

Former CSIRO Site, 37 Graham
Road, Highett

Stage 1 Residential Development
Car Parking Management Plan

**Bayside City Council
Planning and Environment Act 1987**

ENDORSED PLAN

**This plan complies with
Planning Permit: 5/2022/443/2
Planning Permit issued: 22/12/2022**

**Sheet 1 of 1
(13 Page Report)**

**Endorsed on: 29/6/2023
Endorsed by: Tom Corrie**

18/05/2023

Ref: 300303826


PREPARED FOR:

PREPARED BY:

Sunkin Projects Pty Ltd

Andrew Farran

Quality Record

Issue	Date	Description	Prepared By	Checked By	Approved By	Signed
A	27/03/2023	Final	Sharu Paranathan	Andrew Farran	Andrew Farran	Original Signed
B	18/05/26	Updated Final	Sharu Paranathan	Andrew Farran	Andrew Farran	

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1. Introduction

1.1 Background and Proposed Development

A Planning Permit (PA 5/2022/443/1) was issued on 22 December 2022 for the proposed residential development located at 37 Graham Road Highett. Stantec was commissioned by the Applicant to prepare a Car Parking Management Plan (CPMP) for this approved development.

In pursuit of seeking the Responsible Authority's endorsement, this CPMP has been prepared in accordance with Condition 1B of Permit Number PA 5/2022/443/1, reproduced below:

"Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans (submitted with the further information response) prepared by Clarke Hopkins Clarke referenced 220035, date 3/11/2022 and revision number B but modified to show:

- a) ...
- b) *Provision of a Car Parking Management Plan for the basement car parking spaces in the basement. The Car Parking Management Plan must include details of the following:*
 - i. *Allocation of parking spaces to each dwelling.*
 - ii. *Traffic directional arrows.*
 - iii. *Traffic signs and locations.*
 - iv. *Convex mirrors where appropriate."*

1.2 Scope of Report

This CPMP sets out the recommended management of the development's parking, including allocation, operational management, delineation and security access measures.

1.3 References

In preparing this report, reference has been made to the following:

- Relevant Clauses of the Bayside Planning Scheme.
- Development Plan prepared by Clarke Hopkins Clarke
- Stantec Report 'Former CSIRO Site Highett 37 Graham Road, Highett: Transport Impact Assessment' that accompanied the Development Plan (dated 08 February 2022)
- plans for the proposed development prepared by Clarke Hopkins Clarke, Project No. 220035, Revision C, dated March 2023
- Stantec Report 'Former CSIRO Site, 37 Graham Road, Highett: Stage 1 Application Transport Impact Assessment' dated 22 August 2022.
- Planning Permit PA 5/2022/443/1.
- Information provided by the Applicant.
- Other documents as referenced in the context of this Plan.

2. Approved Development

2.1 Land Uses

The proposed development comprises 167 residential dwellings to be provided across two buildings – Building G and Building J – as follows:

- 46 x one-bedroom
- 102 x two-bedrooms
- 19 x three-bedrooms.

