

## **9.4 Vehicle Parking Standards – Local Planning Policy No 4**

**Minute No. Item 9.4.4**

**Date: 20th February 2009**

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### **Policy**

#### **1. OBJECTIVE**

The objectives of this policy are to ensure that adequate provision is made for the parking of vehicles.

This policy applies to all developments within the Shire of East Pilbara with the exception of:

- a) developments to which the Residential Design Codes apply; and
- b) developments involving a rural use.

#### **2. REVOCATION OF POLICIES**

This policy incorporates the terms of Local Planning Policy No 2 – Car Parking – Bay Sizes for Off – Street Parking which is by the adoption of this policy revoked.

#### **3. POLICY STATEMENT**

##### **3.1 PROVISION OF OFF STREET PARKING**

In any application for approval to commence development, provision shall be made for the off-street parking of motor vehicles in accordance with Table 1 – Land Use Parking Requirements, except as otherwise provided for within this policy.

##### **3.2 GENERAL**

Parking facilities are to be located so that they do not dominate the surroundings or development and are generally to be located and designed so they are an integral part of the development for the site.

Parking facilities for persons with disabilities are to be clearly visible, correctly sign posted, marked and conveniently located.

Parking facilities are to be maintained to a high standard in terms of lighting, paving, drainage, landscaping and layout, ensuring that these facilities do not visually detract from the locality or impede pedestrians, cyclists and vehicle movements.

### **3.3 CONSIDERATION OF APPLICATIONS REQUIRING OFF-STREET CAR PARKING**

In considering any application for approval to commence development, the Council shall ensure that the standards and requirements set out in this policy are complied with. Any variation from these standards and requirements, subject to the section of this policy dealing with variations to requirements and standards, the Council shall either refuse to approve the development or shall impose conditions on its approval requiring compliance with the standards and requirements.

### **3.4 PARKING SPACES TO BE OFF-STREET**

For the purposes of this policy and subject to the sections of this policy dealing with cash payment in lieu of providing parking spaces and dealing with the joint use of parking facilities, parking spaces required to be provided in relation to any development shall be provided on the land on which the development is proposed.

### **3.5 GENERAL REQUIREMENTS FOR OFF-STREET CAR PARKING**

The following general requirements shall apply when off-street parking is required:

- a) no building or land the subject of an application for approval to commence development shall be occupied until all required parking and loading facilities have been provided to the satisfaction of the Council;
- b) when the use of any land or building is changed to a use which under any policy requires a greater number of parking spaces, additional parking spaces shall, unless otherwise approved by Council, be provided to meet the new requirements;
- c) when a development or land use on any land is enlarged or intensified additional parking spaces to meet the requirements of this clause shall be provided in respect of the enlarged or intensified portion only;
- d) any off-street parking or loading facility, shall comply with the standards herein governing the location, design, improvement and operation of such facilities;
- e) all permitted or required parking and loading facilities shall be provided on the same site as the building or use served, except where Council considers an off-site location to be more appropriate;
- f) the parking facility shall be available for use at all times the development is in use or operating and it shall not be limited, fenced off or otherwise gated so as to restrict or prohibit its use;
- g) parking facilities shall not be used for the storage of:
  - i. vehicles or goods for sale;
  - ii. recreational vehicles;

- iii. commercial vehicles, trucks or trailers (unless the parking facilities used to store such commercial vehicles trucks or trailers are in excess of the minimum requirement);
  - iv. materials, sea containers, plant, equipment or other goods;
  - v. refuse, rubbish, waste, rubbish bins or other waste receptacles;
- nor shall parking facilities be used for the repair of vehicles.
- h) Where this policy does not specify the number of parking spaces required in respect of any particular use, then the number of parking spaces to be provided shall be determined by the Council having regard to other relevant uses, if any.

### **3.6 JOINT USE OF PARKING SPACES**

Parking facilities may be provided jointly by two or more landowners or occupiers or by one landowner or occupier in respect of separate buildings or uses, subject to the satisfaction of the standards and requirements hereinafter set out in this policy.

If there is a deficiency in the number of parking spaces provided to serve any building or use, the Council may permit the parking spaces for that building or use to be provided jointly with any one or more other buildings or uses whether or not those others separately have the prescribed number of parking spaces provided that the peak hours of operation of the buildings or uses so sharing are different and do not substantially overlap.

The Council may require that reciprocal access and circulation arrangements are provided for any buildings or uses affected by this policy when, in the opinion of the Council, such arrangements are deemed necessary to improve design or amenity.

