

Adoption Date: 26/08/03



LOCAL PLANNING POLICY NO. 10/96

TITLE: CAR PARKING POLICY

PURPOSE:

To set out Council's intentions and specific requirements for vehicle parking and manoeuvring in relation to developments throughout the Shire.

INTERPRETATION:

1.0 Off Street Parking

1.1 (a) Subject to Section (2) of this section, the parking requirements of this Section shall apply to all development carried out within the Shire.

(b) Where an existing building or other structure is extended or the area of land occupied by an existing use is increased, the requirements of this Part shall apply only to the extension of the building or to the use of the additional land.

1.2 The owner and occupier of any land, building or other structure which is used for a use in respect of which the parking requirements of this Part apply, shall ensure that all of the requirements of this Section are complied with, at all times.

2.0 Parking Requirements

2.1 A person shall not erect or cause to be erected a building or other structure or use land to be used for any purpose set out in Column 1 of Table 1 hereunder unless it complies with the minimum parking space requirements shown in Column 2 of Table 1 opposite that purpose (For class interpretation of purpose definitions see LPP 6/96 - Interpretation of Purpose Definitions).

TABLE 1

DEVELOPMENT	MINIMUM PARKING SPACES
Accommodation Unit -	
if a hostel	One space for each 40 m ² or part thereof of gross residential area.
if an unlicensed hotel ..	One space for each 90 m ² or part thereof of gross residential area.
if a duplex unit	One space per 2.0 bedrooms.
otherwise	One space per 1.5 bedrooms.
Caterer's Room	One parking space for each 10 m ² of the total floor area or one parking space for every 2.5 persons assessed on the maximum number to be catered for.
Catering Industry	One space for each 15 m ² or part thereof of gross floor area.
Commercial Premises -	
if an office	One space for every two employees or one space for 50 m ² whichever is greater.
otherwise	As determined by the Council.
Hospital	One space for every four beds; in addition one space for each two employees (except where employees' quarters are located in close proximity to the hospital) and a further one space for each staff doctor.
Hotel	One space for each three square metres or part thereof of the net bar room area; in addition one space for each three square or part thereof of the net lounge and beer garden floor area, and a further one space for each guest suite.
Indoor Entertainment -	
if a bowling centre ..	Three spaces for every bowling lane.
if a squash court ..	Three spaces for every squash court.
otherwise	As determined by the Council
Industry (all classes where .. not specifically mentioned in this Table)	One space per three employees.
if a manufacturing industry	One space per three employees; plus one space for each managerial staff member; plus sufficient truck spaces to accommodate the amount of traffic likely to be generated by the use.
if a tyre repair station..	One space for each 95m ² or part thereof of gross floor area.

DEVELOPMENT**MINIMUM PARKING SPACES**

Light Industry - if a motor repair	..	..	..	One space for each 90m ² or part thereof of gross floor area.
Local Store	..	..	..	Four spaces.
Motel	..	..	..	One space for each motel unit. An additional one space for each three employees.
Place of public worship or assembly	..	..	..	One space for every 10 seats or places.
Produce Store	..	..	..	One space for every 25 m ² of total floor area.
Service Station	..	..	..	Five spaces for the first lubricating bay and four spaces for each additional lubricating bay.
Shop	..	..	..	(a) In the case of an isolated shop, or where shops form part of a group of shops four spaces shall be provided for the first 250 m ² of gross floor area for the and one space for each 40 m ² or part thereof of any remaining gross floor area. (b) In the case of a shopping centre, the total gross floor area of which is over 400 m ² , then three spaces shall be provided for each 40 m ² or part thereof of gross floor area.
Warehouse	..	..	..	One space for every four employees or one space for each 95 m ² or part thereof of gross floor area, whichever is the greater.

2.2 The parking space referred to in Sub-section 2.1 of this section shall be a space of 16.5 m² except for motels, boarding houses, flats and serviced rooms where the car parking space allotted to each unit shall be at least 14 m² in area and at least three metres wide.

2.3 Notwithstanding the provisions of this section, the Council may vary any such provisions where it is considered to be necessary because of -

- (a) The unique size, shape, location or topography of existing and proposed allotments;
- (b) The existing and future amenity of the locality.

3.0 Parking Areas

3.1 Subject to Section 3.3 of this Clause a parking area shall be -

- (a) At least 10.5 m. wide;
- (b) At least 6 m. deep;
- (c) Of a gradient as in the opinion of the Council to be suitable for vehicular parking;
- (d) Laid out to the satisfaction of the Council in such a manner as to provide adequate access to each parking space and to permit free circulation of vehicles entering, leaving and parking;
- (e) Compacted, sealed marked and maintained to the satisfaction of the Council and continue as such until such times as the Council permits or requires a modification of such parking;
- (f) Readily accessible for vehicular use;
- (g) Indicated by means of a sign or signs to the satisfaction of the Council;
- (h) Landscaped and maintained to the satisfaction of the Council, with a two metres wide planted buffer strip along all streets frontages, except where egress and ingress points occur;
- (i) Not closer than two metres from the alignment of any structure, if in the Council's opinion space is necessary for pedestrian traffic. If directed by Council a concrete kerb shall be erected at the boundary of a parking area.

3.2 Where the allotment of land upon which a parking area is located, pursuant to this section is less than 10.5 m. wide or where the required parking areas is less than 65 m² the Council may approve of a parking area of a lesser width than 10.5 m.

3.3 A parking area shall be located upon the allotment upon which the development is to be carried out unless by special consent, which the Council is hereby empowered to give, the Council approves of the parking area being located upon an adjoining or allotments so located that any part of the parking area is not more than 45 m. from the allotment of land upon which the development is to be carried out.

- 3.4
- (a) The Council may require that access to the parking area be provided from two dedicated roads, in which case the access ways and roads shall be at least seven metres wide.
 - (b) Any two points of vehicular access from the same road to or from a parking area shall be separated by a distance of at least 15 m.
 - (c) At a road intersection or junction, no vehicular access shall be permitted closer than 15 m. (measured along the property line) from the intersection of property lines.

- 3.5 A parking area required by this section shall be -
- (a) Kept exclusively for parking;
 - (b) Used exclusively for parking;
 - (c) Maintained in a fit and proper condition for parking purposes.
- 3.6 Where a parking area exceeds 0.1 ha. in area, shade trees shall be required to be provided at a ratio of at least three per 0.1 ha. and such trees shall be both planted and maintained to the satisfaction of the Council.
- 3.7 The applicant may if agreed upon between they and the Council, in lieu of providing the necessary parking spaces, pay to the Council such sum as shall be approved by the Council for the carrying out of the said works by the Council, in which event the Council shall, subject to the provisions hereof, complete such works within the time agreed between the parties.