34%	27%	14%	3%	2%
Total			459	248	215	173	130	82	28	20
Available spaces				211	244	286	329	377	431	439
% occupancy				54%	47%	38%	28%	18%	6%	4%

Superseded
19/4/24

2.5.4 Saturday 11 November 2023

Figure 9 shows the overall car parking occupancy profile of the survey results for Saturday 11 November 2023.

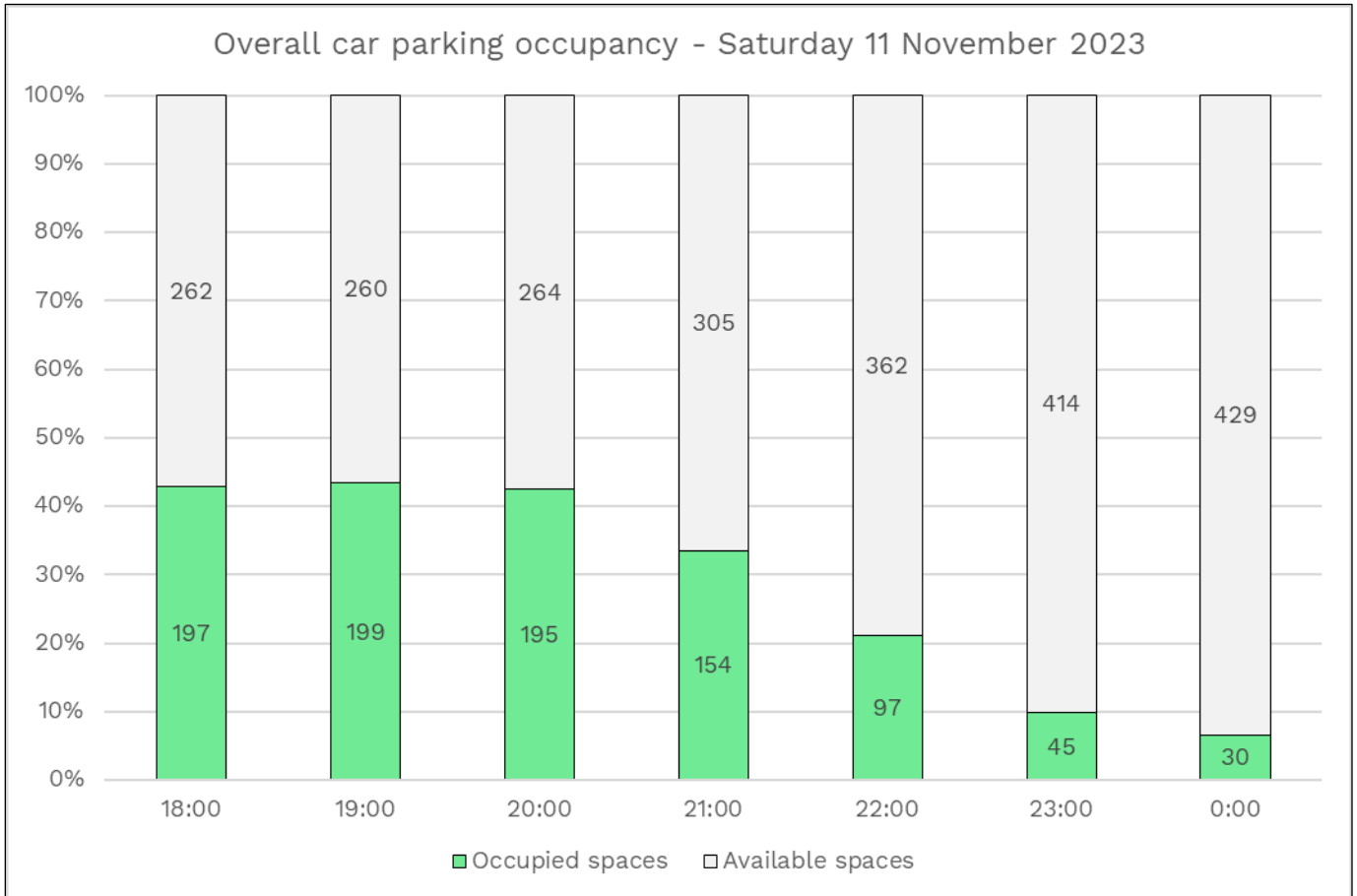


Figure 9: Overall car parking occupancy profile – Saturday 11 November 2023

Table 6 provides a summary of car parking survey results for Saturday 11 November 2023.

**Superseded
19/4/24**

Table 6: Summary of car parking survey results – Saturday 11 November 2023

Location	Road section	Side of road	Supply	Occupied car parking spaces						
				18:00	19:00	20:00	21:00	22:00	23:00	0:00
Maroondah Highway	Green Street to Wilson Street	South	29	26	26	27	21	12	10	7
				90%	90%	93%	72%	41%	34%	24%
	Church Street to Green Street	North	9	9	9	7	3	3	4	
				100%	100%	100%	78%	33%	33%	44%
	River Street to Maroondah Highway	South	22	19	21	17	12	7	6	3
				86%	95%	77%	55%	32%	27%	14%
Maroondah Highway to Symons Street	North	22	19	18	17	19	5	5	2	
			86%	82%	77%	86%	23%	23%	9%	
Green Street	River Street to Maroondah Highway	East	8	0	0	0	0	0	0	0
				0%	0%	0%	0%	0%	0%	0%
	Maroondah Highway to Symons Street	West	17	5	6	9	7	4	2	2
				29%	35%	53%	41%	24%	12%	12%
	Taber Lane Car Park	East	12	11	11	11	10	9	7	5
				92%	92%	92%	83%	75%	58%	42%
Healesville and District Historical Society Car Park	Car park	West	3	2	2	2	2	2	0	0
				17%	17%	17%	17%	17%	0%	0%
Coles Healesville Car Park	Car park	Car park	125	26	28	27	22	19	5	3
				21%	22%	22%	18%	15%	4%	2%
Healesville and District Historical Society Car Park	Car park	Car park	56	2	2	4	2	2	1	0
				4%	4%	7%	4%	4%	2%	0%
Coles Healesville Car Park	Car park	Car park	194	78	76	72	52	34	6	4
				40%	39%	37%	27%	18%	3%	2%
		Total	459	197	199	195	154	97	45	30
		Available spaces		262	260	264	305	362	414	429
		% occupancy		43%	43%	42%	34%	21%	10%	7%

Superseded
19/4/24

2.5.5 Sunday 12 November 2023

Figure 10 shows the overall car parking occupancy profile of the survey results for Sunday 12 November 2023.