The following requirements shall be complied with by any person seeking to take advantage of the provisions of this policy:

- a) evidence shall be provided sufficient to satisfy the Council that no substantial conflict will exist in the peak hours of operation of the buildings or uses for which the joint use of parking spaces or the reciprocal access and circulation arrangements is proposed;
- b) the number of parking spaces which may be credited from one building or use to another building or use shall not exceed the number of spaces reasonably anticipated to be in excess of the requirement of the first building or use during its off-peak hours of operation;
- c) the Council may require an agreement to be prepared by a solicitor at the expense of the person seeking to take advantage of the provisions of this policy, detailing the relevant issues of the joint usage, and executed by all parties concerned. Any such agreement shall be capable of operating as a restrictive covenant

against any land providing parking spaces, reciprocal access or circulation arrangements and shall ensure that the restraint cannot be removed without the consent of the Council upon the Council being satisfied that the joint use of parking facilities is no longer required.

### **3.7 GENERAL DESIGN REQUIREMENTS FOR OFF-STREET PARKING**

The general design requirements for off-street parking areas shall be in accordance with the Shire's Property Development Design Guidelines or where no Council guidelines exist the relevant Australian Standard and Austroads guidelines apply subject to the following requirements:

- a) All parking spaces shall be provided with adequate access by means of manoeuvring lanes or otherwise with spaces designed so that it is not necessary to reverse directly into a public street to enter or to leave the parking area;
- b) Adequate means of access and egress to and from the parking area shall be provided for all vehicles;
- c) Circulation within a parking area shall be such that all parking spaces, including any garage or carport shall be accessible and usable for the full number of parking spaces required whenever the building or use which they serve is in operation;
- d) The entire parking area, including parking spaces and manoeuvring lanes required by this or any other relevant policy shall be paved with either asphalt, concrete or brick paving or other sealed surfacing acceptable to the Council. The standard of paving shall be in accordance with specifications approved by the Council;
- e) Where lighting is provided in parking areas the lights should not have a detrimental impact on adjoining residential uses or road users, and should not be reduced in effectiveness due to overgrown vegetation or poor placement;
- f) Parking for persons with disabilities is to be designed in accordance with the appropriate ACROD and other relevant standards, clearly visible, correctly sign posted, marked and conveniently located;
- g) All parking facilities shall contain aisles, approach lanes, and manoeuvring areas that are clearly marked with directional arrows and lines to expedite traffic movements. Once a parking facility has been marked in accordance with the approved site plan, the marking shall be permanently maintained;
- h) Parking bay sizes and isle widths shall be not less than that prescribed as user class 3A in AS/NZ 2890.1:2004. (AS/NZ 2890.1:2004 requires 90<sup>o</sup> parking bays to be not less than 2.7m wide, 5.4m long with an isle width of 6.2m);
- i) For parking angles of 60 degrees or greater, up to 0.6m of the space depth may be provided in overhang beyond the front kerb;

- j) If parallel parking spaces are paired, with at least 2.4m of no parking between the pairs, the space depth may be a minimum of 5.5m. Otherwise the minimum space depth for parallel parking spaces shall be between 6.5 and 7.0m;
- k) Where car parking stalls are covered, the minimum width of the car stalls is to be increased to 3 metres;
- l) Where a parking bay is obstructed in width by a retaining wall, wall, column or other obstruction the parking bay shall be designed to comply with clause 5.2 of AS/NZ 2890.1:2004;
- m) The height of any obstruction to a car parking facility shall be not less than 2.5 metres;
- n) Parking bays shall not be in tandem or otherwise stacked unless the Council is satisfied that it is appropriate and the parking area or portion of the parking area is to be used for the storage of clients vehicles.

### **3.8 LANDSCAPING FOR OFF-STREET PARKING**

Boundary landscaping shall be provided for parking facilities visible from any public street and with more than five parking spaces, and interior landscaping shall be provided for open parking facilities with 21 or more parking spaces. Landscaping shall comply with the following requirements:

- a) All areas between parking facilities and adjoining streets shall have a minimum of 2m wide permanent landscape area. In addition, the Council may also require permanent landscaping between the parking facilities and all other side and rear property lines;
- b) For open parking facilities, with 21 or more parking spaces, there shall be provided a minimum of 1 sq. metre of permanent landscaping for every 10 sq. metres of parking stall area. Such landscaping shall not be in addition to any other landscaping required by any other policy; and
- c) Areas not capable of being maintained as landscaping including median strips, traffic islands, paths and pedestrian areas and areas which may be covered by a vehicle overhang shall be excluded from areas to be credited as landscaping areas.

### **3.9 UNITS OF MEASUREMENT**

The units of measurement for calculating the number of required parking spaces shall be interpreted as follows:

- a) When the unit of measurement is based on the number of employees, the shift of employment period during which the greatest number of employees are present at the building or use shall be used in the computation;
- b) When the unit of measurement results in the requirement of a fractional space, any fraction up to but not including one half shall

be disregarded, and fractions equal to or greater than one half shall require one parking space;

- c) When the unit of measurement is based on gross leasable area the definition for gross leasable area contained in Schedule 1 of the Scheme shall apply for determining the required number of car spaces;
- d) When the unit of measurement is based upon the number of fixed seats in a building or use, each 600mm of pew, bench or other seating space shall count as one seat;
- e) Unless otherwise specified where the unit of measurement is based the maximum seating or other capacity of the use the following shall apply:
  - i. 1 space for each 5 square metres of eating area;
  - ii. 1 space for every 5 seats provided or 1 space for every 2.5 square metres in an assembly area, whichever is the greater;
- f) Where a development can reasonably be broken into several separate uses the required parking shall be the aggregate of the parking for each of the uses.

