

ARGYLE

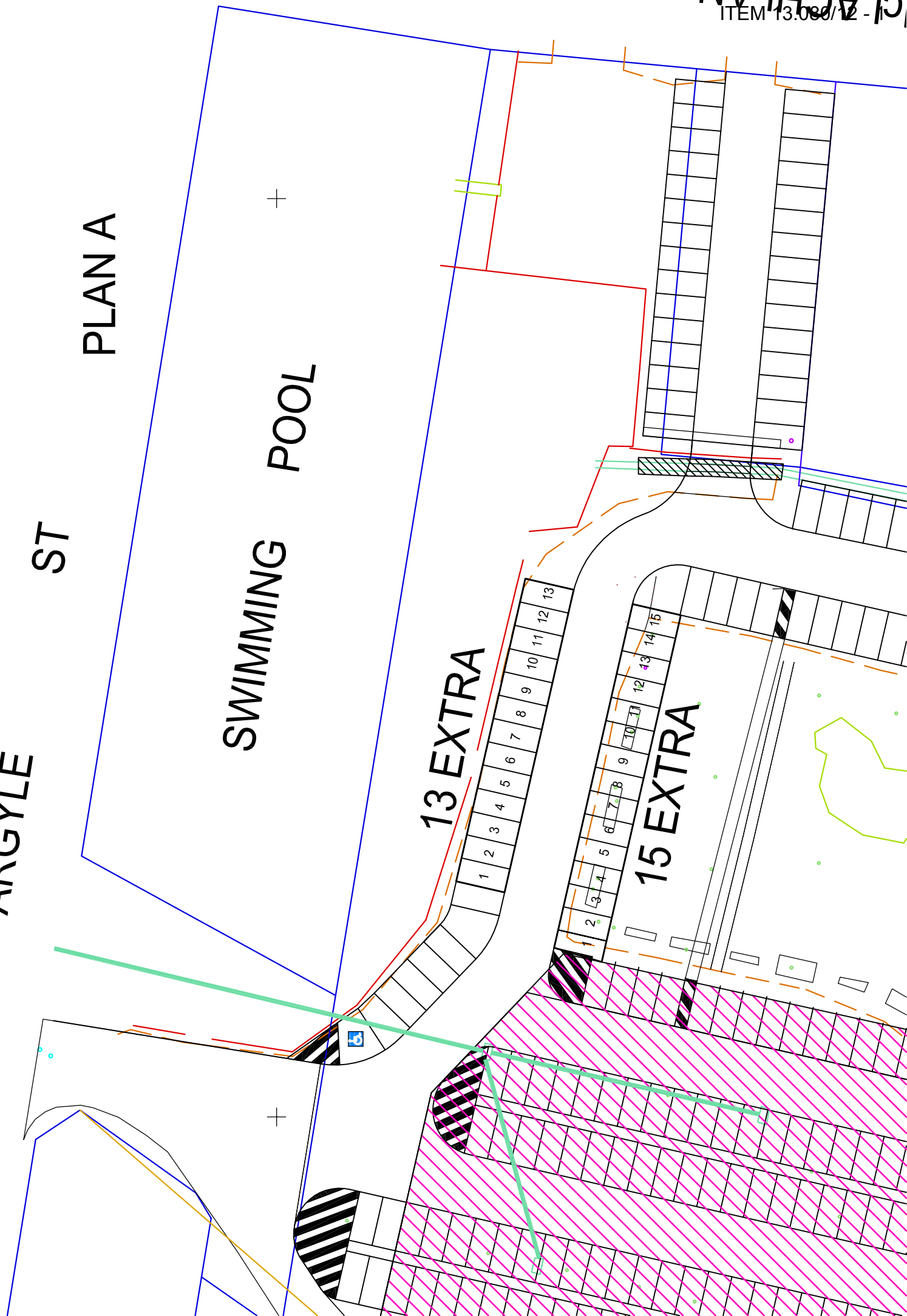
ST

PLAN A

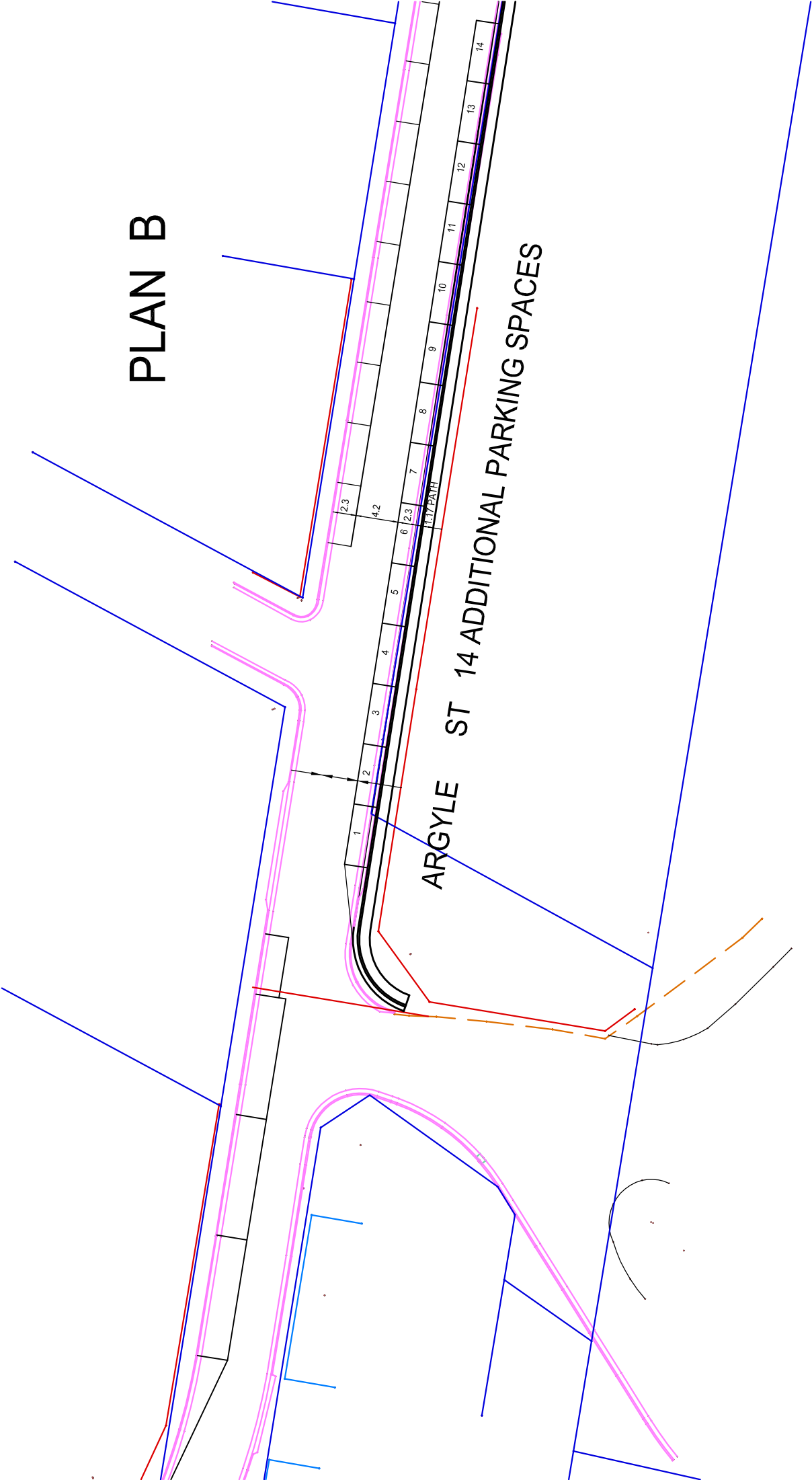
SWIMMING POOL

13 EXTRA

15 EXTRA

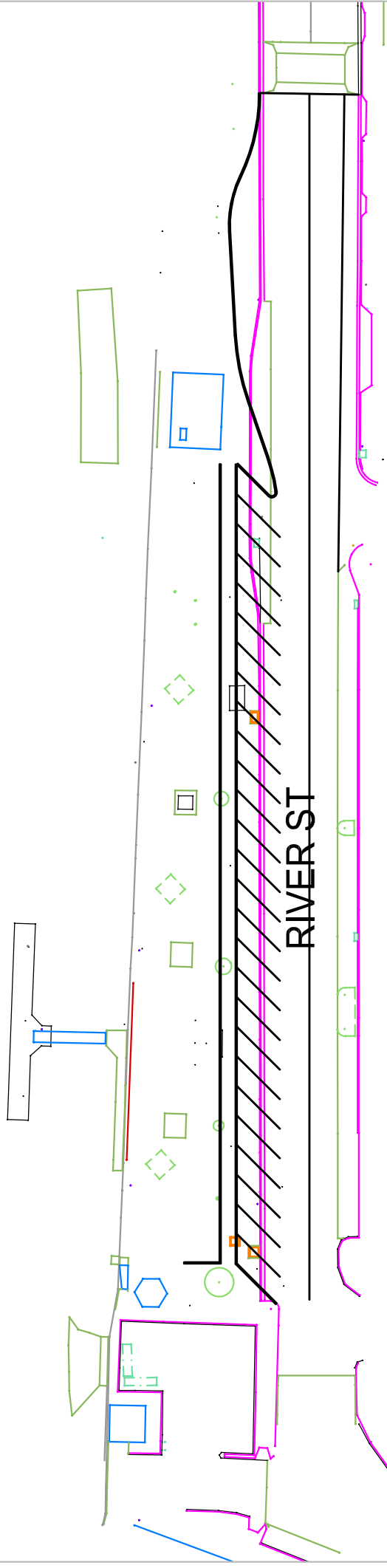


# PLAN B



ARGYLE ST 14 ADDITIONAL PARKING SPACES

PLAN C



CAD FILE: \XXXXX\BASE\1000.dwg				DESIGN R.A.E. 1.08		APPROVED		ISSUE AMENDMENTS		BY DATE		SHEET No.			
SURVEY		X.X.		DRAWN		DATE		A		R.A.E.		1 OF 1			
VERT. DATUM		AHD		R.A.E.		1.08		ORIGINAL ISSUE		1.08		0			
HORIZ. DATUM		ISG		CHECKED		DATE						0			
AZUMITH		ISG		MANAGER OPERATIONS								0			
LB/FB												0			
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**ORDINARY MEETING**

<b>Committee:</b>	<b>CIVIL &amp; CORPORATE</b>
<b>Section:</b>	Civil & Corporate
<b>Date:</b>	11 October 2011
<b>Item:</b>	<b>13.205/11 REPLACEMENT PARKING OPTIONS FOR MACLEAN CBD</b>

