

OFFICERS REPORT**MOUNT WAVERLEY CAR PARKING**

Submitting Councillors: Robert Davies and Theo Zographos

MOTION

That Council:

- 1. Provides In-Principle support to allocate the portion of Council owned land at Alexander Street, Mount Waverley (see map outline in blue below) towards a Multi-story Commuter and Activity Centre Customer Car Parking Project.*
- 2. Engages with Local State and Federal Members of Parliament to establish and secure funding support for a Multi-story Commuter Car Parking Project.*
- 3. At this stage, does not offer any financial commitment towards a project.*

BUDGET IMPLICATIONS

There is no immediate budgetary implications arising from this proposal. However, it should be noted that the approximate value of the Council land involved is in excess of \$5 million.

Should the project proceed there would be costs associated with project management, technical input, design considerations and replacement of existing car spaces provided for the benefit of traders and visitors to the Activity Centre. These would need to form part of any overall project costs.

IMPACT ON INTERNAL RESOURCES

The development of the proposed outcome would have an impact on internal resources through the development and management of the project brief, project management, community engagement and any required planning processes.

COUNCIL PLAN AND COUNCIL POLICIES

The Notion of Motion is related to the Council Plan – A Liveable and Sustainable City.

The most relevant action is – Expanding our advocacy on residential development outcomes and integrated transport.

Whilst additional parking allows an increase in the number of rail travellers, the Council Plan Action of Inviting Open and Urban Spaces includes the following strategies:

- Ensuring the ‘walkability’ of our city
- Enhancing our Activity Centres with an increased focus on the moveability and prioritisation of pedestrians

RELEVANCE TO WORK ALREADY UNDERTAKEN BY OFFICERS OR COMMITTEES

The Mount Waverley Structure Plan has recently completed community consultation and has been finalised for consideration by Council late this year.

The Mount Waverley Structure Plan acknowledges the disjointed nature of the car parking across the centre, including the inefficiency of the Vic Track commuter park. The draft structure plan promotes improvements to the layout for efficiency and ease of movement of these car parks but not an increase in commuter parking, as it would draw more commuter car into the centre.

To assist in increasing patronage on public transport the Structure Plan promotes the improvement of bus network connections to the station to reduce commuter parking in the centre and surrounding streets.

FURTHER CONSIDERATIONS

The provision of commuter car parking is strictly within the responsibilities of the State Government and not Council. The current at grade carpark is not the highest and best use for the site but serves a purpose in the provision of car parking for the benefit of the Activity Centre with the balance of the Vic Track land providing for commuter car parking. The Council owned land has the ability for possible future redevelopment and financial return to Council particularly given its proximity to the train station and the Activity Centre. This opportunity would be lost if it is gifted for free to provide for additional commuter car parking.

The primary vehicle access to the location is via Alexander Avenue at the east end, which has restricted access to Stephensons Road. This would place pressure on other traffic routes through the shopping centre main car park and other local residential streets. At the western end, vehicle access is via Windsor Avenue, which also requires the use of local residential streets.

Increases in car parking supply for any purpose at this location will require a thorough traffic access assessment.