



Car parking

Fact Sheet

Businesses need to consider the car parking requirements for their customers and staff. You may need to factor these into your building plans, or if your business doesn't have space, you may need to apply for a planning permit for a dispensation or waiver of car parking.

How do I find out if I need car parking spaces?

[Clause 52.06](#) of all planning schemes contain the car parking requirements. Table 1 in this clause identifies the car parking requirements for different uses. There are two columns with a lower rate and a higher rate for the provision of on-site parking. The lower rate applies in areas where there is better access to public transport.

What about Parking Overlays and the Principal Public Transport Network (PPTN)?

Lower rates of car parking apply to areas that are within the Principal Public Transport Network or areas within a Parking Overlay. This is usually applied in activity centres where a Council may be promoting active transport (cycling and walking) and public transport over travel by car.

How do I reduce my car parking requirement?

Under Clause 52.06-7, an application to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.



What is a Car Parking Demand Assessment?

This assesses how many car parking spots you're likely to need based on your proposed:

- new use; or
- expansion of the existing business.

The Car Parking Demand Assessment must address the following matters:

- The likelihood of multi-purpose trips, which could be combined with a trip to your business.
- How likely it is that the car parking demand will vary over time.
- The short-stay and long-stay car parking demand likely to be generated by the proposed use.
- The availability of public transport nearby.
- How easy it is to walk or cycle there.
- Whether cyclists can park their bikes on a trip to your business.
- The anticipated car ownership rates of visitors and staff.
- Any empirical assessment or case study.

How do I know how much demand there will be for car parking?

It may be appropriate to engage a traffic engineer to prepare the Car Parking Demand Assessment. The traffic engineer can also prepare a traffic study which, may also be a Council requirement when assessing an application to use land.

Plans may also be required to show, as appropriate:

- All car parking spaces that are proposed to be provided (whether on the land or on other land).
- Access lanes, driveways and associated works.
- Allocation of car parking spaces to different uses or tenancies, if applicable.
- Any landscaping and water sensitive urban design treatments.
- Finished levels, if required by the responsible authority.
- Any other matter specified in a schedule to the Parking Overlay.

Find out more

Read [Clause 52.06](#) of Victoria Planning Provisions. Check Council websites for any policies or guidelines they may have on car parking.