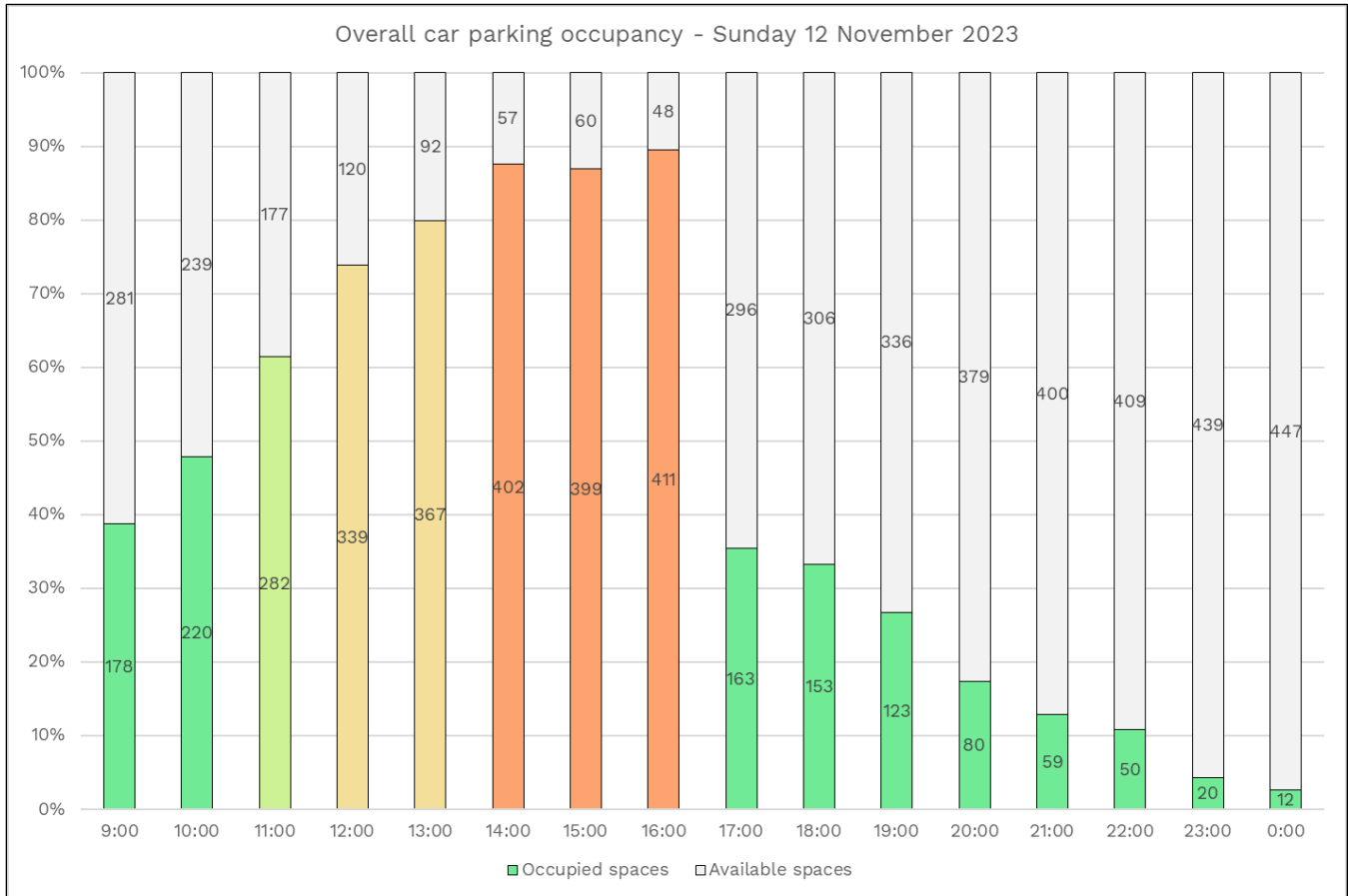


Figure 10: Overall car parking occupancy profile – Sunday 12 November 2023

Table 7 provides a summary of car parking survey results for Sunday 12 November 2023.

**Superseded
19/4/24**

Table 7: Summary of car parking survey results – Sunday 12 November 2023

Location	Road section	Side of road	Supply	Occupied car parking spaces															
				9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	0:00
Maroondah Highway	Green Street to Wilson Street	South	29	10	9	14	17	23	23	25	24	9	8	7	4	4	4	2	0
				34%	31%	48%	59%	79%	79%	86%	83%	31%	28%	24%	14%	14%	14%	7%	0%
	North	9	4	4	7	8	8	7	6	6	5	4	4	4	1	2	2	1	
			44%	44%	78%	89%	89%	78%	67%	67%	56%	44%	44%	44%	11%	22%	22%	11%	
Church Street to Green Street	South	22	10	15	18	19	14	15	18	18	17	16	16	16	12	10	4	2	
			45%	68%	82%	86%	64%	68%	82%	82%	77%	73%	73%	73%	55%	45%	18%	9%	
	North	22	12	14	17	18	17	19	15	12	14	14	14	11	9	6	4	3	
			55%	64%	77%	82%	77%	86%	68%	55%	64%	64%	64%	50%	41%	27%	18%	14%	
Green Street	River Street to Maroondah Highway	East	8	3	6	6	6	7	7	6	7	0	0	0	0	0	0	0	
				38%	75%	75%	75%	88%	88%	75%	88%	0%	0%	0%	0%	0%	0%	0%	0%
	West	17	7	5	8	12	15	17	17	15	3	3	3	2	1	1	0	0	
			41%	29%	47%	71%	88%	100%	100%	88%	18%	18%	18%	12%	6%	6%	0%	0%	
Maroondah Highway to Symons Street	East	12	7	6	7	8	7	10	10	9	7	10	11	7	1	1	0	0	
			58%	50%	58%	67%	58%	83%	83%	75%	58%	83%	92%	58%	8%	8%	0%	0%	
	West	3	1	2	2	2	2	3	3	3	0	1	1	0	1	1	1	1	
			8%	17%	17%	17%	17%	25%	25%	25%	0%	8%	8%	0%	8%	8%	8%	8%	
Taber Lane Car Park	Car park	125	35	46	49	67	81	75	82	88	15	13	8	5	3	3	0	0	
			28%	37%	39%	54%	65%	60%	66%	70%	12%	10%	6%	4%	2%	2%	0%	0%	
Healesville and District Historical Society Car Park	Car park	56	11	18	27	40	37	48	37	47	1	1	1	0	0	0	0	0	
			20%	32%	48%	71%	66%	86%	66%	84%	2%	2%	2%	0%	0%	0%	0%	0%	
Coles Healesville Car Park	Car park	194	78	95	127	142	156	178	180	182	92	83	58	31	27	22	7	5	
			40%	49%	65%	73%	80%	92%	93%	94%	47%	43%	30%	16%	14%	11%	4%	3%	
	Total	459	178	220	282	339	367	402	399	411	163	153	123	80	59	50	20	12	
	Available spaces		281	239	177	120	92	57	60	48	296	306	336	379	400	409	439	447	
	% occupancy		39%	48%	61%	74%	80%	88%	87%	90%	36%	33%	27%	17%	13%	11%	4%	3%	

Superseded
19/4/24

2.5.6 Car parking peak occupancy summary

Based on sections 2.5.1 to 2.5.5, the daytime and evening peak occupancy was determined for each of the surveyed days, and is provided in Table 8.

Assessment of the car parking survey results for each of surveyed days revealed that the overall peak car parking demand occurred on Sunday between 4 pm to 5 pm. The occupancy level during the peak was determined to be 74%, indicating a high level of parking demand.

In addition, the results revealed that there are 50 or more available spaces for each day and evening peak periods for all the days surveyed.

As such, there is available car parking spaces within the area throughout the day and evening. Generally, visitor parking would not be considered an issue.

Superseded
19/4/24

Table 8: Car parking peak occupancy summary

Car parking type	Location	Road section	Car parking spaces	Typical peak occupancy					
				Wednesday day peak	Friday evening peak	Saturday day peak	Saturday evening peak	Sunday day peak	Sunday evening peak
				11 am to 12 pm	6 pm to 7 pm	1 pm to 2 pm	6 pm to 7 pm	4 pm to 5 pm	6 pm to 7 pm
On-street	Maroondah Highway	Green Street to Wilson Street	Occupied spaces	17	30	20	35	30	12
			Available spaces	20	8	17	3	8	26
			% occupancy	46%	79%	54%	92%	79%	32%
		Church Street to Green Street	Occupied spaces	40	37	40	38	30	30
			Available spaces	1	7	4	6	14	14
			% occupancy	98%	84%	91%	86%	68%	68%
	Green Street	River Street to Maroondah Highway	Occupied spaces	-	9	-	5	22	3
			Available spaces	-	16	-	20	3	22
			% occupancy	-	36%	-	20%	88%	12%
		Maroondah Highway to Symons Street	Occupied spaces	-	15	-	13	12	11
			Available spaces	-	0	-	2	3	4
			% occupancy	-	100%	-	87%	80%	73%
Total on-street car parking			Occupied spaces	57	91	60	91	94	56
			Available spaces	21	31	21	31	28	66
			% occupancy	73%	75%	74%	75%	77%	46%
Off-street	Taber Lane Car Park	Occupied spaces	80	33	86	26	88	13	
		Available spaces	35	92	29	99	37	112	
		% occupancy	70%	26%	75%	21%	70%	10%	
Total on-street and off-street car parking			Occupied spaces	137	124	146	117	182	69
			Available spaces	56	123	50	130	65	178
			% occupancy	71%	50%	74%	47%	74%	28%

Superseded
19/4/24

2.6 Public transport

Table 9 describes the public transport that is available within the site’s vicinity.

Table 9: Public transport within the site’s vicinity

Public transport type	Description
Bus	<ul style="list-style-type: none"> — 685 Lilydale Station to Healesville via Coldstream and Yarra Glen — Approx every 30 min between 6:15am and 8:00pm. Stopping at Maroondah Highway / Green Street in Healesville.
Bus	<ul style="list-style-type: none"> — 686 Healesville to Badger Creek — Extension route 685 at approximately hourly intervals
Bus	<ul style="list-style-type: none"> — 686 Healesville to Chum Creek — Extension route 685 at approximately hourly intervals
Bus	<ul style="list-style-type: none"> — 684 Southern Cross to Eildon — Twice daily service stops at Heritage Lane, Healesville

2.7 Pedestrians and cyclists

Footpaths are provided on both sides of Maroondah Highway within the vicinity of the subject site.

