

A2015816V 4 Margaret St Car Parking Assessment 1.1

3<sup>rd</sup> March 2020

**ADVERTISED COPY**

Monash City Council  
PO Box 1  
Glen Waverley VIC 3150

Dear Sir/Madam,

**Car Parking Waiver Assessment – Proposed Place of Assembly to Complement the Activities of Sankat Mochan Indian Cultural Centre (SMICC) to be located at 4 Margaret Street, Oakleigh South**

**1. Overview**

We have been commissioned by Sankat Mochan Samiti to undertake a Clause 52.06-7 car parking impact assessment for a change of use from warehouse to a place of assembly for Sankat Mochan Indian Cultural Centre (SMICC) at 4 Margaret Street, Oakleigh South. There are 6 on-site car parking spaces proposed – which we have shown to provide compliant access and egress. Leasable area is 1,028m<sup>2</sup>.

See <https://www.realcommercial.com.au/for-sale/property-4-6-margaret-street-oakleigh-south-vic-3167-503378674>

**2. Car Park Layout**

6 parking spaces are proposed – see Appendix A. The layout allows for:

- Forward direction entry, internal manoeuvrability and forward direction egress for 3 spaces into and out of Carinish Road.
- Forward direction entry, internal manoeuvrability and forward direction egress for 2 spaces into and out of Margaret Street.
- Forward direction entry, internal manoeuvrability and reverse direction egress for 1 space into and out of Margaret Street when there is a car parked on the driveway of No.6 Margaret Street. If there is no car parked on the driveway of No.6 Margaret Street, forward direction egress is achievable.
- Unimpeded (not blocked by a parked car) pedestrian entry/exit from/to Margaret Street.

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### 3. Car Parking Demand Analyses

Given the site's location outside of a PPTN zone, parking rates as per Column A of Table 1: Car Parking Requirement within Clause 52.06-5. A warehouse requires 2 spaces plus 1.5 space per 100m<sup>2</sup>. A place of assembly requires 0.3 space per patron. Given that the proposed place of assembly will not have a constant occupancy rate, the parking demand will be based on site occupancy, which will vary according to scheduled activities by time of day and day of week. See <https://www.sankatmochan.org.au/timings/>. Sankat Mochan Samiti (see <https://www.sankatmochan.org.au/>) currently operates at 1289 North Road, Huntingdale.

- Monday: 25 people in the morning with set activities (Morning Puja, Arati, Special Pujas on request) between 10.30am and 12.30pm. 50 people in the evening with set activities (Vishnu Sahastra Nam, Shivlingashtak, Sankat Mochan Ashtak, Arati) between 6.30pm and 8.30pm.
- Tuesday: 25 people in the morning with set activities (Morning Puja, Arati, Special Pujas on request) between 10.30am and 12.30pm. 50 people in the evening with set activities (Sankat Mochan Ashtak, Hanuman Chalisa, Arati) between 6.30pm and 8.30pm and 200 people at any one time in the evening associated with special regular activity (Maha Prasad (Langar)) between 6pm and 8pm. At the peak evening time, there will be 250 people on site at any one time.
- Wednesday: 25 people in the morning with set activities (Morning Puja, Arati, Special Pujas on request) between 10.30am and 12.30pm. 50 people in the evening with set activities (Hanuman Shotram, Ganpati Poojan, Aarati) between 6.30pm and 8.30pm.
- Thursday: 25 people in the morning with set activities (Morning Puja, Arati, Special Pujas on request) between 10.30am and 12.30pm. 50 people in the evening with set activities (Shri Sai Baba Pooja, Sankat Mochan Ashtak, Arati) between 6.30pm and 8.30pm and 50 people in the evening associated with special regular activity (Maha Prasad (Langar)) between 6.45pm and 8pm. At the peak evening time, there will be 100 people on site.
- Friday: 25 people in the morning with set activities (Morning Puja, Arati, Special Pujas on request) between 10.30am and 12.30pm. 50 people in the evening with set activities (Devi Puja, Sankat Mochan Ashtak, Arati) between 6.30pm and 8.30pm.
- Saturday: 25 people in the morning with set activities (Morning Puja, Arati, Special Pujas on request) between 10.30am and 12.30pm. 50 people in the evening with set activities (Evening Puja, Bhajans, Sankat Mochan Ashtak, Hanuman Chalisa, Arati) between 4.30pm and 8.30pm.

- Sunday: 25 people in the morning with set activities (Morning Puja, Arati, Special Pujas on request) between 10.30am and 12.30pm. 50 people in the evening with set activities (Evening Puja – Sankat Mochan Ashtak, Hanuman Chalisa, Arati) between 4.30pm and 8.30pm.

Typically, morning occupancy is 50 people between 10.30am and 12.30pm 7 days a week. Evening occupancy is 50 people between 6.30pm and 8.30pm weekdays except Tuesday and Thursday, and between 4.30pm and 8.30pm on weekends. On Tuesday, evening occupancy is 250 people maximum at any one time between 6.30pm and 8.30pm. On Thursday, evening occupancy is 100 people maximum at any one time between 6.45pm and 8.30pm.

Tables 1 to 5 present a comparison of parking requirements between the existing and proposed uses for weekday daytime hours, weekend daytime hours, weekday (except Tuesday and Thursday) and weekend evening hours, and peak weekday (Tuesday) evening hours.

