



# A Guide to Car Parking in Monash

Amended :- 24 March 2009

CAR PARKING



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## The Purpose of this Guide

This Guide defines Council's requirements for the provision of on-site car parking spaces and provides general guidance in the standards of performance expected for the provision of car parking for various uses and/or developments within the City of Monash.

The Guide is to apply to all applications for planning permits under the Monash Planning Scheme.

Council may permit a development which does not comply with this Guide, provided that it is satisfied that the proposed development accords with the overall objectives of the Monash Planning Scheme and this Guide.

## Objectives for the provision of On-site Car Parking.

- To prevent any detrimental effect on traffic flow, amenity and/or road safety which could result from the accommodation of stationary vehicles associated with the use and/or development of land.
- To ensure that the provision for off-street accommodation of stationary vehicles on land is appropriate to the proposed use, possible use or development of the land.
- 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.
  - Achieves a high standard of urban design.
  - Creates a safe environment for users, particularly at night.
  - Enables easy and efficient use.
  - Protects the role and function of nearby roads.
  - Facilitates the use of public transport and the movement and delivery of goods.

## Monash Planning Scheme

The requirements of this Guide complement the provisions of the Monash Planning Scheme.

Council will consider each development proposal having regard to the requirements of the Monash Planning Scheme.

Council's objective is to ensure that development within the municipality is in keeping with community expectations throughout the municipality.

### Glen Waverley Activity Centre, & Oakleigh Major Activity Centres

Car parking requirements for the use or development of Shop, Beauty Salon, Hairdresser or Restaurant within both the Glen Waverley Activity Centre and the Oakleigh Major Activity Centre are specifically detailed in the Glen Waverley Activity Centre Parking Precinct Plan – September 2003 and the Oakleigh Major Activity Centre Parking Precinct Plan – April 2007.

## When is a Permit Required for the Provision of Car Parking Spaces?

### NEW USE and/or INCREASED FLOOR AREA

- **A use must not commence and the floor area occupied by an existing use must not be increased until the car spaces required by the Monash Planning Scheme have been provided on the land.**
- **Planning Permit approval is required if the on-site parking required by the Monash Planning Scheme is not provided.**

### REDUCTION IN CAR PARKING

- **A permit may be granted to reduce the number of car spaces required or to waive the requirement.**

This does NOT apply in a Parking Precinct Plan area.

The number of car parking spaces required to be provided for any use is outlined in Clause 52.06 of the Monash Planning Scheme and in the table of this Guide.

## Table of On-Site Car Parking requirements

Use	Car Space Measure	Planning Scheme	Council requirement
<b>Beauty Salon/Hairdresser</b> located in the Glen Waverley Activity Centre	Car spaces to each 100sq m of leasable floor area	6 See Glen Waverley Activity Centre Parking Precinct Plan – Sept 2003	6 See Glen Waverley Activity Centre Parking Precinct Plan – Sept 2003
<b>Beauty Salon/Hairdresser</b> located in the Oakleigh Major Activity Centre	Car spaces per work station	1 See Oakleigh Major Activity Centre Parking Precinct Plan – April 2007	1 See Oakleigh Major Activity Centre Parking Precinct Plan – April 2007
<b>Betting Agency</b>	Car spaces to each 100 sq m of net floor area	8	8
<b>Bowling Green</b>	Car spaces to each rink	6	6
<b>Caretaker's House</b>	Car spaces to each dwelling	1	1
<b>Child Care Centre</b>	Car space for each full-time staff member, Plus Car space for every 2 part-time staff members Plus Car pick-up/drop-off space for every 10 children on site	To the satisfaction of Council.	1  1  1
<b>Convenience Shop</b> if the leasable floor area exceeds 80 sq m	Car spaces to each premises	10	10
<b>Display Home</b>	Car spaces to each dwelling for five or fewer contiguous dwellings, Plus Car spaces to each additional contiguous dwelling.	5  2	5  2