2.2 Car Parking Provision

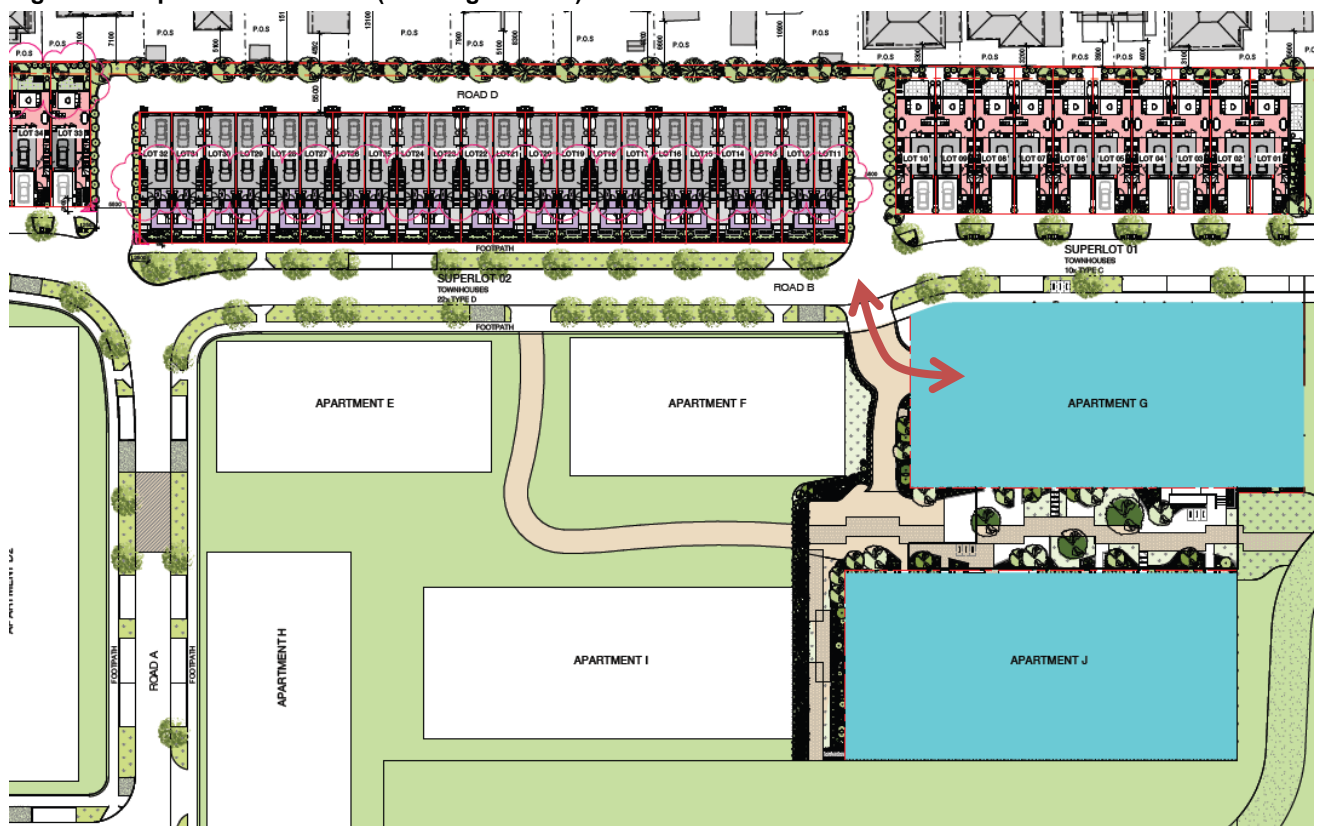
Basement car parking within the development is provided across two levels and includes a total of 170 car parking spaces (169 resident car parking spaces and 1 car share space). Informal short-term pick up / drop off spaces (catering for approximately 2 vehicles) are provided between Buildings G and J.

A further 61 on-street car parking spaces for visitors of Buildings G and J and subsequent stages are provided on the internal private road network.

2.3 Vehicle Access Arrangement

Vehicle access to the basement level car park is proposed via a two-way ramp off the proposed new internal road. Figure 1 indicates proposed ramp access to the development.

Figure 1: Proposed Site Access (Building G and J)



3. Car Parking Allocation & Management

3.1 Car Parking Allocation

A summary of the proposed on-site car parking allocation by car parking level is provided in Table 1.

Table 1: Car Parking Allocation by Level

Level	Car Share	Resident			Total
		Standard	Tandem	Sub Total	
Basement Level 1	1 space	95 spaces	10 spaces (5 pairs)	105 spaces	106 spaces
Basement Level 2	-	52 spaces	12 spaces (6 pairs)	64 spaces	64 spaces
Total	1 space	147 spaces	22 spaces	169 spaces	170 spaces

It is noted that each pair of proposed tandem car parking spaces (11 pairs) will be allocated to 3-bedroom dwellings, noting that there are 19 x 3-bedroom dwellings proposed.