Land Use	Existing			Proposed		
	Charac-teristics	Parking Rate	Clause 52.06 Parking Requirement	Charac-teristics	Parking Rate	Clause 52.06 Parking Requirement
Warehouse	1,028m <sup>2</sup>	2 spaces plus 1.5 space per 100m <sup>2</sup>	17.42 spaces			
Place of assembly				25 people	0.3 space per person	7.5 spaces
Total			17 spaces (17.42 rounded down)			7 spaces (7.5 rounded down)
Number of On-Site Spaces			6 spaces			6 spaces
Off-Site Parking Impact			11 spaces. This is a weekday daytime parking credit that can be carried forward to future users of the site.			1 space (No additional impact relative to existing 11 space impact during weekday daytime hours)

**Table 1: Clause 52.06 Car Parking Requirements – Weekday Daytime Hours**

Land Use	Existing			Proposed		
	Charac-teristics	Parking Rate	Clause 52.06 Parking Requirement	Charac-teristics	Parking Rate	Clause 52.06 Parking Requirement
Warehouse	1,028m <sup>2</sup>	2 spaces plus 1.5 space per 100m <sup>2</sup>	0 space, as warehouse is closed during this time			
Place of assembly				50 people	0.3 space per person	15 spaces
Total			0 space			15 spaces
Number of On-Site Spaces			6 spaces			6 spaces
Off-Site Parking Impact			0 space			9 spaces (Additional 9 space impact relative to existing)

**Table 2: Clause 52.06 Car Parking Requirements – Evening Hours (Weekday and Weekend) except Tuesday and Thursday**

Land Use	Existing			Proposed		
	Charac-teristics	Parking Rate	Clause 52.06 Parking Requirement	Charac-teristics	Parking Rate	Clause 52.06 Parking Requirement
Warehouse	1,028m <sup>2</sup>	2 spaces plus 1.5 space per 100m <sup>2</sup>	0 space, as warehouse is closed during this time			
Place of assembly				25 people	0.3 space per person	7.5 spaces
Total			0 space			7 spaces (7.5 rounded down)
Number of On-Site Spaces			6 spaces			6 spaces
Off-Site Parking Impact			0 space			1 space (additional 1 space impact relative to existing)

**Table 3: Clause 52.06 Car Parking Requirements – Weekend (Saturday and Sunday) Daytime**

Land Use	Existing			Proposed		
	Charac-teristics	Parking Rate	Clause 52.06 Parking Requirement	Charac-teristics	Parking Rate	Clause 52.06 Parking Requirement
Warehouse	1,028m <sup>2</sup>	2 spaces plus 1.5 space per 100m <sup>2</sup>	0 space, as warehouse is closed during this time			
Place of assembly				250 people	0.3 space per person	75 spaces
Total			0 space			75 spaces
Number of On-Site Spaces			6 spaces			6 spaces
Off-Site Parking Impact			0 space			69 spaces (Additional 69 space impact relative to existing)

**Table 4: Clause 52.06 Car Parking Requirements – Tuesday Evening with Maximum 250 People On Site At Any One Time**

Land Use	Existing			Proposed		
	Charac-teristics	Parking Rate	Clause 52.06 Parking Requirement	Charac-teristics	Parking Rate	Empirical Parking Requirement
Warehouse	1,028m <sup>2</sup>	2 spaces plus 1.5 space per 100m <sup>2</sup>	0 space, as warehouse is closed during this time			
Place of assembly				250 people	0.2 space per person, as derived from empirical data.	50 spaces – from a 250m catchment (centred at 1289 North Road, Huntingdale) survey of parking occupancies on a Tuesday evening and a Wednesday evening.
Total			0 space			50 spaces
Number of On-Site Spaces			6 spaces			6 spaces
Off-Site Parking Impact			0 space			44 spaces (additional 44 spaces)

**Table 5: Empirical Car Parking Requirements – Tuesday Evening with Maximum 250 People On Site At Any One Time**

Land Use	Existing			Proposed		
	Charac-teristics	Parking Rate	Clause 52.06 Parking Requirement	Charac-teristics	Parking Rate	Clause 52.06 Parking Requirement
Warehouse	1,028m <sup>2</sup>	2 spaces plus 1.5 space per 100m <sup>2</sup>	0 space, as warehouse is closed during this time			
Place of assembly				100 people	0.3 space per person	30 spaces
Total			0 space			30 spaces
Number of On-Site Spaces			6 spaces			6 spaces
Off-Site Parking Impact			0 space			24 spaces (Additional 24 space impact relative to existing)

**Table 6: Clause 52.06 Car Parking Requirements – Thursday Evening with Maximum 100 People On Site At Any One Time**

Land Use	Existing			Proposed		
	Charac- teristics	Parking Rate	Clause 52.06 Parking Requirement	Charac- teristics	Parking Rate	Empirical Parking Requirement
Warehouse	1,028m <sup>2</sup>	2 spaces plus 1.5 space per 100m <sup>2</sup>	0 space, as warehouse is closed during this time			
Place of assembly				250 people	0.2 space per person, as derived from empirical data.	20 spaces
Total			0 space			20 spaces
Number of On- Site Spaces			6 spaces			6 spaces
Off-Site Parking Impact			0 space			14 spaces (additional 14 spaces)

