MOTION

That Council:

1. Reiterates its commitment to the provision of appropriate levels of car parking in the Glen Waverley Activity Centre as evidenced by Parking Overlay Plan 3.
2. Notes that sufficient development approvals have been issued committing contributions towards Parking Overlay Plan 3 either through upfront payment or committed to through Section 173 Agreements (with payment due over the next five years) and that Council should therefore start planning for the delivery of the next multi deck car park in Glen Waverley to meet this obligation.
3. Accepts in principle that the appropriate location for the next multi deck car park is on the Council owned land known as the Glendale West car park which is the land bound by Glendale Street, Montclair Avenue, Myrtle Street and Coleman Parade.
4. Accepts in principle the closure or part closure of Glendale Street acknowledging that access to the RSL must be maintained or relocated and makes provision for the 18 existing on street car spaces in Glendale Street to be incorporated into the proposed new multi deck car park.
5. Directs officers to commence preparation of preliminary concepts plans for the construction of a new multi deck car park on land known as Glendale West and that these concepts and the future design work will be funded from the existing parking overlay contributions.
6. Accepts that the design of the new multi deck must allow for a minimum 599 car spaces being:
   a. Replacement of the existing 199 spaces currently provided on the site and also includes the 18 car spaces currently on Glendale street;
   b. The additional 400 spaces that are required to be provided under Parking Overlay Plan 3;
7. Notes that the adopted Glen Waverley Activity Centre Structure Plan provides for:
   a. significant improvements to the pedestrian environment of Kingsway so as to further develop it as one of Melbourne’s premier food and entertainment destinations; and
   b. the development of consolidated parking facilities at the western edge of the Activity centre, accessed via the proposed ring road, rather than providing parking requirements within the core of activity centre.
8. Notes that Council is undertaking design work on the Activity Centre this financial year and that possible improvements proposed for Kingsway are to include consideration the widening of footpaths so as to create additional trading areas meaning a reduction in the number and prominence of cars on Kingsway, and that Council commits that any kerbside parking spots to be removed will be included in the planned new car park.
9. Directs that in addition to the car parking requirements in point 6 above, officers also incorporate an additional 99 car spaces (being the current number provided kerb side in Kingsway, both north and south of the railway line) into the proposed multi deck car park design. This would leave just the central car parking bays on Kingsway.

10. Notes that the Council owned car parks known as Glendale East and Glendale West have operated as public car parks for over 20 years, are within a business zoning but are subject to single dwelling covenants.

11. Resolves to authorise the Director City Development to request the Minister for Planning to prepare and approve a Ministerial Amendment to the Monash Planning Scheme that authorises the removal of the covenant/s as they are inconsistent with the current zoning of the land and the vision that Council has created for the Centre under the structure plan.

12. Accepts in principle that the car park known as Glendale East car park (41-47 Montclair Avenue bound by Glendale Street and Montclair Avenue to the south of the RSL) is underutilised, surplus to needs and its possible value is more than that of an at grade car park.

13. Accepts in principle and directs officers to commence the statutory processes necessary to sell the Glendale East car park (41-47 Montclair Avenue) which would in turn allow the funds from any sale to contribute to the construction of the new multi deck car park on the Glendale West car park on the basis that the existing car parking spaces on the Glendale East car park are incorporated into the new multi deck car park.

14. Directs that in addition to the requirements in point 6 & 9 above, officers also incorporate an additional 98 car spaces (being the current number provided in the Glendale East car park) into the proposed multi deck car park design.

15. Accepts that the cumulative effect of points 6, 9 & 14 means that the new multi deck car park that Council is directing officers to commence design on will provide no less than 796 car spaces and that these will be located on the current Glendale West car park.

16. Directs officers to begin work on preparing Parking Overlay Plan 4 for the next car parking contribution scheme for Glen Waverley.

17. Accepts in principle the benefits of constructing an extra 400 car park spaces to be funded from Parking Overlay Plan 4 as part of this project to create a car park of approximately 1,200 car spaces and directs officers to begin work on examining this option further.

18. Notes that Council is currently preparing guidelines for streetscape improvements for Kingsway including paving, street furniture and street lighting.

19. Writes to all residents and owners in Glen Waverley advising of Council’s resolution as detailed above and the intention to commence design for a minimum 796 car park, and that Council will consult with the community on the design of the car park and the future design of Kingsway and possible works in the Activity Centre over the next 12-18 months as the designs are developed.

20. Allocates a resource to oversee the development of the project and sets aside $150,000 in the 2016/17 budget to be funded from the existing parking overlay contributions.
INTRODUCTION

Council has consistently demonstrated a long term commitment to the provision of an appropriate level of accessible and safe car parking to serve the Glen Waverley Activity Centre (the Centre). One of the current commitments is the application of Parking Overlay 3, which collects contributions from developers to assist in funding the provision of additional car parking in the Centre. Sufficient development approvals in the Centre have been issued under Parking Overlay 3 to now require the preparation of design plans for the construction of the additional 400 car parking spaces proposed by the Parking Overlay.

