

4. PARKING IMPLICATIONS

Existing Parking Restrictions

The existing kerbside parking restrictions which apply to the road network in the vicinity of the site comprise:

- NO STOPPING restrictions in the vicinity of the Monash Road and College Street/Eltham Street intersection including along the entire Monash Road site frontage
- Generally NO STOPPING / NO PARKING restrictions along the eastern side of Monash Road
- 1 HOUR PARKING restrictions along the western side of Monash Road south of the site
- generally UNRESTRICTED kerbside parking along both sides of College Street, including along the site frontage, and throughout the local area
- BUS ZONES at regular intervals along both sides of Victoria Road and Monash Road.

Off-Street Parking Provisions

The off-street parking requirements applicable to the development proposal are specified in Council's *Development Control Plan 2010, Chapter 9.3 – Car Parking (Adopted 22.11.2011)* document in the following terms:

Residential Flat Buildings – High Density

1 Bedroom Apartment:	0.6 spaces per dwelling (min)	1.0 spaces per dwelling (max)
2 Bedroom Apartment:	0.9 spaces per dwelling (min)	1.2 spaces per dwelling (max)
3 Bedroom Apartment:	1.4 spaces per dwelling (min)	1.6 spaces per dwelling (max)
Visitors:	1.0 space per 5 dwellings	

Retail Premises

1 space per 25m² GFA



Office & Business Premises1 space per 40m² GFA

Application of the above parking requirements to the various components of the Planning Proposal yields an off-street car parking requirement of between 30 and 41 spaces as set out in the table below:

DCP 2010 - Off-Street Parking Requirements

	Minimum	Maximum
Residential (25 Apartments):	20.9 spaces	29.0 spaces
Visitors:	5.0 spaces	5.0 spaces
Retail/Commercial (167m ²):	4.2 spaces	6.7 spaces
TOTAL PARKING REQUIREMENT:	30.1 spaces	40.7 spaces

The preliminary plans prepared for the purposes of the Planning Proposal indicate that 34 off-street carparking spaces can be provided on the site, thereby satisfying the number of parking spaces required under Council's *DCP 2010* will be satisfied.

The geometric design layout of the proposed vehicular access and car parking arrangements will ultimately be designed to comply with the relevant aspects specified in the Standards Australia publication *Parking Facilities Part 1: Off-Street Car Parking AS2890.1 - 2004* in respect of parking bay dimensions, aisle widths and ramp grades.

Loading/Servicing Provisions

The proposed development is expected to be serviced by a variety of commercial vehicles up to and including small rigid garbage and removalist trucks. The loading bay and manoeuvring area will be designed to accommodate the swept turning path requirements of these small rigid trucks, allowing them to enter and exit the site in a forward direction at all times.

Conclusion

The foregoing assessment has found that:

- the Planning Proposal would result in a *nett increase* of less than 6 vph in the traffic generation potential of the site

- that projected increase in traffic activity is *statistically insignificant* and would not require any road improvements or upgrades
- the number of parking spaces required by Council's DCP 2010 can be satisfied
- the layout of the proposed off-street carparking facilities is capable of achieving compliance with *AS2890.1 – 2004*.

In summary, it is clear that the Planning Proposal would not have any unacceptable traffic and parking implications, and is therefore recommended for approval.

APPENDIX A

TRAFFIC SURVEY DATA



R.O.A.R. DATA

Reliable, Original & Authentic Results

Ph.88196847, Fax 88196849.

Mobile.0418239019

Client : Varga Traffic Planning
Job No/Name : 3704 GLADESVILLE Monash Rd
Day/Date : Thursday 4th August 2011