**Table 7: Empirical Car Parking Requirements – Thursday Evening with Maximum 100 People On Site At Any One Time**

### **Off-Site Parking Impacts**

The following comments apply regarding off-site parking impacts:

- None (zero) during weekday daytime hours, taking into consideration the 11-space parking credit associated with the existing warehouse use during weekday daytime hours
- Additional 1 space impact during weekend daytime hours.
- Additional 9 space impact during weekday and weekend evening hours excluding Tuesday and Thursday.
- Additional 69 space impact during evening hours on Tuesday based on Clause 52.06's parking rate of 0.3 space per person, and 44 space impact based on empirical parking rate of 0.2 space per person.
- Additional 24 spaces during evening hours on Thursday based on Clause 52.06's parking rate of 0.3 space per person, and 14 spaces based on empirical parking rate of 0.2 space per person.

### **Empirical Data for Tuesday and Thursday Evening Special Regular Events**

Table 8 presents parking occupancy data on a special event evening (Tuesday night with up to 250 people on-site at any one time) and a regular evening (Wednesday night with up to 50 people on-site at any one time) undertaken at 1289 North Road Service Road, Huntingdale, where the applicant currently operates from.

Data at 7.30pm indicates a peak parking demand of 43 spaces. Our surveyors observed discrete parking activity of people associated with the existing place of assembly - along North Road Service Road, including private properties that front the service road.

On the busiest weeknight (Tuesday night), the empirical parking demand is 50 spaces, based on a survey of the existing place of assembly at 1289 North Road Service Road, Huntingdale. This equates to a derived empirical parking rate of 0.2 space per patron for evening special regular events.



Location	Side of Road	Restriction	Supply	Parking Occupancy												
				Wednesday, 12th February 2020						Tuesday, 11th February 2020						
				No Assembly Event Evening						Regular Tuesday Night Assembly Event with 250 people on site at any one time 1289 North Road Service Road						
				Wed 6.45pm	Wed 7pm	Wed 7.15pm	Wed 7.30pm	Wed 7.45pm	Wed 8pm	Tue 6.45pm	Tue 7pm	Tue 7.15pm	Tue 7.30pm	Tue 7.45pm	Tue 8pm	
North Road service road, between Huntingdale Road and Shafton Street	North	4P 8am to 6pm Mon to Fri	5	1	1	1	1	1	1	1	4	4	5	5	5	5
	North	Loading Zone											1	1	1	
	North	Other														
	North	4P 8am to 6pm Mon to Fri	2	0	0	0	0	0	0	0	0	0	2	2	2	1
	South	4P 8am to 6pm Mon to Fri	23	9	9	9	10	10	10	20	23	23	23	23	21	22
Sankat Mochan. No.1289	North	Private Parking	1	0	0	0	0	0	0	2	2	2	3	2	4	
No.1295 North Road	North	Private Parking	2	0	0	0	0	0	0	2	5	7	7	5	6	
No.1297 North Road	North	Private Parking	3	2	2	2	2	2	2	2	2	3	3	3	3	
No.1303 North Road	North	Private Parking	4	0	0	0	0	0	0	1	1	2	2	3	1	
No.1309 North Road	North	Private Parking	4	0	0	0	0	0	0	0	0	2	4	3	2	
No.1277 North Road - Council Car Park	North	4P 8am to 6pm Mon to Fri, 8am to 1pm Sat	8	7	7	6	6	6	6	7	8	9	9	8	7	
	North	2P 8am to 6pm Mon to Fri, 8am to 1pm Sat	9	5	5	5	6	6	8	7	9	8	8	8	9	
Shafton Street, between North Road and Hume Street	East	No Stopping														
	West	Unrestricted	5	4	4	4	4	4	4	4	4	4	4	4	4	
Hume Street. Between Huntingdale Road and Shafton Street	North	2P 8am to 6pm Mon to Fri, 8am to 1pm Sat	21	6	6	7	8	8	8	6	5	5	5	8	9	
	North	No Parking 8am to 5pm Mon to	1	0	0	0	0	0	0	0	0	0	0	0	0	
	South	No Parking 8am to 5pm Mon to	1	0	0	0	0	0	0	0	0	0	0	0	0	
	South	2P 8am to 6pm Mon to Fri, 8am to 1pm Sat	24	5	5	5	5	4	4	4	6	5	9	10	8	
Capacity		113														
Number of Parked Cars			39	39	39	42	41	43	59	69	78	85	83	81		
Number of Vacant Spaces			74	74	74	71	72	70	54	44	35	28	30	32		
Estimated Number of Parked Cars associated									20	30	39	43	42	38		

**Table 8: Empirical Peak Weeknight Parking Data of the Existing Place of Assembly at 1289 North Road Service Road, Huntingdale**

#### **4. Capacity of Off-Site Parking Areas around 4 Margaret Street, Oakleigh South**

Parking supply and occupancy surveys carried within 250m indicate no issue with accommodating the parking short-fall at all times. See Figure 1 and Table 9. There are:

- In excess of 28 vacant spaces during weekday daytime hours. Note that there is zero off-site parking impact during weekday daytime hours, taking into consideration the 11-space parking credit associated with the existing warehouse use during weekday daytime hours.
- In excess of 92 vacant spaces during weekend daytime hours. The parking impact of 1 off-site space can be readily accommodated.
- In excess of 78 vacant spaces on weeknight evenings – 78 at 6pm, and 85 plus after 6.30pm. Peak Tuesday night parking impact of 69 spaces based on Clause 52.06's parking rate of 0.3 space per person, and 44 spaces based on empirical parking rate of 0.2 space per person, can be accommodated. Peak Thursday night parking impact of 24 spaces based on Clause 52.06's parking rate of 0.3 space per person, and 14 spaces based on empirical parking rate of 0.2 space per person, can be readily accommodated. Off-site impact of 9 spaces on other nights (Monday, Wednesday, Friday, Saturday and Sunday) can be readily accommodated.