The recent adoption of the Glen Waverley Structure Plan sets out a clear vision and direction for the future growth of the Centre. Critical to that growth is the provision of adequate, well located and safe parking facilities and significant improvements to the physical environment of Kingsway.

This motion seeks to take a strategic, financially responsible and co-ordinated approach to the provision of car parking and streetscape improvements in the Glen Waverley Activity Centre (the Centre).

BACKGROUND/DISCUSSION

Council has historically undertaken or facilitated catalyst projects in the Glen Waverley Activity Centre in order to promote the growth of the Centre. Such projects include the Bogong and Eunvea car parks and the Ikon, Ibis and Novatel developments. There continues to be significant private sector growth and interest in the Centre. In particular, we now see significant residential development occurring in the Centre with a significant number of residential apartments approved in the last 12 months.

The Glen Waverley Activity Centre Structure Plan sets out a range of key actions to provide for the future ongoing success of the centre. However there are two actions that are considered critical to facilitating this success and building on the strength of Kingsway. These actions are:

- The timely construction of a multi deck car park; and
- Major streetscape and pedestrian improvements to Kingsway.

Multi Deck Car park

Council has been collecting funds for the construction of an additional multi deck parking structure through Parking Overlay 3, contained in the Monash Planning Scheme.

This Parking Overlay will provide at least 400 more car parking spaces to service the Centre. These spaces are required as a result of existing development approvals issued throughout the Centre under Parking Overlay 3.
The Glen Waverley Structure Plan identifies the potential development of multi deck car parking on the edge of the centre. The most logical place is on the existing car park known as Glendale West.

Constructing a multi deck car park on Glendale West will require the replacement of the existing 181 spaces that are currently provided in the at grade car park, plus 18 on street spaces in Glendale Street. This means that a total of 199 spaces are displaced if a multi deck car park is constructed on the Glendale West site. These spaces would need to be replaced as part of any redevelopment of the site.

Therefore the base number of spaces required to meet Council’s obligation under Parking Overlay 3 is 599 spaces. This is the 400 spaces from the Parking Overlay plus the existing spaces from Glendale West that require reinstatement so as not to reduce car parking provision in the Centre.

The following are the indicative options for the number of spaces.

**Option 1: Current requirement - basic car park – 599 spaces – 4 level multi deck**

The car park meets Council’s obligation under the current parking overlay to provide 400 additional spaces. It also needs to replace the 199 spaces currently on the land at Glendale West.

Income from the Parking Overlay will only fund a portion of the construction cost of the new multi deck.

**Option 2: Opportunity for larger car park – 796 spaces – 5 level multi deck**

The more strategic alternative is to add to the basic car park option set out above and include the relocation of existing spaces from Glendale East and the kerbside Kingsway spaces.

As a result of the existing obligation on Council to construct the multi deck car park, created by the existing Parking Overlay, there is an opportunity to increase the number of spaces provided in the multi deck to allow for the future redevelopment of Kingsway and the removal of the kerbside parking as envisaged in the Glen Waverley Structure Plan. This would allow Council to advance plans for the upgrade and redevelopment of Kingsway with no disruption or impact to the overall provision of car parking in the Centre.

In addition to the Kingsway kerbside spaces, existing spaces at the Glendale East car park could be included in the new multi deck. This option allows Council to consider the sale of the Glendale East car park to assist in funding the project.

This larger car park could consist of the required basic car park option of 599 spaces plus:

- 99 spaces from Kingsway kerbside; and
- 98 spaces from Glendale East
If all these options are included it results in a five level multi deck car park providing 796 parking spaces.

In this option income to contribute to the project is from:

- the current Parking Overlay; and
- the potential sale of Glendale East

Officers have prepared a preliminary floor plate concept that contains 162 spaces per level. (The conceptual floor plate is appended to this motion.)

The table below sets out the numbers of car parking spaces for each current obligation and the option to include the relocation of additional spaces.

<table>
<thead>
<tr>
<th>Car parking numbers</th>
<th>spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Area</td>
<td></td>
</tr>
<tr>
<td>Parking Overlay 3 obligation</td>
<td>400</td>
</tr>
<tr>
<td>Glendale West</td>
<td>181</td>
</tr>
<tr>
<td>Glendale Street</td>
<td>18</td>
</tr>
<tr>
<td>Basic Car park total</td>
<td>599</td>
</tr>
<tr>
<td>Optional additions</td>
<td></td>
</tr>
<tr>
<td>Kingsway kerbside</td>
<td>99</td>
</tr>
<tr>
<td>Glendale East</td>
<td>98</td>
</tr>
<tr>
<td>total</td>
<td>796</td>
</tr>
</tbody>
</table>

**Option 3: Opportunity to transform Glen Waverley into Melbourne’s most accessible entertainment precinct with a ‘future-proof’ car park – approximately 1,200 spaces – 7 level multi-deck**

With the completion of Parking Overlay 3, it is timely for Council to develop the next parking contribution scheme (Parking Overlay 4). If it is also for 400 spaces, this could be constructed as part of the new car park at the ‘front end’ and the costs of the 400 spaces recouped over time in the future as future development occurs.

