

# Car Parking

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**TAG**  
**Submission**  
**August 1, 2006**



# Overview

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- Objectives
- Government Policy
- Stockland Development Parking
- Coles Myer Parking
- Recommendations



# Objectives

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- To determine the adequacy of the proposed car parking provisions of the Stockland proposal.
- To determine the adequacy of the provision for overspill car parking from the Coles Myer Headquarters building.



Toorak Road

# Government Policies

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- Local government provisions clearly state the obligations of developers to provide appropriate car park spaces.
- To ensure the provision of an appropriate number of car spaces having regard to the activities on the land and the nature of the locality
- To ensure that the design and location of car parking areas:
  - does not adversely affect the amenity of the locality, in particular the amenity of pedestrians and other road users.



# Stockland Development parking

- Residents are concerned about overflow parking from the proposed residential component of the development.
- The Stockland development indicates that the minor access streets of the proposed development are to be 7.5 metres wide, curb-to-curb.
- This should remain as a minimum street width in the proposed residential development areas in order to accommodate on-street parking.

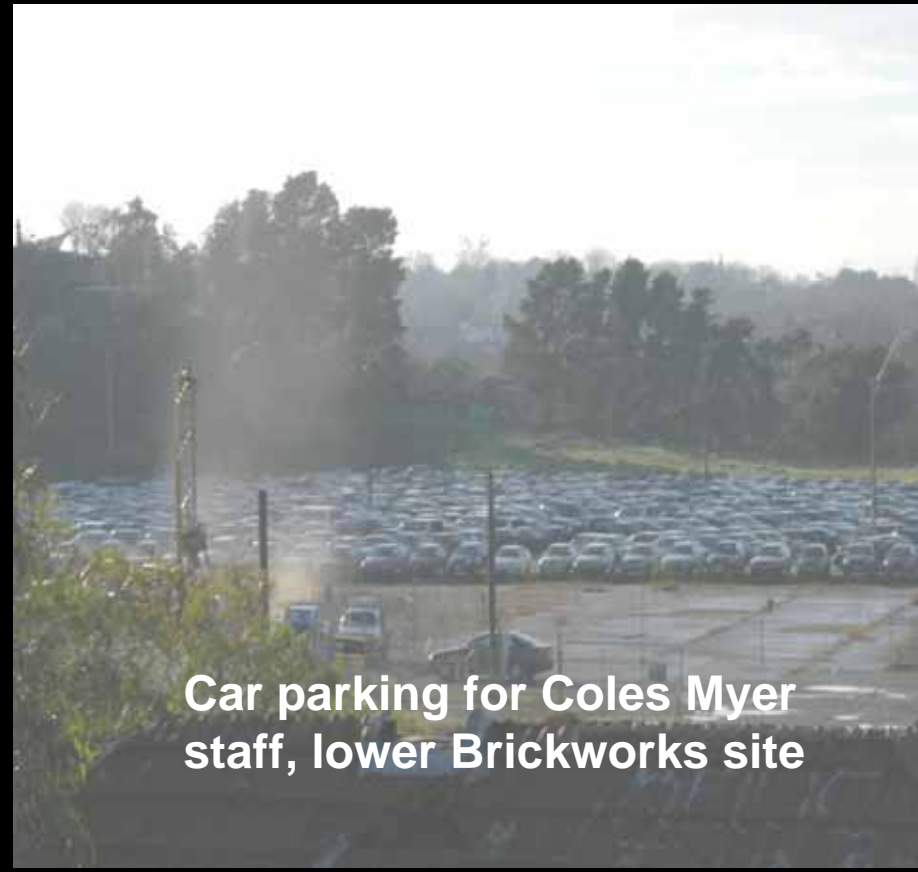


6 metres curb-to-curb  
Faircroft Avenue

# Coles Myer Parking

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- Community concern with the shortfall of parking for the Coles Myer Headquarters building.
- A total shortfall of at least 400 car parking spaces generated by Coles Myer office staff over and above the 500 car parking spaces to be provided for Coles Myer by Stockland.
- Shortfall of car parking spaces will force an overspill of cars into surrounding residential streets.



Car parking for Coles Myer staff, lower Brickworks site

# Resolving Car parking spaces overspill...

- Parking restrictions
- “Green Travel Plan”
- Planning Authority takes responsibility for parking



Lovell Street

# Recommendations

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- That the Planning Scheme Amendment includes a car parking provision rate for the office space component of 4.0 spaces per 100 sq.m.
- That the Planning Scheme Amendment includes the condition that residential street widths (curb to curb) are no less than 7.5 metres.
- That the Planning Scheme Amendment assigns the 500 space car park, provided for Coles Myer staff, to the Coles Myer Headquarters building.