**Figure 1: Parking Survey Area**

Location	Side of Road	Restriction	Supply	Parking Occupancy									
				Wednesday, 12th February 2020		Saturday, 8th February 2020		Tuesday, 11th February 2020					
				11am	1pm	12pm	6pm	6pm	6.30pm	7pm	7.30pm	8.15pm	8.45pm
Edinburgh Road, between the crossover of No.7 and Price Street	North	Unrestricted	8	8	7	1	0	0	0	0	0	0	0
	South	Unrestricted	5	5	5	0	1	4	1	1	1	2	2
Edinburgh Road, between Price Street and the crossover of No.23	North	Unrestricted	6	6	6	0	0	2	2	2	2	2	2
	South	Unrestricted	6	5	5	3	3	4	1	1	1	1	1
Price Street, between Carinish Road and Margaret Street	East	No Stopping											
	West	Unrestricted	5	4	3	0	0	2	2	2	1	2	1
Price Street, between Margaret Street and Edinburgh Road	East	Unrestricted	10	10	7	1	0	0	0	0	0	0	0
	West	Unrestricted	14	14	14	0	0	2	1	1	1	1	1
Margaret Street, between Price Street and the crossover of 10 Margaret	North	Unrestricted	10	7	7	2	2	2	3	2	2	2	2
	South	Unrestricted	6	5	5	3	3	1	1	1	1	1	1
Margaret Street, between the crossover of No.10 and Colin Road	North	Unrestricted	3	2	2	1	1	3	3	3	3	3	3
	South	Unrestricted	4	3	3	1	3	4	4	4	4	4	4
Carinish Road, between Price Street and Colin Road	North	Unrestricted	16	5	4	0	0	0	0	0	0	0	0
	South	Unrestricted	Not included in the parking survey as people currently park wholly on the road reserve to avoid impacting traffic flow.										
Carinish Road, between Milgate Street and Price Street	North	Unrestricted	11	2	5	0	0	3	2	2	1	1	1
	North	1/2P 8am to 6pm Mon to Fri	1	1	1	0	0	0	0	0	0	0	0
	South	Unrestricted	Not included in the parking survey as people currently park wholly on the road reserve to avoid impacting traffic flow.										
Capacity			105										
Number of Parked Cars				77	74	12	13	27	20	19	17	19	18
Number of Vacant Spaces				28	31	93	92	78	85	86	88	86	87

**Table 9: Parking Survey Data**

Given that the applicant is seeking car parking dispensation, matters listed under Clause 52.06-7 of the Planning Scheme have been addressed and presented in Table 10.

a	The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.	There is minimal likelihood for multi-purpose trips, as patrons are drawn from a specific community, who do not necessarily work or live in the immediate area.
b	The variation of car parking demand likely to be generated by the proposed use over time.	Patron parking demand will be highest on scheduled Tuesday evening event, followed by a lesser intensive Thursday evening event. Patron parking demand during morning hours are very low. Patron parking demand during evening hours on Monday, Wednesday, Friday, Saturday and Sunday are moderately low.
c	The short-stay and long-stay car parking demand likely to be generated by the proposed use.	Staff parking demand is long term. Patron parking demand is short term.
d	The availability of public transport in the locality of the land.	Fair. Public transport accessibility threshold is 400m's of walking distance. Huntingdale Railway Station is located within 1.1km of actual walking distance. Clayton Railway Station is located within 1.2km of actual walking distance. Bus stops on North Road (near corner of Milgate Street) are located 600m away.
e	The convenience of pedestrian and cyclist access to the land.	Being in a built-up area, access for pedestrians and cyclists are excellent.
f	The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.	Not a relevant consideration.
g	The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.	Not a relevant consideration.
h	Any empirical assessment or case study.	Empirical parking rate for a Tuesday night peak special event was determined by surveying the parking demand over a 250m catchment on a Tuesday evening and a Wednesday evening centred around the existing place of assembly (run by the applicant) at 1289 North Road Service Road, Huntingdale.

**Table 10: Response to Clause 52.06-7**



## 5. Conclusion

The proposed change of use from warehouse to place of assembly to complement the activities of Sankat Mochan Indian Cultural Centre (SMICC) at 4 Margaret Street, Oakleigh South, will not result in adverse parking impacts on other businesses in the surrounding streets.

If you have any questions regarding the contents of this report, please do not hesitate to ring me on 0413 295 325, or email me at 6.