Use	Car Space Measure	Planning Scheme	Council requirement
Dwelling, located in a Business 1 Zone or Business 2 Zone	Car spaces to each dwelling that have only <b>one room</b> capable of being used as a bedroom	2	1
	Car spaces to each dwelling with <b>two rooms</b> , capable of being used for bedrooms	2	1.5
	Car spaces to each dwelling with <b>three or more rooms</b> , capable of being used for bedrooms	2	2
Dwelling, other than specified in this table	Car spaces to each dwelling that have only <b>one room</b> capable of being used as a bedroom	1*	1*
	Car spaces to each dwelling with <b>two rooms</b> , capable of being used for bedrooms	1*	2
	Car spaces to each dwelling with <b>two or more rooms</b> , capable of being used for bedrooms	2*	2
		* plus 1 visitor space / 5 dwellings (Cl.55 - ResCode)	* plus 1 visitor space / 5 dwellings.
<b>Freezing and Cool Storage</b>	Car spaces to each 100 sq m of net floor area	1.5	1.5
<b>Fuel Depot</b>	Percentage of site area to be set aside for car spaces and access lanes, but not driveways	10	10

Use	Car Space Measure	Planning Scheme	Council requirement
<b>Funeral Parlour</b>	Car spaces to each seat or to each sq m of net floor area, whichever is greater	0.3	0.2
<b>Golf Course</b>	Car spaces to each hole	4	4
<b>Hairdresser/Beauty Salon</b> located in the Glen Waverley Activity Centre	Car spaces to each 100sq m of leasable floor area	6 See Glen Waverley Activity Centre Parking Precinct Plan – Sept 2003	6 See Glen Waverley Activity Centre Parking Precinct Plan – Sept 2003
<b>Hairdresser/Beauty Salon</b> located in the Oakleigh Major Activity Centre	Car spaces per work station	1 See Oakleigh Major Activity Centre Parking Precinct Plan – April 2007	1 See Oakleigh Major Activity Centre Parking Precinct Plan – April 2007
<b>Hospital</b>	Car spaces to each bed available for use by patients	1.3	1.3
<b>Hostel (Aged)</b>	Car spaces to each bed	To the satisfaction of Council.	0.4
<b>Hotel</b> if the floor area available to the public exceeds 150 sq m	Car spaces to each 100 sq m of bar floor area available to public	60	60
	Plus Car spaces to each 100 sq m of lounge floor area available to public	30	30
<b>Hotel</b> if the floor area available to the public does not exceed 150 sq.m	Car spaces to each premises	2	2
<b>Industry</b> , individual premises that have a floor area less than 1000 square metres in area.	Car spaces to each 100 sq m of net floor area	2.9	2.9
<b>Industry</b> , individual premises that have a floor area of 1000 square metres or more in area.	Car spaces to each 100 sq m of net floor area	2.9	2.0

Use	Car Space Measure	Planning Scheme	Council requirement
<b>Mail Centre</b>	Car spaces to each 100 sq m of net floor area	2.9	2.9
<b>Market</b>	Car spaces to each 100 sq m of net floor area	8	8
<b>Materials recycling</b>	Percentage of site area to be set aside for car spaces and access lanes, but not driveways	10	10
<b>Medical Centre</b>	Car spaces to each practitioner	5	1 practitioner – 5 spaces 2 practitioners – 10 spaces 3 practitioners – 13 spaces 4 practitioners - 16 spaces
<b>Milk Depot</b>	Percentage of site area to be set aside for car spaces and access lanes, but not driveways	10	10
<b>Motel</b>	Car spaces to each unit	1	1
	Plus Car spaces to each resident employee	1	1
	Plus Car spaces to each 100 sq m of motel service floor area not available for use by guests	2	2
<b>Motor Repairs</b>	Percentage of site area to be set aside for car spaces and access lanes, but not driveways	10	10
<b>Nursing Home</b>	Car spaces to each bed	To the satisfaction of Council.	0.4
<b>Office</b> , ancillary to warehouse or industry in excess of 30% of the floor area of the premises.	Car spaces to each 100 sq m of net floor area	3.5	3.5
<b>Office</b> other than specified in this table	Car spaces to each 100sq m of net floor area	3.5	3.5