PEDS		WEST		NORTH		EAST		PEDS		WEST		NORTH		EAST	
Time Per	1530 - 1545	Victoria Rd	Monash Rd	Victoria Rd	Monash Rd	Victoria Rd	Monash Rd	Peak Per	1530 - 1630	Victoria Rd	Monash Rd	Victoria Rd	Monash Rd	Victoria Rd	TOT
1530 - 1545	0	0	10	6	4	0	0	1530 - 1630	0	0	20	17	37	37	
1545 - 1600	0	0	4	4	8	0	0	1545 - 1645	0	0	13	16	29	29	
1600 - 1615	0	0	4	3	7	0	0	1600 - 1700	0	0	10	16	26	26	
1615 - 1630	0	0	2	4	6	0	0	1615 - 1715	0	0	7	20	27	27	
1630 - 1645	0	0	3	5	8	0	0	1630 - 1730	0	0	7	21	28	28	
1645 - 1700	0	0	1	4	5	0	0	1645 - 1745	0	0	4	22	26	26	
1700 - 1715	0	0	1	7	8	0	0	1700 - 1800	0	0	5	23	28	28	
1715 - 1730	0	0	2	5	7	0	0	1715 - 1815	0	0	8	18	26	26	
1730 - 1745	0	0	0	6	6	0	0	1730 - 1830	0	0	7	18	25	25	
1745 - 1800	0	0	2	5	7	0	0	PEAK HR	0	0	8	18	26	26	
1800 - 1815	0	0	4	2	6	0	0								
1815 - 1830	0	0	1	5	6	0	0								
Per End	0	0	34	56	90	0	0								

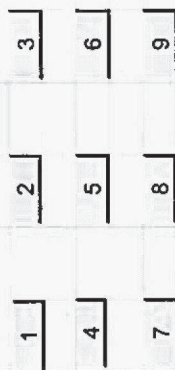
Lights		WEST		NORTH		EAST		Lights		WEST		NORTH		EAST	
Time Per	1530 - 1545	Victoria Rd	Monash Rd	Victoria Rd	Monash Rd	Victoria Rd	Monash Rd	Time Per	1530 - 1545	Victoria Rd	Monash Rd	Victoria Rd	Monash Rd	Victoria Rd	TOT
1530 - 1545	329	73	74	26	28	330	860	1530 - 1545	335	74	75	26	30	337	877
1545 - 1600	290	53	73	22	33	362	833	1545 - 1600	300	54	73	22	33	374	856
1600 - 1615	357	77	95	24	17	350	920	1600 - 1615	367	78	95	24	19	358	941
1615 - 1630	346	72	85	22	28	361	914	1615 - 1630	350	72	85	23	28	368	926
1630 - 1645	394	103	74	24	23	419	1037	1630 - 1645	403	103	74	26	23	424	1053
1645 - 1700	423	105	79	17	32	431	1087	1645 - 1700	432	105	79	18	32	439	1105
1700 - 1715	435	109	72	29	29	410	1084	1700 - 1715	438	109	73	30	30	416	1096
1715 - 1730	477	117	78	17	23	448	1160	1715 - 1730	481	117	78	17	24	453	1170
1730 - 1745	478	116	83	30	30	505	1242	1730 - 1745	482	116	84	31	30	511	1254
1745 - 1800	412	97	73	16	16	449	1063	1745 - 1800	417	97	73	16	17	454	1074
1800 - 1815	492	113	79	26	21	395	1126	1800 - 1815	500	114	79	26	22	402	1143
1815 - 1830	412	91	95	19	12	407	1036	1815 - 1830	414	91	95	20	13	415	1048
Per End	4845	1126	960	272	292	4867	12362	Per End	4919	1130	963	279	301	4951	12543

Lights		WEST		NORTH		EAST		Lights		WEST		NORTH		EAST	
Time Per	1530 - 1545	Victoria Rd	Monash Rd	Victoria Rd	Monash Rd	Victoria Rd	Monash Rd	Time Per	1530 - 1545	Victoria Rd	Monash Rd	Victoria Rd	Monash Rd	Victoria Rd	TOT
1530 - 1545	1322	275	327	94	106	1403	3527	1530 - 1545	1352	278	328	95	110	1437	3600
1545 - 1645	1387	305	327	92	101	1492	3704	1545 - 1645	1420	307	327	95	103	1524	3776
1600 - 1700	1520	357	333	87	100	1561	3958	1600 - 1700	1552	358	333	91	102	1589	4025
1615 - 1715	1598	389	310	92	112	1621	4122	1615 - 1715	1623	389	311	97	113	1647	4180
1630 - 1730	1729	434	303	87	107	1708	4368	1630 - 1730	1754	434	304	91	109	1732	4424
1645 - 1745	1813	447	312	93	114	1794	4573	1645 - 1745	1833	447	314	96	116	1819	4625
1700 - 1800	1802	439	306	92	98	1812	4549	1700 - 1800	1818	439	308	94	101	1834	4594
1715 - 1815	1859	443	313	89	90	1797	4591	1715 - 1815	1880	444	314	90	93	1820	4641
1730 - 1830	1794	417	330	91	79	1756	4467	1730 - 1830	1813	418	331	93	82	1782	4519
PEAK HR	1859	443	313	89	90	1797	4591	PEAK HR	1880	444	314	90	93	1820	4641