On-road bicycle lanes are marked on both sides of Maroondah Highway in the vicinity of the subject site.

**Superseded
19/4/24**

3 Traffic assessment of the proposed development

3.1 The proposal

The proposed development includes the following components:

- 321 m² function centre floor space on a second level added to the existing building, accommodating up to 100 patrons with the following operating hours:
 - Monday to Wednesday: 9 am to 6 pm
 - Thursday to Sunday: 9 am to 12 am
- reconfiguration of the existing 5 ground floor shops to include first floor access. Resultant reduction in ground level shop floor space to 453 m².
- formalisation of 10 car parking spaces at the rear of the shops
- construction of 7 No. 3-bedroom townhouses on 3 levels at the rear of the block
- incorporation of a garage and parking space in front of each garage on level 1 of each townhouse
- provision of 3 visitor car parking spaces.

All vehicular access to the proposed development will be via the existing driveway to / from Maroondah Highway at the current driveway location. Refer to Appendix 2 – Site layout plan.

3.2 Traffic generation

Traffic generation for new developments is typically estimated using the traffic generation rates provided in the RTA Guide to Traffic Generating Developments (2002), in which Section 3.3.2 covers traffic generation by medium density flat buildings and Section 3.6 covers retail premises.

The second floor is proposed to be a function centre for 100 patrons. The RTA guide currently does not provide trip generation rates for function centres. As such, the restaurant trip generation rates have been assumed for the function centre. Section 3.7.2 covers traffic generation by restaurants.

The traffic generated by the proposed development is summarised in Table 10 and Table 11.

Superseded
19/4/24

Table 10: Daily and peak traffic flow for the proposed dwellings

Development Component	Scale	Trip Generation Rate		Trip Generation (vehicles)	
		Peak hour	Daily	Peak Hour	Daily
Townhouses 1 – 7	7 dwellings	0.65 trips per dwelling	6.5 trips per dwelling	5	46
Total				5 vph	46 vpd

Table 11: Daily and peak traffic flow for the proposed shops

Development Component	Scale	Trip Generation Rate			Trip Generation (vehicles)		
		Weekday evening peak hour	Weekend morning peak hour	Daily	Weekday evening peak hour	Weekend morning peak hour	Daily
Shops 1 – 5 (Specialty shop)	453 m ² GLFA	5.6 veh per 100 m ² GLFA	10.7 veh per 100 m ² GLFA	55.5 veh per 100 m ² GLFA	25	48	251
Function centre (Restaurant)	321 m ² GLFA	5 veh per 100 m ² GLFA	-	60 veh per 100 m ² GLFA	16	-	193
Total					41 vph	48 vph	444 vpd

Given the subject site is located within the Healesville town centre, it is anticipated that some customers will travel to the town centre for multi-purpose trips. Customers may park at a different location and then walk to the proposed shops instead of parking within the site. In addition, functions and events will generally be in the evening and patrons are able to utilise parking within the vicinity of the subject site.

As such, the traffic generation of the retail component of the development is anticipated to be associated with the proposed number of car parking spaces provided within the site. The number of car parking spaces proposed is 13 spaces.

Assuming each car parking space is occupied, and every vehicle enters and exits the site within the hour, the traffic generation (retail and function centre) is anticipated to be approximately 26 vph during the peak periods and 260 vpd for the daily traffic.

Based on the above, the proposed development is anticipated to generate overall approximately:

Superseded
19/4/24

- daily traffic volumes of 306 vpd to and from the development
- peak hour traffic volumes of 31 vph.

3.3 Traffic distribution assumptions

There is a right turn lane with double solid centre line marking adjacent to the site access, for access to the public car park opposite the subject site. Given motorists are not permitted to cross over double solid centre lines, access to the parking at the rear of the site will be via the site will left-in left-out only.

3.4 Anticipated traffic volumes

Figure 11 shows the anticipated peak hour traffic volumes at the proposed development.

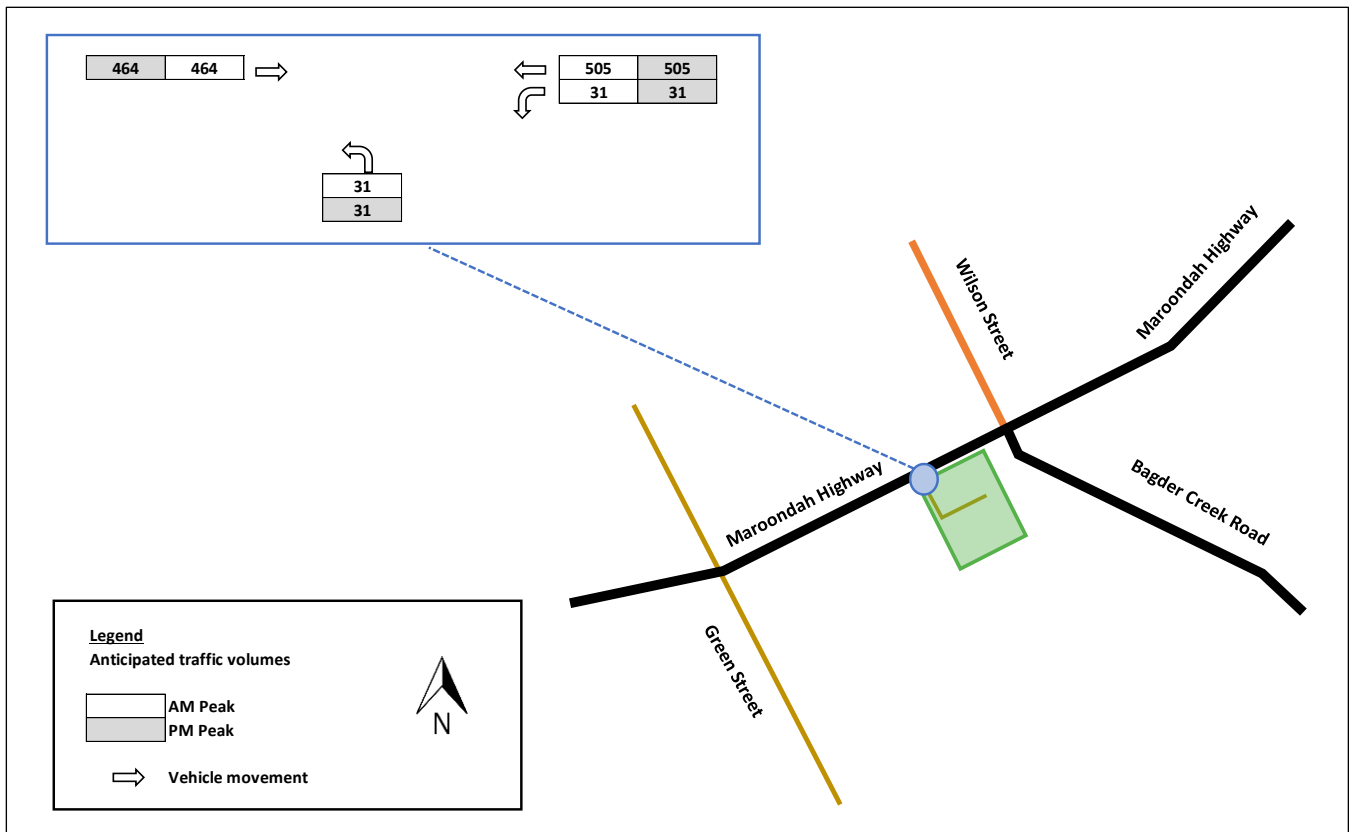


Figure 11: Anticipated peak hour traffic volumes

The traffic generated by the proposed development is less than 10% of the passing traffic and is anticipated to have a negligible impact to the surrounding road network.

Superseded
19/4/24

4 Car parking assessment of the proposed development

4.1 Planning scheme car parking assessment

Clause 52.06 of the Planning Scheme outlines the statutory requirements for the provision and design of car parking spaces for new developments. Table 1 in Clause 52.06 sets out the amount of car parking that is required for the new or expanded use.

Given the site is not located within a Principal Public Transport Network (PPTN) or a Car Parking Overlay, Column A rates apply.

The statutory car parking assessment applies to the residential, retail and function centre components of the proposed development.

Table 12 provides a statutory parking assessment of the proposed development's components, and confirms a total car parking requirement of 63 spaces.