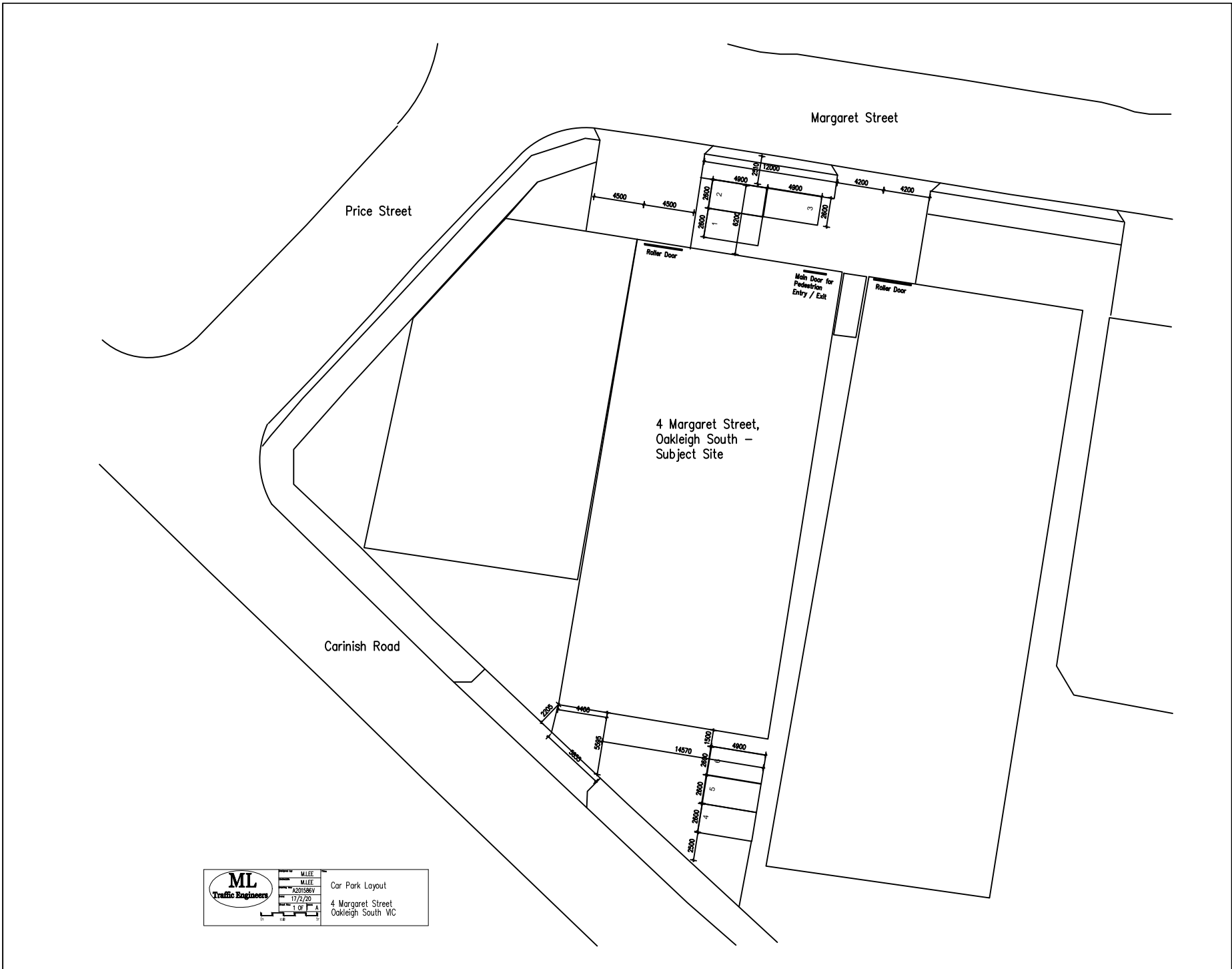
Yours sincerely

A handwritten signature in blue ink, appearing to read 'M Lee'.

Michael Lee, BEng (Monash, 1989)