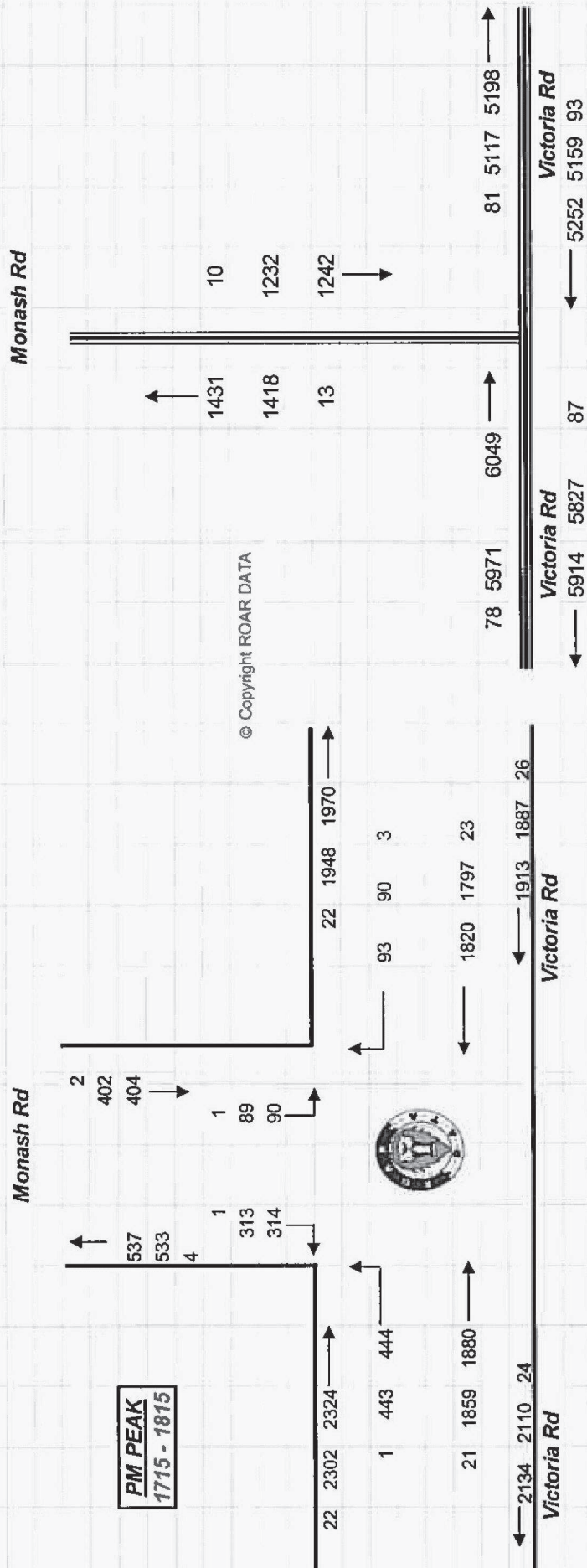


Ph.88196847, Fax 88196849, Mob.0418-239019

Day/Date : Thursday 4th August 2011



TOTAL VOLUMES FOR COUNT	PERIOD
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R.O.A.R. DATA

Reliable, Original & Authentic Results

Ph.88196847, Fax 88196849, Mob.0418-239019

Client : Varga Traffic Planning
Job No/Name : 3704 GLADESVILLE Monash Rd
Day/Date : Thursday 4th August 2011