This has the potential to create Melbourne’s most accessible entertainment and dining centre with unparalleled car parking availability to complement the existing public transport connections associated with the Glen Waverley train station and bus interchange. This has the potential to have a transformative impact by solving the car parking complaints regularly raised by traders, visitors and residents alike who regularly are unable to get car parks in Glen Waverley.

**Streetscape improvements**

The adopted Glen Waverley Activity Centre Structure Plan provides for:

- significant improvements to the pedestrian environment of Kingsway so as to further develop the precinct as one of Melbourne’s premier food and entertainment destinations; and
• the development of consolidated parking facilities at the western edge of the Activity centre, accessed via the proposed ring road, rather than providing parking requirements within the core of activity centre.

The improvements flagged for Kingsway include the widening of footpaths and a consequent reduction in the number and prominence of cars and kerbside car parking on Kingsway. This means that the existing car parking in Kingsway needs to be relocated elsewhere in the Centre.

The issue that needs to be resolved prior to proceeding with any upgrades to Kingsway is to identify where the existing on street car parking will be relocated to and ideally construct those spaces as early as possible.

Given that Council is currently obliged to construct at least a basic car park to provide the additional 400 spaces from the current Parking Plan Overlay it is opportune to include the Kingsway kerbside spaces in the new multi deck parking structure now to simultaneously realise the transformation of Kingsway towards more of a pedestrian and outdoor dining focus.

Council is currently preparing a suite of design guidelines for the redevelopment of Kingsway. This will include street furniture, street lights and paving types. This project will deliver detailed schematic plans and an associated design manual to guide the process of streetscape and infrastructure renewal works within the activity centre. Any works that are proposed for Kingsway or the Activity Centre would be considered as part of Council’s budget process.

_Funding options and status of existing car parks_

The current parking precinct overlay provides partial funding, approximately $8 million, towards the construction of the additional 400 spaces set out in the Parking Overlay Plan. The remaining costs need to be funded by Council.

Consolidating existing car parking in a new multi deck allows the potential for the sale of land at 41-47 Montclair Avenue. The funds from this sale could contribute to the construction of the new multi deck.

The land that contains the existing at grade car parks in Glendale Street (east and west) are all former house blocks from the original subdivision of the Glen Waverley area. As former house blocks they are subject to single dwelling covenants.

In addition the land has been used for more than 20 years as public car park and is also zoned Commercial 1. Given the significant changes to the use of the land and the current zoning, the covenant is considered to be redundant and should be removed.

The removal of the covenant can be undertaken through an amendment to the Monash Planning Scheme. Given this is a tidying up of the titles it is appropriate that Council
authorise the Director City Development to request the Minister for Planning to approve an amendment to remove the covenant

CONCLUSION

The adoption of the Glen Waverley Structure Plan and the subscription of the existing parking overly provide an opportunity proceed with the exciting transformation of Kingsway into a pedestrian and outdoor dining focused precinct and provide an unprecedented injection of centralised car parking to serve the Centre. These changes have the potential to benefit every single resident in Monash and Melbourne who accesses the Glen Waverley Activity Centre by transforming the whole visiting experience from getting a car park to enjoying the Kingsway precinct ambience.

Given the long term objective of improving Kingsway it is appropriate to proceed with investigations to facilitate the construction of a multi deck car park that provides between 796 to 1,200 parking spaces. This meets Council’s current obligation, creates the opportunity to undertake improvements to Kingsway, offers an opportunity to end the problem of getting a car park in Glen Waverley and provides the potential to sell the land at Montclair east to assist with the funding of the project.

This report seeks to begin the significant preparatory work to proceed with planning for these directions to be explored further. It will be for future Council budgetary processes, as well as public consultation, to explore and determine the size and scope of the project. However, with the work instigated by this report, the next Council will be well placed to embark upon the exciting next chapter of Melbourne’s most successful and vibrant activity centre.
Montclair Avenue Car Park - Concept E
Ground Floor Plan

Based on:
- Car spaces width: 2.6m
- Car space length: 4.3m
- Tandem car space lengths: 5.15m
- Aisle width: 6.1m
- Main circulating aisle width: 7m
- Tiled aisle width: minimum 1m

Ground floor spaces: 162
1st, 2nd, 3rd & 4th floor spaces: 162 (4)
Roof floor spaces: 172
TOTAL: 962

- Glendale Street Car Park East: 98
- Glendale Street Car Park West: 183
- Glendale Street on-street parking: 18

TOTAL Existing spaces: 299