Use	Car Space Measure	Planning Scheme	Council requirement
<b>Place of Assembly</b>	Car spaces to each seat or to each sq m of net floor area, whichever is greater	0.3	0.2
<b>Plant Nursery</b>	Percentage of site area to be set aside for car spaces and access lanes, but not driveways	10	10
<b>Postal Agency</b>	Car spaces to each 100sq m of net floor area	3.5	3.5
<b>Residential Building</b> other than specified in this table	Car spaces to each lodging room	1	1
<b>Restaurant</b> , located in the Glen Waverley Activity Centre	Car spaces to each seat available to public	0.45 See Glen Waverley Activity Centre Parking Precinct Plan – Sept 2003	0.45 See Glen Waverley Activity Centre Parking Precinct Plan – Sept 2003
<b>Restaurant</b> , located in the Oakleigh Major Activity Centre	Car spaces to each seat available to public	0.31 See Oakleigh Major Activity Centre Parking Precinct Plan – April 2007	0.31 See Oakleigh Major Activity Centre Parking Precinct Plan – April 2007
<b>Restaurant</b> , located in a Business 1 Zone, <b>other</b> than located within the Glen Waverley Activity Centre or the Oakleigh Major Activity Centre or located in a Business 2 Zone	Car spaces to each seat available to public	0.6	0.35 <b>Note:-</b> Where 'shops' are converted to 'restaurant' uses, a notional credit of 2 spaces per 100 sq.m of floor area may be applied in addition to on site spaces and special rate contributions.
<b>Restaurant</b> other than specified in this table	Car spaces to each seat available to public	0.6	0.5
<b>Retirement Village</b>	Car spaces to each dwelling	To the satisfaction of Council.	1 plus 1 visitor space / 5 dwellings

Use	Car Space Measure	Planning Scheme	Council requirement
<b>Restricted Retail</b>	Car spaces to each 100sq m of leasable floor area	To the satisfaction of Council	2.5
<b>Saleyard</b>	Percentage of site area to be set aside for car spaces and access lanes, but not driveways	10	10
<b>School</b> Primary	Car spaces to each employee	1	1
Secondary	Car spaces to each employee	1.2	1.2
Tertiary	Car spaces to each full-time student and three part-time students	0.6	0.6
<b>Shop</b> , other than Beauty Salon/Hairdresser, located in the Glen Waverley Activity Centre	Car spaces to each 100sq m of leasable floor area	4 See Glen Waverley Activity Centre Parking Precinct Plan – Sept 2003	4 See Glen Waverley Activity Centre Parking Precinct Plan – Sept 2003
<b>Shop</b> , other than Beauty Salon/Hairdresser, located in the Oakleigh Major Activity Centre	Car spaces to each 100sq m of leasable floor area	3.1 See Oakleigh Major Activity Centre Parking Precinct Plan – April 2007	3.1 See Oakleigh Major Activity Centre Parking Precinct Plan – April 2007
<b>Shop</b> , in the Mt Waverley Activity Centres	Car spaces to each 100sq m of leasable floor area	8	6.5
<b>Shop</b> other than specified in this table	Car spaces to each 100sq m of leasable floor area	8	8
<b>Squash Court</b> other than used in conjunction with a dwelling	Car spaces to each court.	3	3
<b>Store</b> other than specified in this table	Percentage of site area to be set aside for car spaces and access lanes, but not driveways	10	10
<b>Swimming Pool</b> other than used in conjunction with a dwelling	Car spaces to each 100 sq m of site	5.6	5.6