Intersection Details

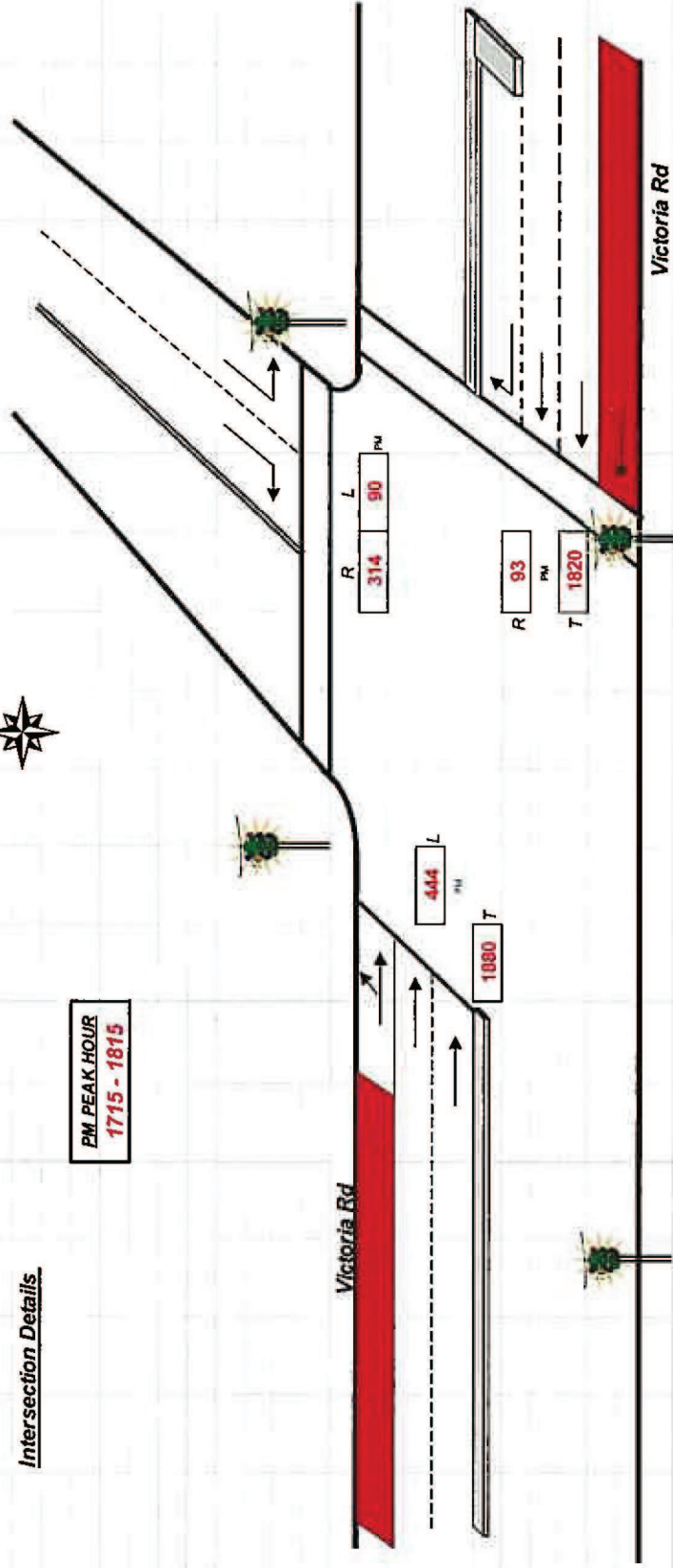
PM PEAK HOUR
1715 - 1815

Monash Rd

Victoria Rd

Victoria Rd

Combined figures only



Weather >>>





R.O.A.R. DATA

Reliable, Original & Authentic Results

Ph.88196847, Fax 88196849, Mob.0418-239019

Client : Varga Traffic Planning
Job No/Name : 3704 GLADESVILLE Monash Rd
Day/Date : Saturday 6th August 2011

Lights	WEST			NORTH			EAST			Heavies						WEST			NORTH			EAST			Combined						WEST			NORTH			EAST																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
	Victoria Rd			Monash Rd			Victoria Rd			Victoria Rd			Monash Rd			Victoria Rd			Victoria Rd			Monash Rd			Victoria Rd			Victoria Rd			Monash Rd			Victoria Rd			Victoria Rd																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T	L	R	T