Table 12: Statutory Car Parking Requirement

Use	Rate	Measure	Requirement
Retail (shop)	4 to each 100m ² of GLFA	453 m ²	18 spaces
Dwelling (3 or more bedrooms)	2 per dwelling + 1 visitor space per 5 dwellings	7 dwellings	14 + 1 spaces = 15 spaces
Place of assembly (function centre)	0.3 per patron permitted	100 patrons	30 spaces
Total			63 spaces

The proposal has a planning scheme car parking requirement of 18 spaces for the retail shops, 30 spaces for the function centre, 14 spaces for the residential dwellings and one space for visitors to the residential dwellings.

The proposal has a provision of 14 residential car parking spaces and 13 retail spaces. The residential car parking requirement is satisfied. The visitor car parking space for the residential dwellings can be shared with the retail spaces.

Superseded
19/4/24

A waiver of 36 spaces is sought (63 spaces – 27 spaces proposed).

4.2 Car parking demand assessment

An application to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment. The Car Parking Demand Assessment must address the following matters, to the satisfaction of the Responsible Authority:

- *the likelihood of multi-purpose trips within the locality, which are likely to be combined with a trip to the land in connection with the proposed use*
- *the variation of car parking demand likely to be generated by the use over time*
- *the short-stay and long-stay car parking demand likely to be generated by the proposed use*
- *the availability of public transport in the locality of the land*
- *the convenience of pedestrian and cyclist access to the land*
- *the provision of bicycle parking and end of trip facilities for cyclists in the locality of the land*
- *the anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land*
- *any empirical assessment or case study.*

The above matters are discussed in Table 13.

Table 13: Car parking demand assessment

Relevant matter	Response
<p>The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.</p>	<p>The subject site is located within the Healesville Shopping Strip, a major destination with a Coles supermarket, restaurants, bars, hotels, retail stores and community uses (such as the Healesville Library and Coronation Park).</p> <p>It is highly likely that visitors to the subject site will visit multiple destinations and as such a centre-based approach is far more appropriate with any additional parking demands likely to be already existing within the other retail and commercial uses.</p>
<p>The variation of car parking demand likely to be generated by the use over time.</p>	<p>The car parking demand is anticipated to peak during the mid-day for the retail shops.</p>

Relevant matter	Response
	<p>For the residential dwellings, the car parking demand is anticipated to peak during the evening.</p> <p>When functions and events are held the car parking demand is anticipated to peak during the evening.</p>
<p>The short-stay and long-stay car parking demand likely to be generated by the proposed use.</p>	<p>The proposed residential dwellings are anticipated to generate a long-stay demand of up to 14 car parking spaces within the site associated with residents.</p> <p>The anticipated short-stay demand of up to 13 car parking spaces will be generated by staff and customers to the retail shops, function centre and visitors of the residents.</p> <p>When functions are held, it is anticipated a moderate length stay demand of up to 30 car parking spaces will exist.</p>
<p>The availability of public transport in the locality of the land.</p>	<p>There are bus services available along Maroondah Highway.</p>
<p>The convenience of pedestrian and cyclist access to the land.</p>	<p>Footpaths are provided along both sides of Maroondah Highway. On-road bicycle lanes exist on both sides of the road.</p>
<p>The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.</p>	<p>No bicycle parking is provided on site</p>
<p>The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.</p>	<p>It is anticipated that a majority of residents and visitors will be car owners.</p>
<p>Any empirical assessment or case study</p>	<p>Not applicable.</p>

**Superseded
19/4/24**

4.3 Adequacy of car parking

Clause 52.06-7 of the planning scheme states that before granting a permit to reduce the number of spaces, the responsible authority must consider a number of issues which are summarised in Table 14.

Table 14: Adequacy of car parking

Relevant matter	Response
<p>The Car Parking Demand Assessment</p>	<p>The peak car parking demand for the proposed dwellings is likely to be up to 14 spaces associated with residents.</p> <p>A short-stay demand of up to 13 car parking spaces will be generated by customers and visitors to the site.</p> <p>When functions are held, it is anticipated a moderate-stay demand of up to 30 car parking spaces will exist.</p> <p>As such, the overall car parking demand is anticipated to be 44 spaces in the evening (14 residents + 30 function patrons). The residents’ parking is provided on site. Parking for 13 staff and patrons is available on site.</p>
<p>The availability of alternative car parking in the locality of the land</p>	<p>There is available on-street and off-street car parking within approximately 400 m of the subject site. This includes:</p> <ul style="list-style-type: none"> — Maroondah Highway and Green Street on-street car parking — Taber Lane car park public car park — publicly available car parks opposite the subject site (privately owned) <p>From section 2.5, car parking occupancy surveys were undertaken and found that there were 21 or more on-street car parking spaces available in the area for any given day / evening peak period.</p> <p>In addition, it was determined that there were 29 or more spaces available within the Taber Lane car park for any given day / evening peak period.</p> <p>As such, the available car parking spaces along Maroondah Highway and Green Street and</p>

Superseded
19/4/24

Relevant matter	Response
	within the Taber Lane car park is anticipated to accommodate the car parking demand from the proposed development during the day and evening peak periods.
Access to or provision of alternative transport modes to and from the land	There are bus services available along Maroondah Highway. There are footpaths and on-road bike lanes on both sides of Maroondah Highway.

From Table 14, it is expected that the shortfall of 36 car parking spaces can be accommodated by the available on-street and off-street car parking spaces within the area. In addition, given the site is located within the Healesville town centre, multi-purpose trips within the area likely to be combined with a trip to the site with the surrounding existing land uses. This further reduces the car parking demand within the site.

4.4 Adequacy of car parking dimensions

Clause 52.06 of the planning scheme and AS2890.1 outline the dimensional requirements for the car park.

Refer to Appendix 2 for parking and traffic management plans and swept path analysis of the proposed car park layout.

Table 15 summarises the proposed car park access and layout.

Table 15: Assessment of car park access and layout

Area assessed	Complies (Y/N)	Comments
Sightline to pedestrians	Yes	
Width of the accessway	Yes	Accessway widths are at least 3.0 m wide.
Passing area	Yes	A passing area of at least 6.1 m wide is provided.
Height clearance / headroom	N/A	

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Area assessed	Complies (Y/N)	Comments
All cars can enter / exit the site in a forward direction	Yes	A turnaround space adjacent to shop 4 is provided for vehicles to turnaround, if required, and exit the site in a forwards direction.
Car park dimensions	No	<p>Clause 52.06 of the planning schemes requires single garages to be provided with a width of 3.5 m, a length of 6.0 m. This is not provided.</p> <p>Car parking spaces are provided with least 2.6 m wide, 4.9 m long and access aisles of 6.4 m, as outlined in Table 2 of Clause 52.06. This is met.</p> <p>Parallel parking space dimensions are provided in accordance with AS 2890.1.</p>
Accessible car park provision and dimensions	Yes	Council's RFI dated 11 September 2023 Item C4 indicated that the turnaround space is to be located adjacent to the accessible space and be used to provide side access to the accessible space.
Blind aisle extensions	Yes	A 1.0 m blind aisle extension pass the last space in the aisle is provided to allows egress from this last space in a single manoeuvre.
Column locations	N/A	
Car park accessibility	No	<p>Modification to the bend is required to allow simultaneous movements of two vehicles.</p> <p>During detailed design ensure access is maintained to 294-298 Maroondah Highway. Refer to concept plans and swept path analysis.</p>
Loading / emergency vehicle access	Yes	<p>A turnaround space is provided for loading / emergency vehicles to exit the site in a forwards direction.</p> <p>Refer to concept plans and swept path analysis.</p>
Loading facilities	Yes	

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5 Access to the site

5.1 Site access – Intersection SISD requirement

The visibility criterion normally applied to intersections is Safe Intersection Sight Distance (SISD). This standard is not applicable to property access driveways and is not evaluated for this development.

5.2 Site access – Access driveway ESD requirement

Section 3.2.4 in AS/NZS 2980.1 Parking Facilities – Part 1: Off-street car parking, sets out:

- entering sight distance (ESD) criteria for a driver exiting an access driveway to traffic on the frontage road
- sight distance to pedestrians.

Un-signalised access driveways shall be located so the intersection sight distance available to drivers leaving the driveway along the frontage road is at least that shown in Figure 3.2 of AS/NZS 2890.1 (reproduced in Figure 12).