**ATTACHMENTS & CONFIDENTIAL ATTACHMENT**

**REPORT SUMMARY**

Presents a preliminary investigation of options for providing replacement carparking within the Maclean CBD on public and private land.

**OFFICER'S RECOMMENDATION**

That:

1. Council note the preliminary information on the potential for additional on-street parking within Maclean CBD.
2. Council engage an independent consultant to negotiate possible sale with the owners of the private sites identified in the confidential attachment in the order identified, and a report be bought back to Council prior to any offer of purchase.
3. Should no suitable private sites be available the matter be reported back to Council with a view to proceeding with detailed investigations of an above ground carpark.

**RECOMMENDATION BY COMMITTEE**

Simmons/McKenna

That the Officer's Recommendation be adopted.

Voting recorded as follows:

For: Councillors Williamson, Simmons, Dinham, McKenna  
Against: Nil

**COUNCIL RESOLUTION – 13.205/11  
(Crs Simmons/Toms)**

That

1. Council note the preliminary information on the potential for additional on-street parking within Maclean CBD.
2. Council engage an independent consultant to negotiate possible sale with the owners of the private sites identified in the confidential attachment in the order identified, and a report be bought back to Council prior to any offer of purchase.
3. Should no suitable private sites be available the matter be reported back to Council with a view to proceeding with detailed investigations of an above ground carpark.