**Principal**

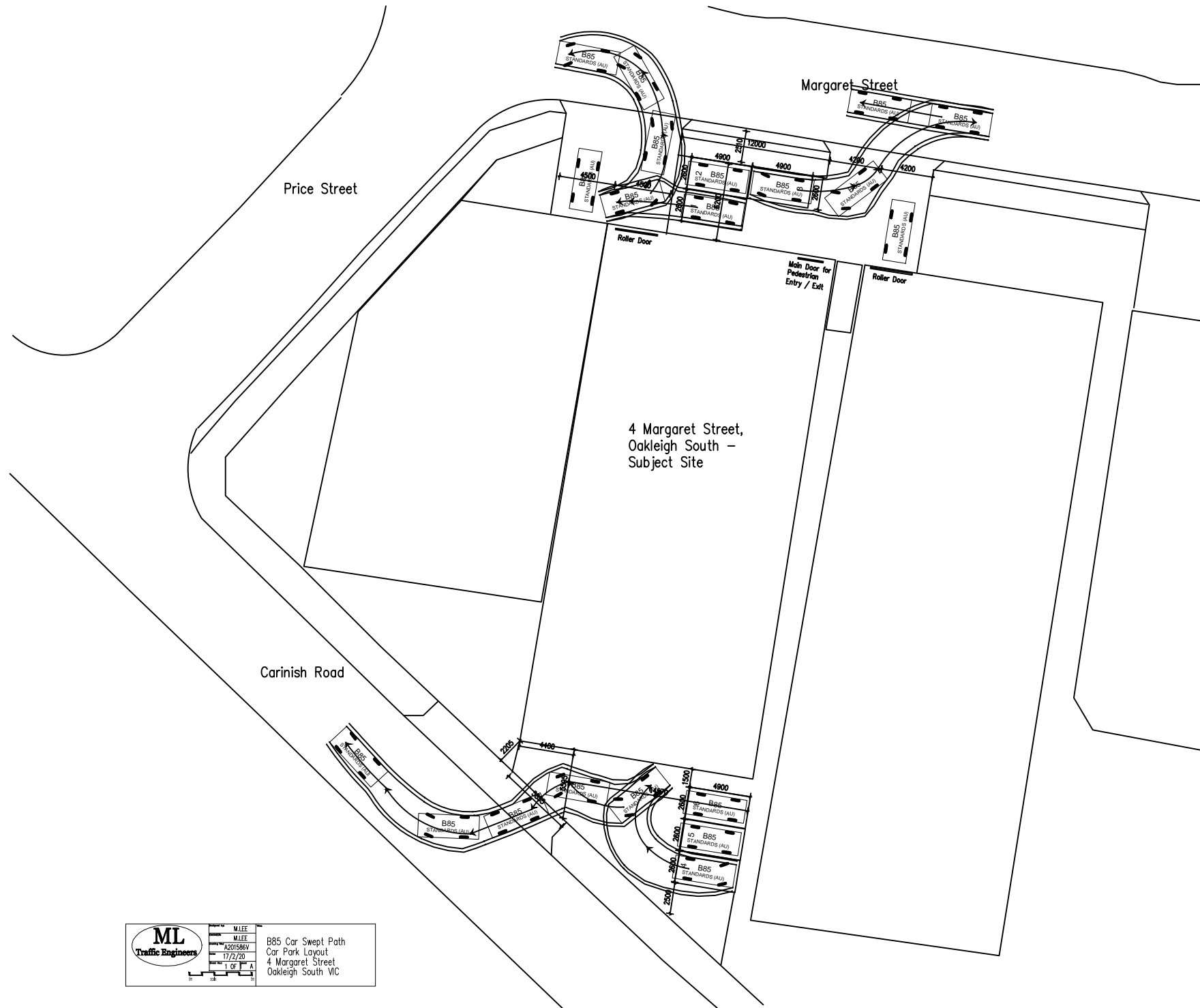
## Appendix A: Car Park Layout and B85 Car Swept Paths



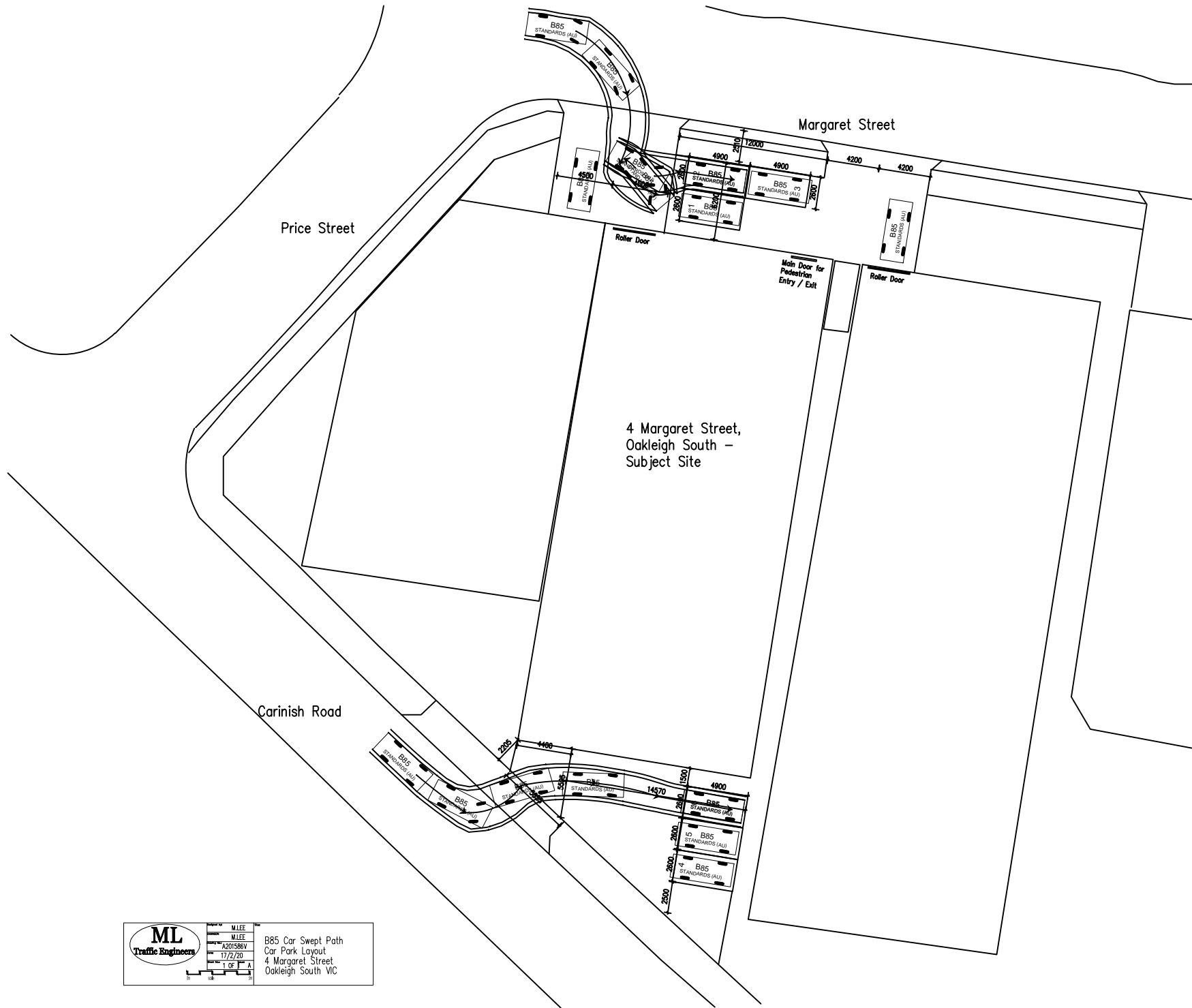
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	SCALE: 1 OF 1	CLIENT: 4 Margaret Street, Oakleigh South VIC
	PROJECT NO: 4201586V	
	SCALE: 1:1000	