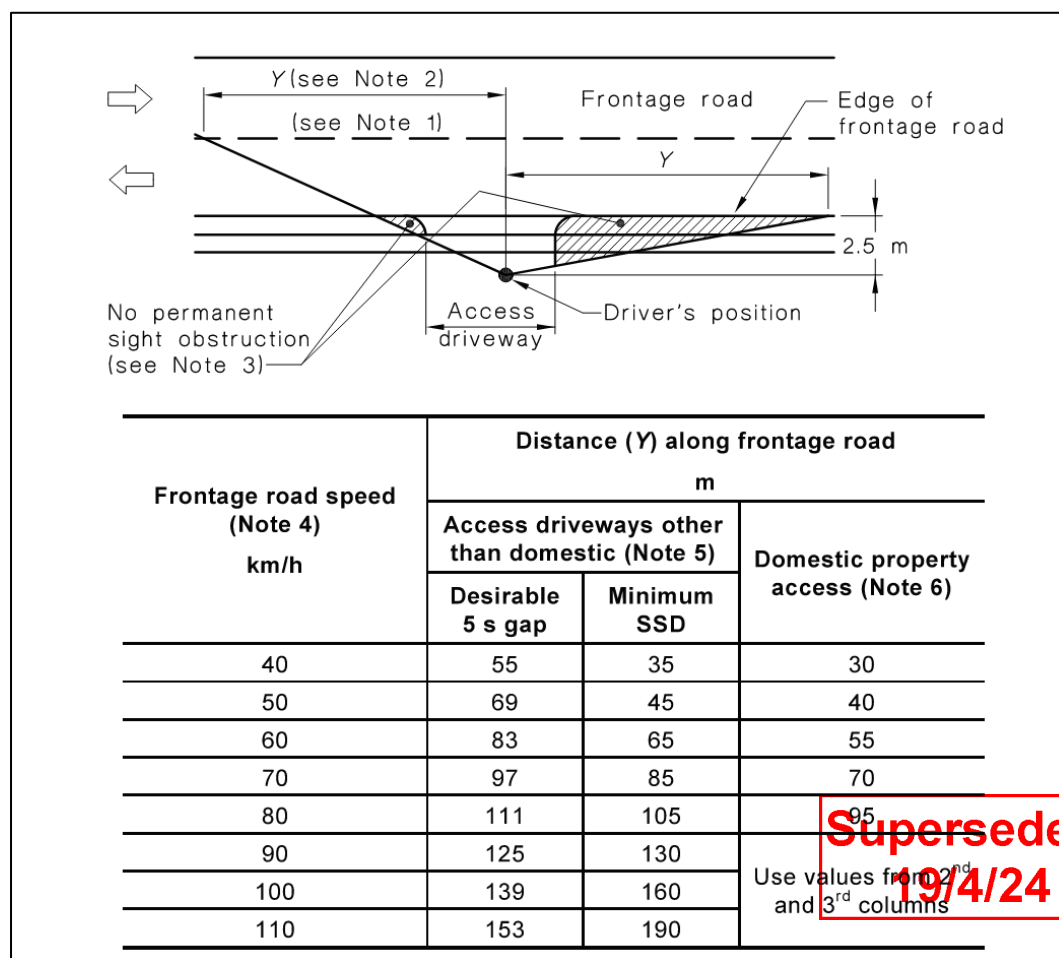


Figure 12: Sight distance requirements at driveways (Source: Figure 3.2 from AS/NZS 2890.1)

The minimum safe sight distance applicable to Maroondah Highway is 35 m for a frontage road speed of 40 km/h. Review of the sight lines at the site access has revealed that there are adequate sight lines to the east (refer to Figure 13) and to the west (refer to Figure 14).



Figure 13: Sight line to the east



Figure 14: Sight line to the west

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6 Conclusions and recommendations

We conclude there are no traffic engineering reasons that would prevent the development from proceeding, as outlined below:

- the proposed development is likely to generate daily traffic volumes of 306 vpd and peak traffic volumes of 31 vph
- the traffic generated from the proposed development is anticipated to have negligible impact to the surrounding road network
- the development provides 27 car parking spaces, including an accessible space and turnaround space.
- a statutory car parking requirement of 63 spaces is required
- the residential car parking requirement is satisfied, the visitor car parking spaces can be shared with the retail spaces.
- a waiver of 36 spaces is sought
- multi-purpose trips within the area likely to be combined with a trip to the site with the surrounding existing land uses, which reduces the car parking demand within the site
- the shortfall of 36 car parking spaces can be accommodated by the available car parking along Maroondah Highway and Green Street and at the Taber Lane car park
- there are adequate sight lines to the east and to the west of the access.

However, this TIA has identified a number of recommendations that need to be addressed:

- **Recommendation 1:** provide a width of 3.5 m and a length of 6.0 m for each single garage
- **Recommendation 2:** modify the bend to allow simultaneous movements of two vehicles

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Appendix 1 – Car parking survey results

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3 Trevethic Road
Springvale Vic 3171
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E: seng@nts-surveys.com.au

Survey Ref No:	6601
Job Name:	Healesville Parking Survey
Location:	300 Maroondah Hwy
Suburb:	Healesville
Map Reference:	
Comments:	

Survey Date:	Sat, 17-Jun-23
Survey Start Time:	9:00 AM
Survey End Time:	6:00 PM
Survey Interval:	1:00

Area	Street	Section	Side	Type	Restrictions	Supply	Check	Parking Occupancy										Avg	Max
								9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM		
A1	Maroondah Highway	Badger Creek Rd to Green St	South	1P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	28	28	11	9	10	9	11	16	23	12	7	6	11	23
A1	Maroondah Highway	Badger Creek Rd to Green St	South	Loading Zone	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	1	1	1	0	0	1	1	0	1	0	0	0	0	1
A2	Maroondah Highway	Green St to Church St	South	1/4P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	1	1	0	1	1	1	1	1	1	0	1	0	1	1
A2	Maroondah Highway	Green St to Church St	South	1P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	5	5	4	3	5	5	3	4	4	3	4	2	4	5
A2	Maroondah Highway	Green St to Church St	South	1/4P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	1	1	1	1	1	1	1	1	1	0	0	0	1	1
A2	Maroondah Highway	Green St to Church St	South	Loading Zone	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	1	1	0	1	1	1	1	1	1	0	0	0	1	1
A2	Maroondah Highway	Green St to Church St	South	1P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	2	2	2	2	2	1	2	2	2	1	1	2	2	2
A2	Maroondah Highway	Green St to Church St	South	1/4P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	1	1	0	1	1	0	1	0	1	1	0	0	1	1
A2	Maroondah Highway	Green St to Church St	South	P Disabled Only	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	1	1	1	1	1	1	1	1	1	0	0	0	1	1
A2	Maroondah Highway	Green St to Church St	South	1/4P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	1	1	1	1	1	1	0	0	1	0	0	0	1	1
A2	Maroondah Highway	Green St to Church St	South	1P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	10	10	8	8	10	10	10	10	9	5	2	3	8	10
A3	Maroondah Highway	Church St to Green St	North	Loading Zone	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	2	2	2	1	1	2	2	2	0	0	1	0	1	2
A3	Maroondah Highway	Church St to Green St	North	1/4P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	1	1	1	1	1	1	1	1	0	1	1	2	1	2
A3	Maroondah Highway	Church St to Green St	North	1P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	6	6	5	6	6	6	5	6	4	3	2	5	6	
A3	Maroondah Highway	Church St to Green St	North	Mail Zone	8am-5.30pm Mon-Fri	1	1	0	1	1	1	1	1	1	0	0	0	1	1
A3	Maroondah Highway	Church St to Green St	North	1P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	3	3	3	3	3	2	3	3	3	2	1	1	2	3
A3	Maroondah Highway	Church St to Green St	North	P Disabled Only	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	1	1	1	0	0	1	1	1	1	0	0	0	1	1
A3	Maroondah Highway	Church St to Green St	North	1P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	2	2	2	2	2	2	2	2	2	1	1	2	2	
A3	Maroondah Highway	Church St to Green St	North	1/4P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	1	1	1	1	1	1	1	1	1	0	0	1	1	
A3	Maroondah Highway	Church St to Green St	North	1P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	5	5	5	5	5	5	5	5	5	3	2	1	4	5
A3	Maroondah Highway	Church St to Green St	North	Loading Zone	10am-2pm Mon-Fri, 1P 8.30am-10am& 2pm-5.30pm Mon-	2	2	1	1	1	1	1	1	1	1	1	0	1	1
A4	Maroondah Highway	Green St to Wilson St	North	Taxi Zone	8.30am-5.30pm Mon-Fri & 8.30am-12noon Sat	2	2	0	0	0	0	0	0	0	0	0	0	-	-
A4	Maroondah Highway	Green St to Wilson St	North	P5mins	8.30am-5.30pm Mon-Fri & 8.30am-12noon Sat	2	2	1	0	0	2	2	2	0	0	0	0	1	2
A4	Maroondah Highway	Green St to Wilson St	North	1P	8.30am-5.30pm Mon-Fri & 8.30am-12noon Sat	3	3	0	1	3	3	3	3	3	2	1	2	2	3
A4	Maroondah Highway	Green St to Wilson St	North	P Disabled Only	8.30am-5.30pm Mon-Fri & 8.30am-12noon Sat	1	1	0	1	1	0	1	0	0	0	0	0	0	1
A4	Maroondah Highway	Green St to Wilson St	North	1P	8.30am-5.30pm Mon-Fri & 8.30am-12noon Sat	3	3	2	3	1	1	2	1	0	1	2	1	1	3
CP1	Taber Lane	Off Street Car Park	-	Unrestricted	Formal	103	103	45	62	76	79	75	69	64	36	14	12	53	79
CP1	Taber Lane	Off Street Car Park	-	P Disabled Only	Formal	2	2	0	1	1	1	0	1	0	0	0	0	1	1
CP1	Taber Lane	Off Street Car Park	-	Unrestricted	Unformal	10	10	6	7	8	10	10	10	9	7	6	4	8	10
CP2	River Street	Healsville Library Car Park	-	Unrestricted	Formal	52	52	10	13	16	19	14	12	10	6	4	4	11	19
CP2	River Street	Healsville Library Car Park	-	P Disabled Only	Formal	4	4	0	0	0	1	0	0	0	0	0	0	0	1
CP3	Maroondah Highway	Coles Healsville Car Park	-	Boat Caravan Parking	Formal	3	3	1	1	2	3	1	2	0	1	0	0	1	3
CP3	Maroondah Highway	Coles Healsville Car Park	-	3P	9am-5pm	178	178	89	99	105	124	136	128	115	125	106	91	112	136
CP3	Maroondah Highway	Coles Healsville Car Park	-	Disabled Parking	Formal	2	2	1	1	2	1	2	1	2	1	2	1	1	2
CP3	Maroondah Highway	Coles Healsville Car Park	-	Unrestricted	Formal	2	2	1	1	2	1	2	1	2	1	2	1	1	2
CP3	Maroondah Highway	Coles Healsville Car Park	-	Parents With Pram	Formal	1	1	0	1	1	0	0	1	0	1	1	0	1	1
CP3	Maroondah Highway	Coles Healsville Car Park	-	Loading Zone	15mins	1	1	0	0	0	0	0	0	0	0	1	0	0	1
CP3	Maroondah Highway	Coles Healsville Car Park	-	Disabled Parking	Formal	2	2	1	1	2	2	2	2	1	1	2	1	2	2
CP3	Maroondah Highway	Coles Healsville Car Park	-	Unrestricted	Formal	5	5	4	4	5	5	5	5	5	4	4	5	5	
CP3	Maroondah Highway	Coles Healsville Car Park	-	Click & Collect	Formal	3	3	1	2	1	2	0	2	1	1	2	0	1	2
CP4	Maroondah Highway	Off Street Car Park	-	Unrestricted	Space is aproximated onluy	14	14	0	0	0	0	0	0	0	0	0	0	0	0
Totals						469	469	212	247	280	307	311	297	278	225	172	141	247.0	344
Available Spaces						257	222	189	162	158	172	191	244	297	328	222.0	125		
Capacity						469	469	469	469	469	469	469	469	469	469	469	469	469	469

