

Exhibition of Modification Request
Eastlakes Shopping Centre - Mixed Use Development

Application No. MP 09_0146 MOD 4
Location 19A Evans Avenue and 193A Gardeners Road, Eastlakes

Requirement:

Justification fort the proposed number of parking spaces and details of how on-street car parking will be managed, noting the Department supports supressed car parking areas with good access to services and transport

Development Report states:

- iv) The proposed S75 modifications would result in only modest increases in traffic on surrounding roads; and
- v) the surrounding road network and intersections in the vicinity of the site will continue to operate at satisfactory levels of service during peak periods;

Our calculations

Cars space required (estimate)	585
Less:	
proposed residential spaces	(528)
Residents that will be forced to park on the street (note 1)	57

Table 1 - estimated no of car spaces required

Units	Residents	Type of Apartment
52	52	studio
185	185	1 bedroom
171	257	2 bedroom
59	89	3 bedroom
1	2	4 bedroom
468	585	

Conclusion

We disagree with the developers contention that the development proposal would result in only modest increases in traffic on surrounding roads. A significant number of residents will have to park on the street. If we refer to all the adjacent streets to the development site it can be seen there currently exists a lack of car parking available on the street. We have been conservative in our estimates of the number of residents having two cars and adjusted 2,3,4 bedroom units resident numbers in table 1 to arrive at 57 on street parking spaces needed, the number may be higher

There are streets such as Barber Avenue, Eastlakes that always have cars parked on both sides of what is already a narrow street which causes congestion when cars are trying to move in an out. With cars parked on either side there is room only for one car to travel down the road. With new cars on the road this and same in other streets could become problematic.

In summary, any significant release of cars onto the adjacent streets to the development site will exacerbate the congestion that already exists.

Note 1
Development application provides for some 918 parking spaces, comprising 528 residential spaces, 94 visitor spaces and 296 retail spaces.

528 residential spaces
94 visitors
296 retail spaces
918