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**MM18/18 CONSTRUCTION OF PUBLIC PARKING - EASTWOOD -  
Mayor, Councillor Jerome Laxale**

**File Number: MYR/07/10/20 - BP18/778**

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### **Background**

By way of the Eastwood Traffic and Parking Study – Progress Update Report of 24 July, 2018 Council has been advised of the progress achieved to date in relation to the study.

This Update Report identified some emerging key themes and issues confronting the Eastwood Town Centre. One key theme is the matter of parking supply and demand being faced by the eastern side of Eastwood Town Centre.

### **Current Situation**

The Update Report has made a number of key findings, including:

- A parking shortfall – with strong evidence of vehicle recirculation for the purposes of trying to find a public parking space (either on-street or off-street)
- This shortage of public car parking is evident in the eastern Town Centre (ie on the eastern side of the Railway Line) as overspill into surrounding residential streets
- The significant public parking deficiency in the eastern Town Centre relates primarily to the lack of off-street public parking
- The parking analysis concluded that a shortfall of some 250 car parking spaces exists within the eastern Town Centre

### **Discussion**

The Update Report concluded that the shortfall of public car parking spaces in the eastern Town Centre could be partly accommodated through the redevelopment of the existing car park facility at Rowe St East.

Therefore, in order to overcome this identified deficiency in public parking in the eastern Town Centre, action should now be initiated to determine an option to redevelop Council's existing at-grade public car park in Rowe Street East. Any such car parking solution will be for the benefit of shoppers to support the full and proper functioning of the eastern Town Centre. This public car parking solution will not be available for commuters.

This action is consistent with the key findings of the Eastwood Traffic and Parking Study update report.

### **MM18/18 (continued)**

The identification of a preferred option for a public car parking solution at Rowe Street East should aim to:

- Devise a solution for a public car park on the site of the existing Rowe Street East at-grade car park
- Undertake necessary planning, engineering and associated design activities to enable the preparation of a concept plan for a multi-deck public car park on this site
- Propose a built solution that complies with prevailing development controls, whilst seeking to provide the maximum number of public car parking spaces within the design solution
- Formulate plans, documentation and studies that will lead to the preparation of a future Development Application for the preferred solution

As part of the preparation of a design solution, appropriate consultation should be undertaken, in line with the preliminary nature of the concept design. Further public consultation will take place in conjunction with any future development application.

There is a need to allocate adequate funding to provide for the preparation of a preferred design solution. An appropriate budget for these activities should be made available from the dedicated funding source for local infrastructure / development contributions (Section 7.11 of the Environmental Planning and Assessment Act, formerly being S94). Such funding is to be made available to support these preliminary project design activities and allow the preparation of the designs before the end of Financial Year 2018-19. At this early stage, indications are that the design activities and other associated costs will require funding in the order of \$550,000.

Accordingly, an allocation in this amount should be committed from Council's development contributions fund(s).

Both the source and quantum of required funding for the future construction of the preferred design is to be identified during this initial design phase, with the aim of including this project in Council's future budget process.

### **RECOMMENDATION:**

- (a) That Council endorses the preparation of a preferred design for the provision of 150 - 200 public car parking spaces on the existing at-grade Rowe Street East car park to support the full and proper functioning of the eastern Town Centre, with the public car park to specifically provide parking for shoppers and not commuters;

**MM18/18 (continued)**

- (b) That a comprehensive consultation process be undertaken with the community when a concept design is available;
- (c) That funding be made available from Council's development contributions fund(s) in the amount of \$550,000 for expenditure during 2018/2019;
- (d) That the General Manager determines an appropriate level of funding required for future construction of the preferred design solution during this initial design phase to then be considered in Council's future budgetary process.

**ATTACHMENTS**

There are no attachments for this report.

Report Prepared By:



**Councillor Jerome Laxale**  
**Mayor**