Superseded
19/4/24



Survey Ref No:	6601
Job Name:	Healesville Parking Survey
Location:	300 Maroondah Hwy
Suburb:	Healesville
Map Reference:	
Comments:	

3 Trevethic Road
 Springsvale Vic 3171
 T:03 9888 1119
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Survey Date:	Wed, 21-Jun-23
Survey Start Time:	9:00 AM
Survey End Time:	6:00 PM
Survey Interval:	1:00

Area	Street	Section	Side	Type	Restrictions	Supply	Check	Parking Occupancy											Avg	Max
								9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM			
A1	Maroondah Highway	Badger Creek Rd to Green St	South	1P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	28	28	10	13	14	9	19	12	9	11	10	12	12	19	
A1	Maroondah Highway	Badger Creek Rd to Green St	South	Loading Zone	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	1	1	0	0	0	0	0	0	1	0	1	1	0	1	
A2	Maroondah Highway	Green St to Church St	South	1/4P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	1	1	0	0	1	1	1	1	1	0	1	1	1	1	
A2	Maroondah Highway	Green St to Church St	South	1P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	5	5	3	2	5	3	5	5	4	1	4	3	4	5	
A2	Maroondah Highway	Green St to Church St	South	1/4P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	1	1	1	0	1	1	1	1	1	1	0	0	0	1	
A2	Maroondah Highway	Green St to Church St	South	Loading Zone	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	1	1	0	0	0	0	0	0	0	0	0	0	0	-	
A2	Maroondah Highway	Green St to Church St	South	1P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	2	2	1	1	2	2	2	2	2	0	0	1	1	2	
A2	Maroondah Highway	Green St to Church St	South	1/4P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	1	1	1	1	1	1	1	1	1	1	1	0	0	1	
A2	Maroondah Highway	Green St to Church St	South	P Disabled Only	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	1	1	0	1	1	0	1	1	1	0	0	0	0	1	
A2	Maroondah Highway	Green St to Church St	South	1/4P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	1	1	0	1	1	0	1	1	1	1	1	1	1	1	
A2	Maroondah Highway	Green St to Church St	South	1P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	10	10	8	10	9	6	10	9	10	10	1	2	8	10	
A3	Maroondah Highway	Church St to Green St	North	Loading Zone	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	2	2	0	1	1	2	2	1	1	1	1	1	1	2	
A3	Maroondah Highway	Church St to Green St	North	1/4P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	1	1	1	1	1	0	1	1	1	0	1	1	1	1	
A3	Maroondah Highway	Church St to Green St	North	1P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	6	6	5	4	6	5	6	6	6	6	3	4	5	6	
A3	Maroondah Highway	Church St to Green St	North	Mail Zone	8am-5.30pm Mon-Fri	1	1	0	0	0	0	0	0	0	0	0	0	0	-	
A3	Maroondah Highway	Church St to Green St	North	1P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	3	3	2	2	3	2	3	2	3	3	3	3	3	3	
A3	Maroondah Highway	Church St to Green St	North	P Disabled Only	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	1	1	1	1	1	1	1	0	0	0	0	0	0	1	
A3	Maroondah Highway	Church St to Green St	North	1P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	2	2	2	1	2	2	2	2	2	1	1	2	2	2	
A3	Maroondah Highway	Church St to Green St	North	1/4P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
A3	Maroondah Highway	Church St to Green St	North	1P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	5	5	3	3	5	5	5	4	3	2	3	2	4	5	
A3	Maroondah Highway	Church St to Green St	North	Loading Zone	10am-2pm Mon-Fri, 1P 8.30am-10am & 2pm-5.30pm Mon-	2	2	1	1	1	2	1	1	1	0	0	0	0	1	
A4	Maroondah Highway	Green St to Wilson St	North	Taxi Zone	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	2	2	0	1	0	0	0	0	0	0	0	0	0	1	
A4	Maroondah Highway	Green St to Wilson St	North	P5mins	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	2	2	1	1	1	2	0	0	0	1	1	1	1	2	
A4	Maroondah Highway	Green St to Wilson St	North	1P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	3	3	2	2	1	2	3	3	2	3	2	1	2	3	
A4	Maroondah Highway	Green St to Wilson St	North	P Disabled Only	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	1	1	0	0	0	1	1	0	0	0	0	0	0	0	
A4	Maroondah Highway	Green St to Wilson St	North	1P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	3	3	0	1	1	1	2	1	1	1	1	1	1	2	
CP1	Taber Lane	Off Street Car Park	-	Unrestricted	Formal	103	103	47	65	70	78	88	61	45	36	18	15	52	88	
CP1	Taber Lane	Off Street Car Park	-	P Disabled Only	Formal	2	2	1	1	1	2	2	1	0	0	0	0	1	2	
CP1	Taber Lane	Off Street Car Park	-	Unrestricted	Unformal	10	10	9	9	9	9	10	6	4	4	5	4	7	10	
CP2	River Street	Healsville Library Car Park	-	Unrestricted	Formal	52	52	18	26	40	32	32	28	24	23	9	7	24	40	
CP2	River Street	Healsville Library Car Park	-	P Disabled Only	Formal	4	4	0	0	2	0	0	0	0	0	0	0	0	2	
CP3	Maroondah Highway	Coles Healsville Car Park	-	Boat Caravan Parking	Formal	3	3	1	1	2	1	2	1	0	0	1	0	1	2	
CP3	Maroondah Highway	Coles Healsville Car Park	-	3P	9am-5pm	178	178	62	121	146	131	115	125	133	126	103	92	115	146	
CP3	Maroondah Highway	Coles Healsville Car Park	-	Disabled Parking	Formal	2	2	1	2	1	2	2	2	2	2	1	1	2	2	
CP3	Maroondah Highway	Coles Healsville Car Park	-	Unrestricted	Formal	2	6	4	6	6	6	1	3	6	6	6	6	5	6	
CP3	Maroondah Highway	Coles Healsville Car Park	-	Parents With Pram	Formal	1	1	0	0	1	0	0	1	1	0	1	1	1	1	
CP3	Maroondah Highway	Coles Healsville Car Park	-	Loading Zone	Formal	1	1	0	0	0	0	0	0	0	0	0	0	0	-	
CP3	Maroondah Highway	Coles Healsville Car Park	-	Disabled Parking	Formal	2	2	1	1	2	2	0	1	2	2	1	2	1	2	
CP3	Maroondah Highway	Coles Healsville Car Park	-	Unrestricted	Formal	5	5	4	5	5	5	5	4	4	5	4	5	5	5	
CP3	Maroondah Highway	Coles Healsville Car Park	-	Click & Collect	Formal	3	3	0	0	2	0	0	0	0	0	0	0	0	2	
CP4	Maroondah Highway	Off Street Car Park	-	Unrestricted	Formal	14	14	0	0	0	0	0	0	0	1	3	3	1	3	
Totals						469	473	191	286	346	317	326	286	273	246	187	174	263.4	385	
Available Spaces						282	187	127	156	147	185	200	227	286	299	209.6	88			
Capacity						473	473	473	473	473	473	473	473	473	473	473	473	473	473	

