

22.0511/09/2008
C32**CAR PARKING POLICY**

This policy applies to all land within a Business zone and the Mixed Use Zone.

Policy Basis

The Moira Planning Scheme (at Clause 52.06) contains provisions relating to car parking including a table that specifies a rate of car parking based on the use of the land. This particular clause and table contain the same provisions across the whole state. The clause also enables Council to grant a permit to reduce (or even waive) this car parking requirement so long as the reduction can be justified. The commercial and mixed use areas of the main towns of Moira (Cobram, Yarrawonga, Nathalia and Numurkah) initially developed in times when car parking was typically not required to be provided on site. Traffic and parking analyses done for Council indicate that there is a surplus of car parking supply over demand, although preferred parking areas are heavily utilised. Many of the rates specified in Clause 52.06 are much higher than has typically been applied in the Shire and much higher than applied in comparable regional Victorian centres. Council does not believe that it can justify requiring the specified rates especially given the supply of on and off-street car parking. So as to provide certainty for Council and the development community, Council will apply the following policy to all applications in the business zones and mixed use zone.

Policy objectives

- To provide car parking at a rate which is appropriate to the use of the land in the context of the central area and in accordance with the *Yarrawonga Central Activities District Parking Precinct Plan*;
- To provide an equitable and consistent approach to decision making under Clause 52.06; and
- To provide clear direction on the amount of parking likely to be required of applicants in the central area.

Policy:

It is policy that before deciding on an application to reduce or waive the parking requirements of Clause 52.06, the responsible authority must consider as appropriate:

- The amount of parking credit which applies to the site;
- The availability of on street and off-street car parking within 100 metres of the site;
- Whether the proposal will adversely affect the heritage significance of the building or the streetscape;
- The potential for shared car parking;
- Whether the proposal incorporates any design and amenity features;
- The design and layout of the proposed development;
- The proposed landscape treatment of the public and private domain; and
- The recommendations of the appropriate car parking study.

The following car parking rates are required to be provided for all business or commercial uses to the satisfaction of the Responsible Authority:

- Numurkah *5 spaces per 100m² leasable floor area*

- Cobram *6 spaces per 100m² leasable floor area*
- Yarrawonga *In accordance with the Yarrawonga Central Activities District Parking Precinct Plan*

In exceptional circumstances, a permit may be granted to reduce or waive the number of car spaces required.

Such reduction or waiver will only be made following consideration of a detailed traffic analysis which assesses the competing demand for off-site parking spaces available to the public and within safe and convenient walking distance to the site. The applicant for the planning permit will be required to undertake the parking survey.

An applicant may discharge their obligation on the payment of an appropriate amount (as specified by Council and annually reviewed) based on the cost of car spaces.

Policy References:

Draft Yarrawonga Strategy Plan, Review of Transport Issues, Final Report, John Piper Traffic Pty Ltd, (April 2006)

Numurkah Parking Study Ashton Traffic Services Pty.Ltd. (1999)

Cobram Shopping Centre Parking Strategy Ashton Traffic Services Pty.Ltd. (1999)

Yarrawonga Strategy Plan (2004)

Yarrawonga Future Plan (2006)

Yarrawonga Central Activities District Parking Precinct Plan