Use	Car Space Measure	Planning Scheme	Council requirement
<b>Tavern</b> if the floor area available to the public exceeds 150 sq m	Car spaces to each 100 sq m of bar floor area available to public	60	60
	Plus Car spaces to each 100 sq m of lounge floor area available to public	30	30
<b>Tavern</b> if the floor area available to the public does not exceed 150 sq m	Car spaces to each premises	2	2
<b>Tennis Court</b> other than used in conjunction with a dwelling	Car spaces to each court	4	4
<b>Timber Yard</b>	Percentage of site area to be set aside for car spaces and access lanes, but not driveways	10	10
<b>Veterinary Clinic</b>	Car spaces to each practitioner	5	1 practitioner – 5 spaces 2 practitioners – 10 spaces 3 practitioners – 13 spaces 4 practitioners - 16 spaces
<b>Utility Installation</b>	Percentage of site area to be set aside for car spaces and access lanes, but not driveways	10	10
<b>Warehouse</b> other than specified in this table	Car spaces to each 100 sq m of net floor area	1.5	1.5

## Definitions

The following definitions are from the Monash Planning Scheme.

**Gross floor area** The total floor area of a building, measured from the outside of external walls or the centre of party walls, and includes all roofed areas.

**Leasable Floor Area** That part of the net floor area able to be leased. It does not include public or common tenancy areas, such as malls, verandahs, or public conveniences.

**Net Floor Area**                      The total floor area of all floors of all buildings on a site. It includes half the width of any party wall and the full width of all other walls. It does not include the area of stairs, loading bays, accessways, or car parking areas, or any area occupied by machinery required for air conditioning, heating, power supply, or lifts.

The definition of all land use terms are detailed in Clauses 71, 72, 73 and 74 of the Monash Planning Scheme.

### **General Requirements**

All dimension of car parking spaces, access lanes and loading bays shall comply with the requirements of Clause 52.06 of the Monash Planning Scheme and generally be in accordance with Australian Standard (off street parking), all to the satisfaction of Council.

The provision of tandem parking, that is the parking of a vehicle directly behind another vehicle, where access to the space is via the end of the space, is generally not included for the purpose of tallying car space numbers. The only exception to this is that of a visitor space for a dwelling, which is permitted to be located immediately in front of the garage or carport for that unit.

No access to car parking spaces or loading facilities shall be provided within 9 metres of a street intersection.

### **Sealing and Marking of Car Spaces**

The area set aside for the parking of vehicles, together with the associated access lanes, as delineated on the endorsed plan, shall :

- Be provided and completed to the satisfaction of the Responsible Authority, prior to the commencement of the use permitted.
- Thereafter be maintained to the satisfaction of the Responsible Authority.
- Be made available for such use at all times, and not be used for any other purpose.
- Be properly formed to such levels that it can be used in accordance with the plan.
- Have the boundaries of all vehicle spaces clearly indicated on the ground, in conformity with the endorsed plan (except for residential developments).

Concrete kerbs, or such other form of barrier as the Responsible Authority may approve, of sufficient height to prevent the passage of vehicles, shall be provided between landscape areas and areas provided for the parking or passage of vehicles (except for residential developments).

## Application Requirements

Generally, approvals for the provision or reduction of car parking will be a component of an application for the use and/or development of a property.

If an application is only required for the provision or reduction of car parking the following details should be submitted:-

- a completed Application form,
- the required application fee.
- a report outlining the reasons the applicant considers that a reduction in on-site car parking is warranted.
- Three copies of a plan at a scale of 1:100 or 1:200, detailing:
  - the location and numbering of the car parking spaces, access lanes, loading facilities, refuse storage area, landscaping and all buildings contained and/or proposed to be contained on the site;
  - proposed materials to be used in such car parking spaces and access lanes;
  - proposed landscaping, including a landscape schedule (Council Officers may assist in this matter concerning suitable species for proposed planting);
  - proposed pedestrian paths,
  - existing levels of the site and proposed levels of construction.