Superseded
19/4/24



3 Trevethic Road
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Survey Ref No:	6691
Job Name:	Healesville Parking Survey
Location:	300 Maroondah Hwy
Suburb:	Healesville
Map Reference:	
Comments:	

Survey Date:	Fri, 10-Nov-23
Survey Start Time:	6:00 PM
Survey End Time:	12:00 AM
Survey Interval:	1:00

Area	Street	Section	Side	Type	Restrictions	Supply	Check	Parking Occupancy								Avg	Max
								6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM			
A01	Maroondah Hwy	Badger Creek Rd to Green St	South	1P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	28	28	22	22	19	19	20	3	3	15	22	
A01	Maroondah Hwy	Badger Creek Rd to Green St	South	Loading Zone	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	1	1	0	1	0	0	1	0	0	0	1	
A02	Maroondah Hwy	Green St to Church St	South	1/4P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	4	4	4	3	2	2	0	0	0	2	4	
A02	Maroondah Hwy	Green St to Church St	South	1P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	17	17	15	14	12	9	4	6	5	9	15	
A02	Maroondah Hwy	Green St to Church St	South	Loading Zone		1	1	0	0	1	0	0	0	0	0	1	
A02	Maroondah Hwy	Green St to Church St	South	P Disabled		1	1	0	0	0	0	0	0	0	-	-	
A03	Maroondah Hwy	Church St to Green St	North	Loading Zone		2	2	1	1	1	0	0	0	0	0	1	
A03	Maroondah Hwy	Church St to Green St	North	1/4P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	2	2	2	1	1	0	0	0	0	1	2	
A03	Maroondah Hwy	Church St to Green St	North	1P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	16	16	13	12	13	8	5	4	3	8	13	
A03	Maroondah Hwy	Church St to Green St	North	Mail Zone	8am-5.30pm Mon-Fri	1	1	1	1	1	1	1	1	0	1	1	
A03	Maroondah Hwy	Church St to Green St	North	P Disabled		1	1	0	0	0	0	0	0	0	-	-	
A03	Maroondah Hwy	Church St to Green St	North	Loading Zone	10am-2pm Mon-Fri, 1P 8.30am-10am & 2pm-5.30pm Mon-Fri & 8.30am-12.30pm Sat	2	2	2	2	0	0	0	0	0	1	2	
A04	Maroondah Hwy	Green St to Wilson St	North	Taxi Zone		2	2	0	1	1	0	0	0	0	0	1	
A04	Maroondah Hwy	Green St to Wilson St	North	P5mins	8.30am-5.30pm Mon-Fri & 8.30am-12noon Sat	2	2	2	2	1	1	2	0	0	1	2	
A04	Maroondah Hwy	Green St to Wilson St	North	1P	8.30am-5.30pm Mon-Fri & 8.30am-12noon Sat	6	6	6	4	4	4	3	1	0	3	6	
A04	Maroondah Hwy	Green St to Wilson St	North	P Disabled		1	1	0	1	1	1	1	0	0	1	1	
B01	Green St	River St to Maroondah Hwy	East	No Parking	Tourist Buses Excepted	1	1	0	0	0	0	0	0	0	-	-	
B01	Green St	River St to Maroondah Hwy	East	1/4P		2	2	2	0	0	0	0	0	0	0	2	
B01	Green St	River St to Maroondah Hwy	East	2P	8.30am-5.30pm Mon-Fri & 8.30am-5.30pm Sat (Angle)	5	5	0	0	2	1	1	0	0	1	2	
B01	Green St	River St to Maroondah Hwy	East	P Disabled		1	1	0	0	0	0	0	0	0	-	-	
B02	Green St	Maroondah Hwy to Symons St	East	2P	8.30am-5.30pm Mon-Fri & 8.30am-5.30pm Sat (Angle)	9	9	9	7	9	5	3	2	2	5	9	
B02	Green St	Maroondah Hwy to Symons St	East	2P	8.30am-5.30pm Mon-Fri & 8.30am-5.30pm Sat (Parallell)	3	3	3	3	3	2	1	0	0	2	3	
B03	Green St	River St to Maroondah Hwy	West	2P	8.30am-5.30pm Mon-Fri & 8.30am-5.30pm Sat (Angle)	16	16	4	4	4	2	0	0	0	2	4	
B03	Green St	River St to Maroondah Hwy	West	Loading Zone		1	1	0	0	0	0	0	0	0	-	-	
B03	Green St	River St to Maroondah Hwy	West	1/4P	8.30am-5.30pm Mon-Fri & 8.30am-5.30pm Sat	1	1	1	1	0	1	0	0	0	0	1	
B04	Green St	Maroondah Hwy to Symons St	West	Bus Zone		2	2	0	0	0	0	0	0	0	-	-	
B04	Green St	Maroondah Hwy to Symons St	West	No Standing		6	6	5	5	3	3	3	3	3	4	5	
B04	Green St	Maroondah Hwy to Symons St	West	2P	8.30am-5.30pm Mon-Fri & 8.30am-5.30pm Sat (Parallell)	3	3	3	3	3	2	1	0	0	2	3	
CP1	Taber Lane	Off Street Car Park		Unrestricted	Marked Space	103	103	26	24	21	12	7	3	0	13	26	
CP1	Taber Lane	Off Street Car Park		P Disabled		2	2	0	0	0	0	0	0	0	-	-	
CP1	Taber Lane	Off Street Car Park		Unrestricted	Un-Marked Space (Space is approximate only)	10	10	7	6	6	5	4	3	3	5	7	
CP1A	Taber Lane	Off Street Car Park		Unrestricted	Un-Marked Space (Space is approximate only)	10	10	0	0	0	0	0	0	0	-	-	
CP2	River Street	Healsville Library Car Park		Unrestricted		52	52	3	4	2	1	0	0	0	1	4	
CP2	River Street	Healsville Library Car Park		P Disabled Only		4	4	0	0	0	0	0	0	0	-	-	
CP3	Maroondah Hwy	Coles Healsville Car Park		Boat & Caravan Parking		3	3	0	0	0	0	0	0	0	-	-	
CP3	Maroondah Hwy	Coles Healsville Car Park		3P	9am-5pm	178	178	109	88	62	48	24	4	3	48	109	
CP3	Maroondah Hwy	Coles Healsville Car Park		Disabled		2	2	1	0	0	0	0	0	0	0	1	
CP3	Maroondah Hwy	Coles Healsville Car Park		Unrestricted		11	11	10	9	4	5	3	1	1	5	10	
CP3	Maroondah Hwy	Coles Healsville Car Park		Parents With Pram		1	1	0	0	0	0	0	0	0	-	-	
CP3	Maroondah Hwy	Coles Healsville Car Park		Loading Zone	15mins	1	1	1	1	0	0	0	0	0	0	1	
CP3	Maroondah Hwy	Coles Healsville Car Park		Disabled		2	2	1	1	0	0	0	0	0	0	1	
CP3	Maroondah Hwy	Coles Healsville Car Park		Click & Collect		3	3	1	0	0	0	0	0	0	0	1	
CP4	Maroondah Hwy	Off Street Car Park		Unrestricted	Un-Marked Space (Space is approximate only)	14	14	0	0	0	0	0	0	0	-	-	
Totals						533	533	254	221	166	133	84	31	23	131.6	261	
Available Spaces						279	312	357	401	449	502	510	401.4	272			
Capacity						533	533	533	533	533	533	533	533	533	533	533	

