

22.1031/05/2007
C35**MILDURA CBD CAR PARKING POLICY**

This policy applies to all land in the Mildura CBD as identified on the attached map. The policy applies to:

- new buildings;
- extensions to existing buildings and
- a change of use.

Policy Basis

Clause 52.06 contains provisions relating to car parking, including a table which specifies the rate of car parking based on the use of the land. This clause and table contain the same provisions across the whole state. The clause also enables the responsible authority to grant a permit to reduce (or even waive) the car parking requirement so long as the reduction can be justified. The Mildura CBD area has a long history of settlement and development dating to times when car parking was typically not required to be provided on site. On-street parking in the CBD area is plentiful although haphazardly used; while major off-street car parking has typically been provided in “clusters” by council or around dominant retail uses such as a supermarket. Traffic and parking surveys done for the Mildura CBD over the last decade indicate that there is a surplus of car parking supply over demand although this surplus increases away from the core of the retail area.

Many of the rates specified in Clause 52.06 are much higher than has typically been applied in the CBD area and much higher than applied in comparable regional Victorian centres. Council also acknowledges that there are a number of other factors which will influence its decision on the rate of car parking. Matters including the retention of heritage buildings, the provision of improved pedestrian linkages within the CBD area and streetscape improvements will all be factors which may influence whether or not the maximum rate is applied.

For these reasons, and so as to provide certainty for council and the development community, the following policy will be applied to all applications in the CBD area. The car parking rates in Clause 52.06 will continue to be used in all other areas of the municipality outside the CBD area.

Objectives

To provide car parking at a rate which is appropriate to the use of the land in the context of the CBD area.

To provide a clear, equitable and consistent approach to decision making under Clause 52.06 in the CBD area.

To provide incentives for developers to include community benefits in their designs so as to offset car parking requirements.

To achieve a high standard of shopper and pedestrian amenity in the CBD area with respect to accessibility, heritage considerations; streetscape, pedestrian linkages, lighting and personal security.

To provide certainty for developers on options for the alternate provision of parking including the payment of a cash in lieu contribution.

Policy

It is policy that the responsible authority:

- Will require the provision of car parking for the following uses in the Mildura CBD area in accordance with Table 1.

Table 1: Car parking rates

USE	CAR SPACE MEASURE	RATE
Shop other than specified in this table	Car spaces to each 100 sq m of leasable floor area	4
Shop with a floor area in excess of 2000m²	Car spaces to each 100 sq m of leasable floor area	6
Restaurant	Car spaces to each seat available to the public	0.3
Office other than specified in this table	Car spaces to each 100 sq m of net floor area	2.5
Hotel or Tavern 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 the public, plus	50
	Car spaces to each 100 sq m of lounge floor area available to the public	20

- May further reduce or waive the requirements of the table to Clause 52.06 and Table 1 upon consideration of the following:
 - Whether the proposal is for extensions, redevelopment, re-use or a new development.
 - The amount of parking credit which applies to the site.
 - The availability of on street and off street car parking within 200 metres of the site.
 - Whether the proposal will adversely affect the heritage significance of a building or streetscape.
 - Whether the proposal incorporates pedestrian linkages and amenity features as specified in the Mildura Urban Design Framework July 1999.
 - The provision of bicycle parking.
 - The proposed landscape treatment of the public and private domain.
 - The need for building setbacks to retain the existing rhythm and scale of development.
 - Whether the option of a cash-in-lieu contribution is appropriate having regard to the cost of each space which is to be determined and annually reviewed by council.
 - The provisions of Clause 22.04 on Budget Accommodation.
 - The provisions of Clause 43.02 (DDO3) – CBD.

Map 1 to the Mildura CBD Car Parking Policy at clause 22.10