## Reduction in the On-site Parking Provision

Council may approve reductions in car parking provision in line with this Guide, except in the areas covered by both the Glen Waverley Activity Centre and Oakleigh Major Activity Centre Parking Precinct Plans, if the applicant can justify such reduction in terms of :

- The availability of car parking in the locality.
- The availability of public transport in the locality.
- Any reduction in car parking demand due to the sharing of car spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces.
- Any car parking deficiency or surplus associated with the existing use of the land.
- Any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement.
- Local traffic management.
- Local amenity including pedestrian amenity.
- An empirical assessment of car parking demand.
- Any other relevant consideration.

## Parking Precinct Plans – Glen Waverley Activity Centre Oakleigh Major Activity Centre

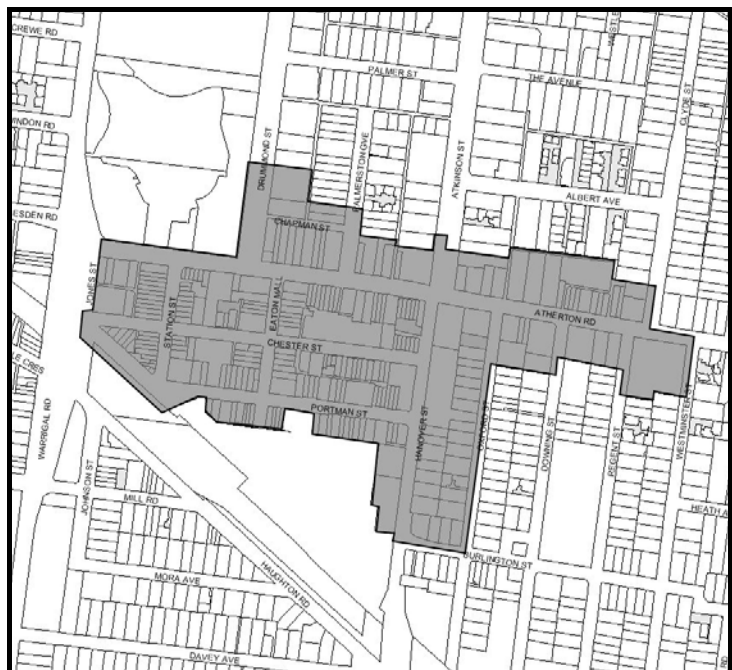
In each of the Parking Precinct Plan areas, a cash contribution in respect of each car parking space or part thereof which is required under the Monash Planning Scheme and which is not provided on the land must be paid to Council. The amount per space is adjusted annually on 1 July using the CPI (all groups) as the index.

A permit cannot be granted to reduce or waive the car-parking requirement with the area of the Parking Precinct Plans.

### Glen Waverley Activity Centre Parking Precinct Plan Area



### Oakleigh Major Activity Centre Parking Precinct Plan Area



## **Cash-In-Lieu Provision of Car Parking Spaces**

Council may discharge any obligation to provide car parking spaces, via a condition of a Town Planning permit that requires the payment to Council of a cash contribution in lieu of such spaces. An Agreement in accordance with Section 173 of the Planning and Environment Act 1987 may also be required.

The sum required shall be determined by Council at the time of application.

While the Council is keen to encourage development, it will only accept cash-in-lieu contributions where it can be demonstrated to be cost efficient to provide parking off the development site and in conjunction with other developments.

Council is prepared to consider contributions from the general fund to the cost of providing consolidated off-street car parking where it can be demonstrated that this will be in the public interest.

The contribution from the general fund is the cost of constructing a car park less the cash-in-lieu contribution paid.

When lodging an application which may involve a cash-in-lieu payment for car parking the applicant should provide a covering letter demonstrating that it is in the public interest for Council to approve the application and to accept a cash-in lieu payment which may be less than the actual cost to provide the spaces.

## **Unanswered Questions?**

### **Who should I ask?**

Should you have any questions regarding this Guide, Monash Planning Scheme or about development in Monash, you should contact Council's Town Planning Section.

Phone: **9518 3555**

or

Call into the Town Planning Section during normal office hours at

293 Springvale Road, Glen Waverley