Superseded
19/4/24



3 Trevethic Road
Springvale Vic 3171
T:03 9888 1119
F:03 9548 5848
E: seng@nts-surveys.com.au

Survey Ref No:	6691
Job Name:	Healesville Parking Survey
Location:	300 Maroondah Hwy
Suburb:	Healesville
Map Reference:	
Comments:	

Survey Date:	Sat, 11-Nov-23
Survey Start Time:	6:00 PM
Survey End Time:	12:00 AM
Survey Interval:	1:00

Area	Street	Section	Side	Type	Restrictions	Supply	Check	Parking Occupancy								Avg	Max
								6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM			
A01	Maroondah Hwy	Badger Creek Rd to Green St	South	1P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	28	28	26	26	27	21	12	10	7	18	27	
A01	Maroondah Hwy	Badger Creek Rd to Green St	South	Loading Zone	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	1	1	0	0	0	0	0	0	0	-	-	
A02	Maroondah Hwy	Green St to Church St	South	1/4P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	4	4	4	4	2	2	0	0	0	2	4	
A02	Maroondah Hwy	Green St to Church St	South	1P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	17	17	14	16	15	10	7	6	3	10	16	
A02	Maroondah Hwy	Green St to Church St	South	Loading Zone		1	1	1	1	0	0	0	0	0	0	1	
A02	Maroondah Hwy	Green St to Church St	South	P Disabled		1	1	1	1	0	0	0	0	0	0	1	
A03	Maroondah Hwy	Church St to Green St	North	Loading Zone		2	2	0	0	0	0	0	0	0	-	-	
A03	Maroondah Hwy	Church St to Green St	North	1/4P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	2	2	2	2	2	2	0	0	0	1	2	
A03	Maroondah Hwy	Church St to Green St	North	1P	8.30am-5.30pm Mon-Fri & 8.30am-12.30pm Sat	16	16	15	14	15	15	5	5	2	10	15	
A03	Maroondah Hwy	Church St to Green St	North	Mail Zone	8am-5.30pm Mon-Fri	1	1	1	1	0	0	0	0	0	0	1	
A03	Maroondah Hwy	Church St to Green St	North	P Disabled		1	1	0	0	0	1	0	0	0	0	1	
A03	Maroondah Hwy	Church St to Green St	North	Loading Zone	10am-2pm Mon-Fri, 1P 8.30am-10am & 2pm-5.30pm Mon-Fri & 8.30am-12.30pm Sat	2	2	1	1	0	1	0	0	0	0	1	
A04	Maroondah Hwy	Green St to Wilson St	North	Taxi Zone		2	2	0	1	2	0	0	0	0	0	2	
A04	Maroondah Hwy	Green St to Wilson St	North	P5mins	8.30am-5.30pm Mon-Fri & 8.30am-12noon Sat	2	2	2	2	2	2	0	1	1	1	2	
A04	Maroondah Hwy	Green St to Wilson St	North	1P	8.30am-5.30pm Mon-Fri & 8.30am-12noon Sat	6	6	6	6	6	5	3	2	3	4	6	
A04	Maroondah Hwy	Green St to Wilson St	North	P Disabled		1	1	1	1	1	0	0	0	0	0	1	
B01	Green St	River St to Maroondah Hwy	East	No Parking	Tourist Buses Excepted	1	1	0	0	1	0	0	0	0	0	1	
B01	Green St	River St to Maroondah Hwy	East	1/4P		2	2	0	0	0	0	0	0	0	-	-	
B01	Green St	River St to Maroondah Hwy	East	2P	8.30am-5.30pm Mon-Fri & 8.30am-5.30pm Sat (Angle)	5	5	0	0	0	0	0	0	0	-	-	
B01	Green St	River St to Maroondah Hwy	East	P Disabled		1	1	0	0	0	0	0	0	0	-	-	
B02	Green St	Maroondah Hwy to Symons St	East	2P	8.30am-5.30pm Mon-Fri & 8.30am-5.30pm Sat (Angle)	9	9	8	9	8	7	6	5	3	7	9	
B02	Green St	Maroondah Hwy to Symons St	East	2P	8.30am-5.30pm Mon-Fri & 8.30am-5.30pm Sat (Parallell)	3	3	3	2	3	3	3	2	3	3	3	
B03	Green St	River St to Maroondah Hwy	West	2P	8.30am-5.30pm Mon-Fri & 8.30am-5.30pm Sat (Angle)	16	16	2	4	6	4	1	0	0	2	6	
B03	Green St	River St to Maroondah Hwy	West	Loading Zone		1	1	0	0	0	0	0	0	0	-	-	
B03	Green St	River St to Maroondah Hwy	West	1/4P	8.30am-5.30pm Mon-Fri & 8.30am-5.30pm Sat	1	1	1	1	1	1	1	0	0	1	1	
B04	Green St	Maroondah Hwy to Symons St	West	Bus Zone		2	2	0	0	0	0	0	0	0	-	-	
B04	Green St	Maroondah Hwy to Symons St	West	No Standing		6	6	3	4	4	3	3	3	3	3	4	
B04	Green St	Maroondah Hwy to Symons St	West	2P	8.30am-5.30pm Mon-Fri & 8.30am-5.30pm Sat (Parallell)	3	3	2	2	2	2	2	0	0	1	2	
CP1	Taber Lane	Off Street Car Park		Unrestricted	Marked Space	103	103	22	24	23	18	16	4	2	16	24	
CP1	Taber Lane	Off Street Car Park		P Disabled		2	2	0	0	0	0	0	0	0	-	-	
CP1	Taber Lane	Off Street Car Park		Unrestricted	Un-Marked Space (Space is approximate only)	10	10	4	4	4	4	3	1	1	3	4	
CP1A	Taber Lane	Off Street Car Park		Unrestricted	Un-Marked Space (Space is approximate only)	10	10	0	0	0	0	0	0	0	-	-	
CP2	River Street	Healsville Library Car Park		Unrestricted		52	52	2	2	4	2	2	1	0	2	4	
CP2	River Street	Healsville Library Car Park		P Disabled Only		4	4	0	0	0	0	0	0	0	-	-	
CP3	Maroondah Hwy	Coles Healsville Car Park		Boat & Caravan Parking		3	3	0	0	0	0	0	0	0	-	-	
CP3	Maroondah Hwy	Coles Healsville Car Park		3P	9am-5pm	178	178	68	67	66	48	31	6	4	41	68	
CP3	Maroondah Hwy	Coles Healsville Car Park		Disabled		2	2	2	1	0	0	1	0	0	1	2	
CP3	Maroondah Hwy	Coles Healsville Car Park		Unrestricted		11	11	8	8	6	4	2	0	0	4	8	
CP3	Maroondah Hwy	Coles Healsville Car Park		Parents With Pram		1	1	0	0	0	0	0	0	0	-	-	
CP3	Maroondah Hwy	Coles Healsville Car Park		Loading Zone	15mins	1	1	0	0	0	0	0	0	0	-	-	
CP3	Maroondah Hwy	Coles Healsville Car Park		Disabled		2	2	0	0	0	0	0	0	0	-	-	
CP3	Maroondah Hwy	Coles Healsville Car Park		Click & Collect		3	3	0	0	0	0	0	0	0	-	-	
CP4	Maroondah Hwy	Off Street Car Park		Unrestricted	Un-Marked Space (Space is approximate only)	14	14	0	0	0	0	0	0	0	-	-	
Totals						533	533	199	204	199	151	98	46	31	133.3	216	
Available Spaces						334	329	333	329	333	376	435	487	502	399.7	317	
Capacity						533	533	533	533	533	533	533	533	533	533	533	

Superseded
19/4/24

