

Car Parking Table

Under the current Car Parking Policy No. 7.7.1, the parking rate for an eating house is 1 space per 5 persons and for a local shop is 1 space per 20 square metres of net lettable area. In this instance, the applicant has proposed the maximum number of patrons at any one time would be 15 persons and the existing local shop unchanged.

Accordingly the following car parking calculation applies for this proposal:

Existing Car Parking

Commercial Car Parking	
Local Shop – 1 space per 20 square metres Net Lettable Area – 68 square metres/20 = 3.4 car bays	
Total Required = Three (3) car bays	3 car bays
Adjustment Factors	(0.76) x 3
0.80 – The development is located within 400 metres of a bus route	
0.95 – The development is located within 400 metres of an existing off-street public car park with in excess of 25 car bays	2.28 car bays
Proposed Car parking Bays on-site	Nil
Shortfall	2.28 car bays

Proposed

Commercial Car Parking	
Local Shop – 1 space per 20 square metres Net Lettable Area – 68 square metres/20 = 3.4 car bays	
Eating House – 1 space per 5 persons – 15 persons/5 = 3 car bays	
Total Required = Six (6) car bays	6 car bays
Adjustment Factors	(0.76) x 6
0.80 – The development is located within 400 metres of a bus route	
0.95 – The development is located within 400 metres of an existing off-street public car park with in excess of 25 car bays	4.56 car bays
Proposed Car parking Bays on-site	Nil
Minus Existing Car parking shortfall	2.28 car bays
Shortfall	2.28 car bays

The proposed Eating House use will generate greater vehicle movements and place additional stress on the limited on-street parking provided outside the site. This increased traffic and parking pressure is not considered to be appropriate to this site, particularly due to its location within a Residential Zone.

Total cash-in-lieu costs of \$11,856 based on the cost of \$5,200 per bay as set out in the City's 2014/2015 Budget.

Car Parking

The following car parking calculations apply for this proposal:

Commercial Car Parking	
Consulting Room (3 spaces per consulting room or consultant whichever is lesser – 1 consulting room)	
1 consulting room = 3 car bays	3 car bays
Adjustment Factors	(0.5202) x 3
0.85 – the development is located within 800 metres of a rail station	
0.80 – the development is located within 400 metres of a bus route	
0.85 – the development is located within 400 metres of an existing off-street public car park with in excess of 75 car bays	
0.90 – the development is located in a Town Centre	1.56 car bays
Proposed Car Parking Bays on-site	1 car bay
Shortfall	0.56 car bays

There is one (1) car bay provided internally within the mixed use complex. This car bay is located within the secure parking section of the complex and will be utilised by the staff only. Due to the limited intensity nature of the use, there will not be substantial traffic, as the majority of clients attend by appointment. As such, the public car parks in the area can be utilised to accommodate the anticipated car parking demand. Both car parks (Loftus Centre and the Avenue car parks) have a minimum of 250 car bays. However, given that this proposal wishes to rely on using existing parking bays that are publically available it is appropriate and in accordance with the City's policy to require the payment of cash in lieu so that the public facilities in the vicinity are contributed to.

The car parking for the existing office use requires 0.52 car bays. One (1) car bay has been provided for this tenancy. Taking into account rounding there is neither a shortfall nor a surplus of car bays for this unit and therefore the existing car parking calculations are not relevant.

CONSULTATION/ADVERTISING:

Required by legislation:	Yes	Required by City of Vincent Policy:	Yes
Comment Period:	3 October 2014 to 24 October 2014		
Comments Received:	One (1) objection was received during the community consultation period.		

Summary of Comments Received:	Officer Technical Comment:
<p>Issue: Use</p> <p><i>"I have concerns about the nature of Koom Massage on 193-195 Oxford Street and its probable dealing in commercial arrangements of a sexual nature".</i></p>	<p>A requirement for the submission of a Development Application for Consulting Rooms is the proof of qualifications are provided as evidence that the proposed use is bona fide.</p> <p>The applicant has provided copies of the qualifications of their employees which are contained in attachment No. 003. As a further safeguard it is recommended that Planning Approval for Consulting Rooms (Non-Medical) is granted for a period of 12 months only.</p> <p>In addition it is recommended that a condition is imposed that prohibits the proposed use from becoming a business offering sexual services.</p>