Voting recorded as follows:

For: Councillors Williamson, Comben, Dinham, Howe, Simmons, Tiley and Toms  
Against: Nil

**ORDINARY MEETING**

**BACKGROUND**

Council has resolved to proceed with the sale of 3,750m<sup>2</sup> of the carpark to Metcash (IGA) for the purpose of developing a supermarket.

The area to be sold is located immediately north of the central section of Cameron Park and currently contains 142 spaces. Prior to a reconfiguration in 2009 this section contained 98 spaces. IGA will provide 100 spaces with is 33 more than required, leaving an acknowledged shortfall of 109.

Council, at its meeting on 20 September 2011, considered a report exploring limited options for the replacement of some or all of the spaces on public land (Cameron Park and rear of Maclean Library), several privately owned sites and combinations of both.

Council resolved to exclude Cameron Park green space from consideration while supporting use of the rear of Maclean Library (21 spaces).

This paper now looks at various options for providing the remaining shortfall, after taking into account the 21 spaces on the Library site, of 88 spaces.

**ISSUES**

**1. Public Road Reserves**

Map 1 shows the road network in the immediate vicinity of the carpark and indicates:

- Road Reserve Width (RRW) - Property boundary to property boundary
- Sealed Width (SW) - Kerb to kerb width
- Trafficable Width (TW) - Travel lanes width, excluding on-street parking and cycleways
- Length

**1.1 Potential Sites** - The subject roads and their applicable dimensions are:

**Centenary Drive**

	<i>Southern Section</i>	<i>Northern Section</i>	<i>Current Parking Arrangements</i>
• RRW	7.2m	7.2m	No parking on western side; some parallel on eastern side
• SW	8.0m	8.0m	
• TW	8.0m	5.5m	
• Length	250m		

**Argyle Street (Centenary Drive to McLachlan Street)**

		<i>Current Parking Arrangements</i>
• RRW	10.0m	No parking on both sides
• SW	6.7m	
• TW	6.7m	
• Length	93m	

**McLachlan Street (Argyle Street to Alexander Street)**

		<i>Current Parking Arrangements</i>
• RRW	13m	Parking on western side; 7 90° spaces adjacent to Rotary Park on eastern side, no parking for remainder of eastern side
• SW	8m	
• TW	6m	
• Length	92m	

**ORDINARY MEETING**

**Alexander (Stanley Street to Woodford Street)**

	<i>Southern Section</i>	<i>Northern Section</i>	<i>Current Parking Arrangements</i>
• RRW	22.0m	22.0m	Parallel parking on both sides
• SW	9.7m	13.5m	
• TW	9.7m	8.5m	
• Length	217m		

**Stanley Street (Alexander Street to Centenary Drive)**

		<i>Current Parking Arrangements</i>
• RRW	20m	Parallel parking eastern side; parallel on western side.
• SW	12m	
• TW	7m	
• Length	80m	

**1.2 On-Street Parking Arrangements – Dimensions**

All on-street parking in this study is considered 'medium turnover' – required 2.5m space width.

**60° Parking 2-way Traffic (see Diagram 1)**

60° Parking:	5.1m
Manoeuvring + 1 lane:	4.9m
Second Lane:	<u>3.5m</u>
Total Width:	13.5m

**60° Parking 1-way Traffic (see Diagram 1)**

60° Parking:	5.1m
Manoeuvring + 1 lane:	<u>4.9m</u>
Total Width:	10.0m

**Parallel Parking Both Sides, 2-way Traffic**

Parking:	3.0m	x2
Lanes:	<u>3.5m</u>	x2
Total Width:	13.0m	

**Parallel Parking 1 Side, 2-way Traffic**

Parking:	3.0m	
Lanes:	<u>3.5m</u>	x2
Total Width:	10.0m	

**Parallel Parking 1 Side, 1-way Traffic**

Parking:	3.0m
Lanes:	<u>3.5m</u>
Total Width:	6.5m

**1.3 Public Road Reserve Options**

**Centenary Drive**

Potential additional parking:	Nil
Reasons:	8m wide parallel parking currently provided on eastern side but not wide enough for parallel parking on both sides (10m) or 60° parking on one side (10m)