A breakdown of the proposed resident car parking by dwelling types is presented in Table 2.

Table 2: Car Parking Allocation by Dwelling Type

Dwelling Type	Number of Dwellings	Number of Spaces	Car Parking Rate
1-bedroom	46	31	0.7 spaces per dwellings
2-bedrooms	102	102	1 space per dwelling
3-bedrooms	19	36	1.9 spaces per dwelling
Total	167	169	-

3.2 Car Parking Management & Demarcation

3.2.1 Line marking Arrangements

All line marking of car parking spaces associated with this development will be completed in accordance with the approved development plans and the relevant requirements of AS2890.1:2004 (for resident and car share spaces).

All allocated residential parking spaces and the car share space will have identifying line marking on the parking bays, for the purpose of distinction.

The proposed allocation of car parking spaces, linemarking, signage and convex mirror locations are identified in the signage and linemarking plan provided at Appendix A.

3.2.2 Security

Access to the basement car parking levels will be controlled by a roller door on the main entrance ramp. To access these parking spaces residents will use a remote-control device to open the roller doors. A remote control will be provided in the car share vehicle to allow uses of this vehicle access into and out of the basement car parking area.

3.2.3 Policing Arrangements

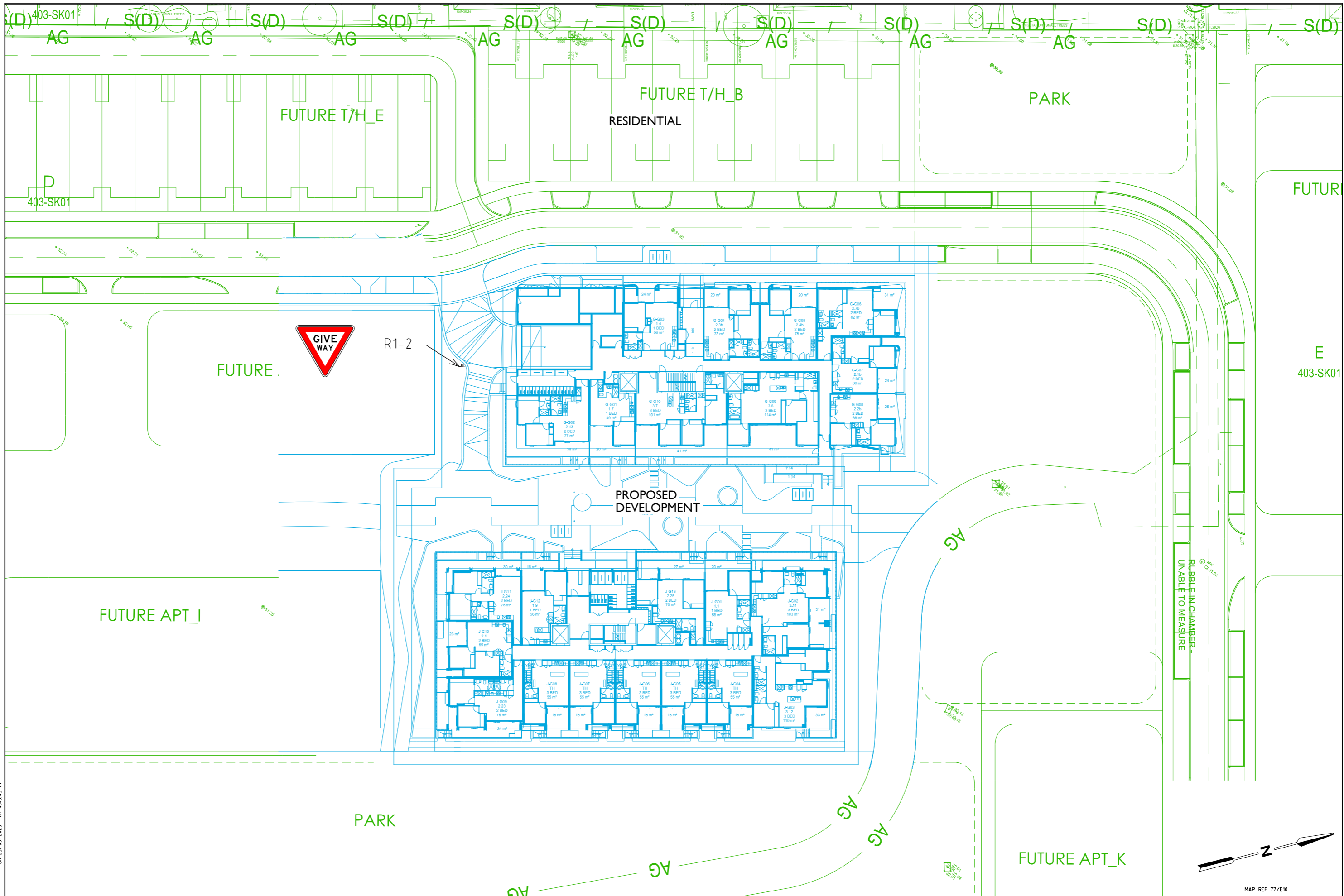
The building manager will inspect the car parking area on a daily basis to detect any misuse or non-compliance by the users.

