

# Councillor Martin - QoN - Student Accommodation Parking Impacts

Tuesday, 28 May 2024  
Council

**Council Member**  
Councillor Phillip Martin

Public

**Contact Officer:**  
Ilia Houridis, Director City Shaping

## QUESTION ON NOTICE

**Councillor Phillip Martin will ask the following Question on Notice:**

'Could the Administration advise;

1. If the completion of student accommodation towers on North Terrace and in other City locations have had any noticeable impact on demand for nearby on street (paid or unpaid) parking or on the revenue of neighbouring Council owned off street parking and
2. What, if any, impacts it believes there could be on all nearby parking and the Grenfell Street transport corridor if a new student accommodation tower was created on the site of the Crown and Anchor Hotel, together with any likely required mitigating actions?'

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## REPLY

1. Standard analysis of paid parking performance and expiation trends have not detected any material impacts which are attributed to changes in the supply of student accommodation, noting there has not been a specific study undertaken.
2. Based on the current plans, the proposed student accommodation development in Grenfell Street contains no parking spaces within the site, and 120 bicycle parking spaces.
3. The State Government's Planning and Design Code has no minimum car parking requirement for the North Terrace and Crown and Anchor development sites.
4. On-street parking in the near vicinity of the subject location is typically designed for short-term use, promoting access to the area and turnover of vehicles. The on-street parking in the area is not convenient for long-term vehicle storage and parking.
5. There are a number of off-street parking stations in the area, however an assessment has not been undertaken to determine the potential impacts that an additional student apartment building would have on these stations.
6. Anecdotally, it is noted that residents of purpose-built student accommodation buildings do not always own or use private vehicles which require regular parking. These developments are designed to address the amenity for student accommodation and not long term / permanent housing.
7. Residents in apartment complexes are not eligible for residential parking permits in City of Adelaide's current Operating Guidelines.

8. There are multiple facets to parking demand and availability. It is noted that increasing the residential population in the City while balancing impacts to parking, transport and other public amenities, is a complex challenge.

	To prepare this reply in response to the question on notice took approximately 5.5 hours.
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