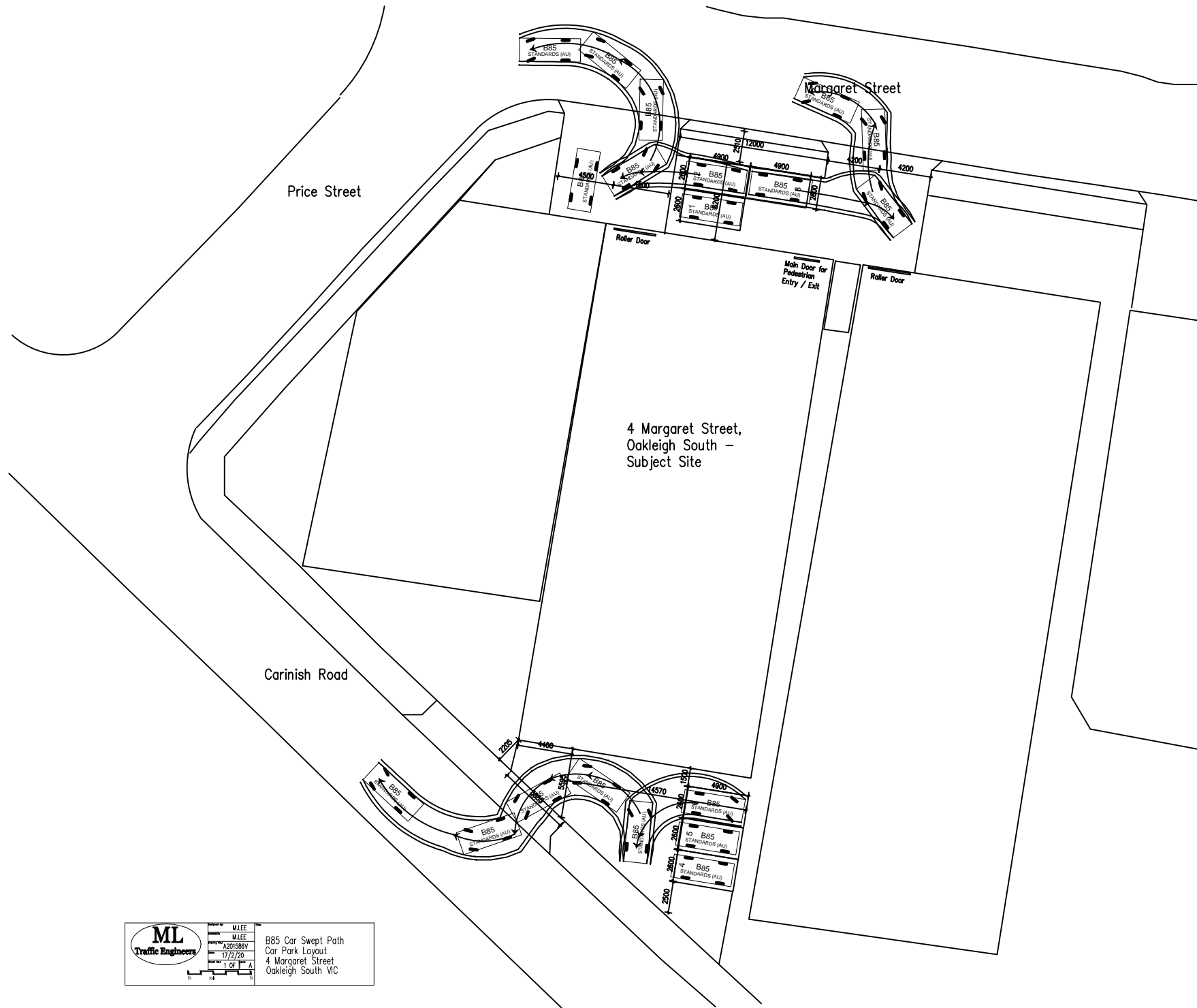




	Scale: M:EE	B85 Car Swept Path Car Park Layout 4 Margaret Street Oakleigh South VIC
	Project: A201586V	
	Date: 17/2/20	
	Sheet: 1 OF 1 A	