Lights	WEST Victoria Rd			NORTH Monash Rd			EAST Victoria Rd			WEST Victoria Rd			NORTH Monash Rd			EAST Victoria Rd			Combined		
	T L R			T L R			T L R			T L R			T L R			T L R			Peak Per		
	1000 - 1100			1015 - 1115			1030 - 1130			1045 - 1145			1100 - 1200			1115 - 1215			1130 - 1230		
1000 - 1100	1580	292	339	77	58	1164	3510	1000 - 1100	13	2	2	0	0	3	13	33					
1015 - 1115	1532	286	364	90	61	1141	3474	1015 - 1115	14	2	2	3	4	12	37						
1030 - 1130	1481	288	363	94	55	1102	3383	1030 - 1130	13	2	2	3	3	12	35						
1045 - 1145	1436	287	336	95	57	1127	3338	1045 - 1145	13	2	1	3	3	13	35						
1100 - 1200	1361	271	336	116	51	1129	3264	1100 - 1200	13	1	1	4	3	11	33						
1115 - 1215	1381	288	338	123	54	1151	3335	1115 - 1215	12	1	1	1	1	14	30						
1130 - 1230	1440	286	354	133	57	1215	3485	1130 - 1230	9	1	0	1	1	14	26						
1145 - 1245	1465	281	339	140	58	1217	3500	1145 - 1245	11	2	0	1	1	15	30						
1200 - 1300	1560	282	311	141	67	1269	3630	1200 - 1300	8	4	0	1	0	18	31						
1215 - 1315	1566	291	316	126	61	1317	3697	1215 - 1315	11	3	1	1	0	16	32						
1230 - 1330	1583	293	286	117	65	1372	3716	1230 - 1330	12	3	2	1	0	17	35						
1245 - 1345	1578	285	310	110	64	1376	3723	1245 - 1345	12	2	3	1	2	14	34						
1300 - 1400	1512	287	330	97	59	1328	3613	1300 - 1400	16	0	3	0	2	9	30						
PEAK HR	1578	285	310	110	64	1376	3723	PEAK HR	12	2	3	1	2	14	34						

Lights	WEST Victoria Rd			NORTH Monash Rd			EAST Victoria Rd			WEST Victoria Rd			NORTH Monash Rd			EAST Victoria Rd			Combined		
	T L R			T L R			T L R			T L R			T L R			T L R			Time Per		
	1000 - 1100			1015 - 1115			1030 - 1130			1045 - 1145			1100 - 1200			1115 - 1215			1130 - 1230		
1000 - 1100	1580	292	339	77	58	1164	3510	1000 - 1100	13	2	2	0	0	3	13	33					
1015 - 1115	1532	286	364	90	61	1141	3474	1015 - 1115	14	2	2	3	4	12	37						
1030 - 1130	1481	288	363	94	55	1102	3383	1030 - 1130	13	2	2	3	3	12	35						
1045 - 1145	1436	287	336	95	57	1127	3338	1045 - 1145	13	2	1	3	3	13	35						
1100 - 1200	1361	271	336	116	51	1129	3264	1100 - 1200	13	1	1	4	3	11	33						
1115 - 1215	1381	288	338	123	54	1151	3335	1115 - 1215	12	1	1	1	1	14	30						
1130 - 1230	1440	286	354	133	57	1215	3485	1130 - 1230	9	1	0	1	1	14	26						
1145 - 1245	1465	281	339	140	58	1217	3500	1145 - 1245	11	2	0	1	1	15	30						
1200 - 1300	1560	282	311	141	67	1269	3630	1200 - 1300	8	4	0	1	0	18	31						
1215 - 1315	1566	291	316	126	61	1317	3697	1215 - 1315	11	3	1	1	0	16	32						
1230 - 1330	1583	293	286	117	65	1372	3716	1230 - 1330	12	3	2	1	0	17	35						
1245 - 1345	1578	285	310	110	64	1376	3723	1245 - 1345	12	2	3	1	2	14	34						
1300 - 1400	1512	287	330	97	59	1328	3613	1300 - 1400	16	0	3	0	2	9	30						
PEAK HR	1578	285	310	110	64	1376	3723	PEAK HR	12	2	3	1	2	14	34						

Combined	WEST			NORTH			EAST			TOT
	Victoria Rd			Monash Rd			Victoria Rd			
	T	L	R	T	L	R	T	L	R	
1000 - 1100	1593	294	341	77	61	1177	3543			
1015 - 1115	1546	288	366	93	65	1153	3511			
1030 - 1130	1494	290	365	97	58	1114	3418			
1045 - 1145	1449	289	337	98	60	1140	3373			
1100 - 1200	1374	272	337	120	54	1140	3297			
1115 - 1215	1393	289	339	124	55	1165	3365			
1130 - 1230	1449	287	354	134	58	1229	3511			
1145 - 1245	1476	283	339	141	59	1232	3530			
1200 - 1300	1568	286	311	142	67	1287	3661			
1215 - 1315	1597	294	317	127	61	1333	3729			
1230 - 1330	1595	296	288	118	65	1389	3751			
1245 - 1345	1590	287	313	111	66	1390	3757			
1300 - 1400	1528	287	333	97	61	1337	3643			
PEAK HR	1590	287	313	111	66	1390	3757			