4. Monitoring & Review

For this Plan to be effective, it should be treated as a live document and be reviewed on a regular basis to ensure that the adopted management measures result in the most efficient use of the on-site car parking resources. The review will assist with identifying operational constraints with the management of the car parking and to identify mitigation measures.

Furthermore, the management measures outlined in this document are proposed for initial post-development operation. Following the occupation of the development and a suitable period of monitoring the car park operations, if further management issues are identified then relevant additional measures may be explored by the building management. This may include treatments such as additional line marking, signage for allocated bays or organising infringement notices to be posted on non-confirming public vehicles. However, these potential additional measures may only become necessary should the proposed management arrangements and treatments provided to be inadequate following the occupation of the building.

Appendix A : Signage and Linemarking Plan



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PRELIMINARY PLAN
 FOR DISCUSSION PURPOSES
 ONLY SUBJECT TO CHANGE
 WITHOUT NOTIFICATION

WARNING
 BEWARE OF UNDERGROUND SERVICES
 THE LOCATIONS OF UNDERGROUND SERVICES ARE
 APPROXIMATE ONLY AND THEIR EXACT POSITION
 SHOULD BE PROVEN ON SITE. NO GUARANTEE IS
 GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

DESIGNED
 P. NGUYEN

 APPROVED BY
 A. FARRAN

DESIGN CHECK
 -

 DATE ISSUED
 23 MARCH 2023

SCALE
 A3 1:500

 CAD FILE NO.
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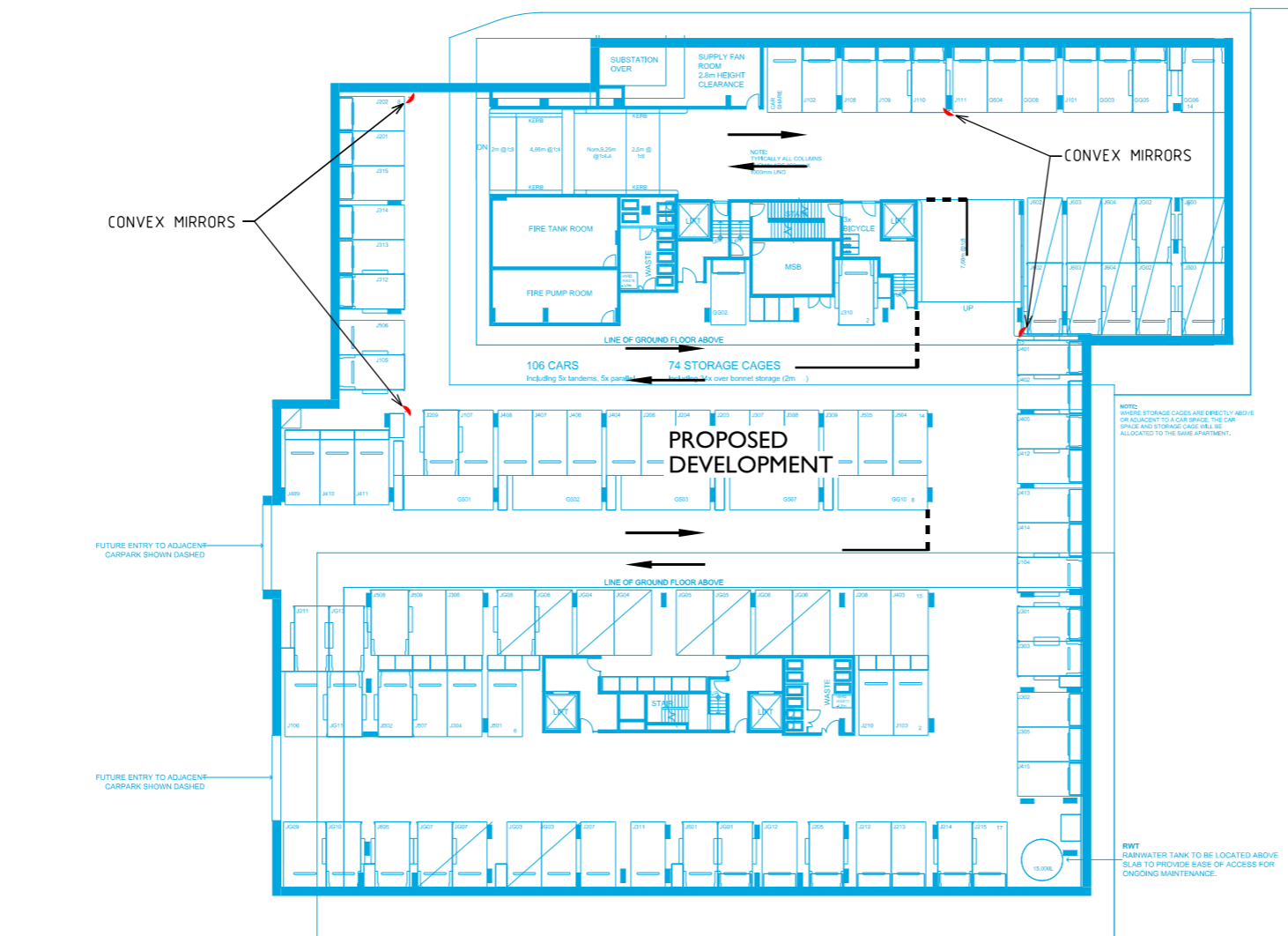
PROPOSED RESIDENTIAL DEVELOPMENT
 37 GRAHAM ROAD, HIGHTT
 GROUND FLOOR
 SIGNAGE & LINEMARKING PLAN
 DRAWING NO. 300303826-02-01

ISSUE P4

MAP REF 77/E10

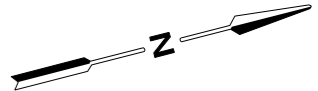
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NOTE: STORAGE CAGES ARE DIRECTLY ABOVE OR ADJACENT TO A CAR SPACE. THE CAR SPACE AND STORAGE CAGE WILL BE ALLOCATED TO THE SAME APARTMENT.

RWTT RAW WATER TANK TO BE LOCATED ABOVE SLAB TO PROVIDE EASE OF ACCESS FOR ONGOING MAINTENANCE.



MAP REF 77/E10



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PROPOSED RESIDENTIAL DEVELOPMENT
37 GRAHAM ROAD, HIGHETT
BASEMENT 1
SIGNAGE & LINEMARKING PLAN
DRAWING NO. 300303826-02-02

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