	DATE	17/2/20
	PROJECT	B85 Car Swept Path
	CLIENT	42015861
	LOCATION	4 Margaret Street Oakleigh South VIC





	PROJECT NO.	M1EE
	CLIENT	M1EE
	DATE	17/2/20
	SCALE	1 OF 1
<p>B85 Car Swept Path Car Park Layout 4 Margaret Street Oakleigh South VIC</p>		

Margaret Street

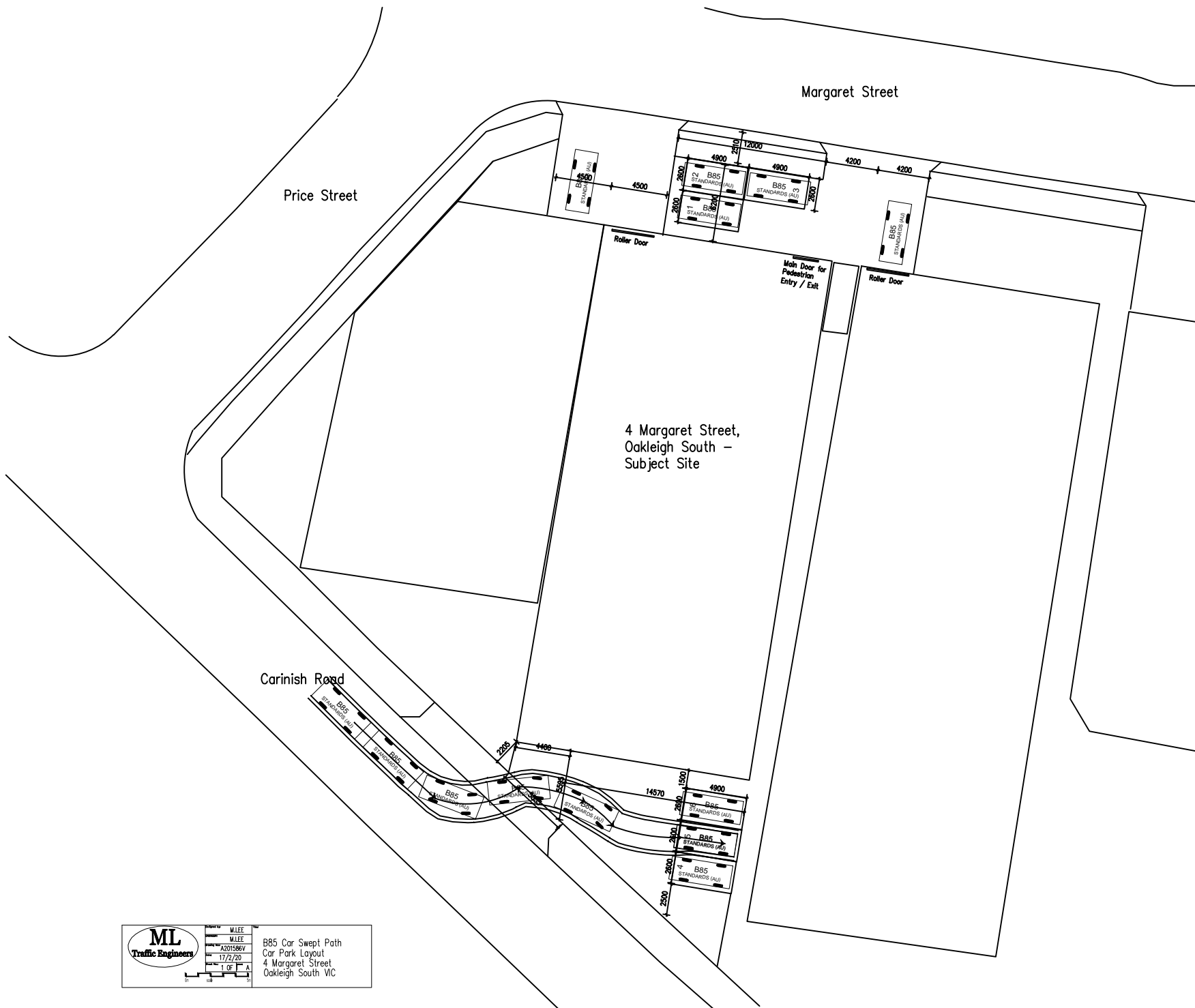
Price Street

4 Margaret Street,  
Oakleigh South -  
Subject Site

Carinish Road

	Project No.	M.LEE
	Client	M.LEE
	Project	A201586V
	Date	17/2/20
		

B85 Car Swept Path  
 Car Park Layout  
 4 Margaret Street  
 Oakleigh South VIC




Margaret Street

Price Street

4 Margaret Street,  
Oakleigh South -  
Subject Site

Carinish Road

	PROJECT NO.	M/LEE
	CLIENT	M/LEE
	DATE	22/01/2020
	SCALE	1:100
	DATE	17/2/20
<p>B85 Car Swept Path Car Park Layout 4 Margaret Street Oakleigh South VIC</p>		

