



STATUTORY PLANNING CHECKLIST

Reducing or waiving car parking requirements

Use this information as a guide to complete your application for a planning permit to reduce or waive car parking requirements.

Considerations that may affect your application

When making a decision on an application of this nature, Council will generally consider the availability of alternative car parking in the locality of the land, as well as:

- Car parking demand in the surrounding area.
- Efficiencies gained from the consolidation of shared car parking spaces.
- Public car parks in the surrounding area.
- On street parking in non-residential zones.
- Streets in residential zones specifically managed for non-residential parking.

Documents to submit with your application

Council requires certain information to be provided with your application in order to properly assess it. To ensure that your application can be processed quickly and efficiently, it is important that you provide the following documentation:

	Document
1	A complete and valid certificate of title.
2	Metropolitan Planning Levy certificate (if applicable).
3	Development plans including site plan, floor plans, garden area plan, elevation plans and shadow diagrams.
4	A car parking demand assessment (traffic impact assessment report) which addresses the following matters: <ol style="list-style-type: none"> 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. b) The variation of car parking demand likely to be generated by the proposed use over time. c) The short-stay and long-stay car parking demand likely to be generated by the proposed use. d) The availability of public transport in the locality of the land. e) The convenience of pedestrian and cyclist access to the land. f) The provision of bicycle parking and end of trip facilities for cyclists in the vicinity of the land.



	<p>g) The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.</p> <p>h) Any empirical assessment or case study</p>
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Other things to consider

Other considerations for an application of this nature may include:

- The requirements of Clause 52.06 (Car parking) of the Mitchell Planning Scheme.
- Whether the application is eligible for VicSmart
 - Where an application involves the reduction of no more than 10 spaces then it may be eligible for consideration as part of the fast track VicSmart process. Find out more about VicSmart planning applications.

Contact Us

Send us an email

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Give us a call

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Monday to Friday, 9.00am – 5pm

Visit a planner

Planning and Building Services Office

Level 1, 61 High Street, Wallan

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