## **ORDINARY MEETING**

### **Argyle Street**

Potential additional parking: 15 parallel spaces along southern side (adjacent to pool)  
Reasons: 6.7m wide can convert to 1 way west to east from carpark entrance to McLachlan Street (93m); too narrow for parallel on both sides (10m) or 90° on 1 side (10m) as a footpath will need to be provided in the 10m wide road reserve

### **McLachlan Street**

Potential additional parking: 3 90° spaces adjoining and encroaching onto Rotary Park, plus 3 parallel along western side adjacent to bowling club (total = 6)  
Reasons: Not practical to convert to 1-way, 8m sealed width can be widened to 10m to allow parallel parking plus additional 90° in Rotary Park

### **Alexander Street**

Potential additional parking: 6 parallel spaces on southern side opposite bowling club  
Reasons: Piping of drain in this section will provide sufficient width for parking and existing cycleway

### **Stanley Street**

Potential additional parking: Nil  
Reasons: 12m wide; could accommodate additional 10 spaces (18 60° on northern side (replacing 8 parallel) if 1-way but not practical.

Total Additional Spaces: 27

## **2. Construction of Multi-Level Above Ground Carpark**

The southern section of the carpark (see map) has an area of approximately 4,000m<sup>2</sup> (40m x 100m) and contains 104 spaces.

An option available to Council is to construct a single level concrete carpark above part of the existing ground level parking.

If the rear of the Library (21 spaces) and additional on-street parking (27 spaces) are provided, there is a remaining shortfall of 61 spaces (109-48).

Construction of the carpark will result in the loss of around 20 existing spaces due to ramp and column spacing (6 metres between columns results in 3m wide spaces rather than current 2.5m). Eighty (80) spaces require 1,680m<sup>2</sup> upper deck, with an estimated cost of \$2.5m (more precise cost estimate to be provided by a structural engineer).

## **CONSULTATION**

Staff from Operations, Civil Strategic and Environment and Open Space Sections were consulted and contributed technical data. A consultant structural engineer is providing the cost estimate for the multi-level carpark.

## **SUSTAINABILITY ASSESSMENT**

### **Summary Statement**

Council has expressed its support for the replacement of all public carparking spaces that would be lost if the sale of a portion of the Maclean carpark proceeds. This report provides a preliminary investigation into options for providing those replacement spaces within the specific parameters set by Council.

**ORDINARY MEETING**

**Ecology**

N/A

**Economic**

All options come at a cost and actual costs will be refined as the favoured option emerges and detailed designs and costings can be prepared. Balanced against these costs is the economic impact on the Maclean CBD of the potential loss of existing carparking spaces.

**Social & Cultural**

N/A

**Human Habitat & Infrastructure**

Replacement of any lost spaces is viewed as critical in maintaining an adequate level of carparking infrastructure in Maclean CBD.

**Governance**

All options involve considerable expenditure of public funds and Council's guidance is critical in these circumstances.

**OPTIONS**

1. That Council note the preliminary information on the potential for additional on-street parking within Maclean CBD.
2. That Council engage an independent consultant to negotiate possible sale with the owners of the private sites identified in the confidential attachment in the order identified, and a report be bought back to Council prior to any offer of purchase.
3. That should no suitable private sites be available the matter be reported back to Council with a view to proceeding with detailed investigations of an above ground carpark.

Options 1, 2 and 3 are recommended.

**FINANCIAL IMPLICATIONS**

Difficult to ascertain until a likely option has emerged and can be fully costed.

Rob Donges  
DEPUTY GENERAL MANAGER – CIVIL & CORPORATE

Prepared by: Rob Donges  
Section: Civil & Corporate  
Attachments: Map & Diagram  
Confidential Attachment: Options on Privately-Owned Sites