### **3.10 COMMERCIAL VEHICLE PARKING**

In addition to the parking spaces required for owners, occupants, employees, customers or visitors, one parking space shall be provided for each commercial vehicle used in conjunction with the operation of any land use. Parking spaces for such accessory vehicles shall be within the parking facility on the same lot or adjacent to any building.

### **3.11 CASH PAYMENTS IN LIEU OF PROVIDING PARKING SPACES**

The purpose of providing for cash payment in lieu of providing parking spaces is to facilitate co-ordinated and consolidated development through the provision of common parking reserves or the development of on road parking strategies where appropriate.

The Council may accept or require a cash payment in lieu of the provision of paved car parking spaces, subject to the following requirements:

- a) Before the Council agrees to accept a cash payment in lieu of the provision of parking spaces, the Council must have:
  - i. provided a public parking facility nearby; or
  - ii. must have firm proposals for providing public parking nearby within a period of not more than five years from the time of agreeing to accept the cash payment; or
  - iii. agree that it is appropriate that the required car parking is located within a road reserve.
- b) Except as otherwise provided a cash-in-lieu payment shall be not less than the estimated cost to the owner of providing and

constructing the parking spaces required by this policy, plus the value, as estimated by a licensed valuer appointed by the Council:

- i. of that area of land which would have been occupied by the parking spaces, manoeuvring area and any landscaping or pedestrian areas;
  - ii. of the proportionate cost of the Council providing the land on which the parking is to be provided, which ever is the greater.
- c) The area of land to be valued shall be based on:
- i. 30 square metres for each of site parking bay; or
  - ii. 15 square metres of on street parking bay where abutting a street with access is from an existing street; or
  - iii. Such other area as may be required to accommodate the parking in that instance.
- d) Payments made under this policy shall be paid into a special fund to be used to provide public parking in the close proximity of the subject land;
- e) All costs incurred in obtaining the valuation and cost estimates shall be borne by the applicant for approval to commence development; and
- f) Where in the opinion of the Council, there is likely to be a sharing of public parking facilities by uses with significantly different peak demand times, the cash-in-lieu contribution in respect of the requisite number of parking spaces may be reduced by up to 50 per cent of that otherwise applicable.

#### 4. DEFINITIONS

Refer to Schedule 1 of the Shire of East Pilbara Town Planning Scheme No.4 for land use definitions or where not so defined shall be as defined Schedule 1 — Dictionary of Defined Words and Expressions as set out in the Model Scheme Text in the *Town Planning Regulations 1967* or otherwise as interpreted by the Council.

**TABLE 1 – LANDUSE PARKING REQUIREMENTS**

LANDUSE	MINIMUM PARKING PROVISION (RATIO)
<b>Aged or Dependent Persons Dwelling</b>	As per the Residential Design Codes
<b>Amusement Parlour</b>	1 space per 10 square metres of GLA
<b>Ancillary Accommodation</b>	As per the Residential Design Codes
<b>Animal Establishment</b>	1 space for every 10 animals the facility is designed to accommodate plus 1

LANDUSE	MINIMUM PARKING PROVISION (RATIO)
	<p>space per employee.</p> <p>Minimum of 4 spaces.</p>
<b>Bed and Breakfast</b>	1 space for every bedroom available to lodgers in addition to requirements for the principal dwelling
<b>Betting Agency</b>	1 space per employee and 1 space per 20 square metres GLA with a minimum of 10 spaces, whichever is the greater.
<b>Cabin or Chalet</b>	2 spaces for every Cabin or Chalet
<b>Camping Area</b>	1 space per tent site or caravan bay
<b>Caravan Park</b>	<p>1 space per caravan bay plus:</p> <p>Shop - 5 spaces per 100 square metres GLA;</p> <p>Service Station - 2 spaces per pump but not less than 4 spaces;</p> <p>Caretaker's Residence - 2 spaces;</p> <p>Office - 4 spaces per 100 square metres GLA.</p>
<b>Caretakers Dwelling</b>	2 spaces per dwelling
<b>Child Care Premises</b>	1 space per employee, plus 1 space per every 8 children allowed under maximum occupancy
<b>Cinema/Theatre</b>	1 space per employee plus 1 space for every 4 seats or 1 space per every 2.5 square metres of seating area where there are no fixed seats.
<b>Club Premises</b>	<p>2 spaces per 100 square metres of GLA plus</p> <p>1 space per 2.5 square metres of gross bar, plus</p> <p>1 space for every 5 square metres of lounge or beer garden floor area.</p> <p>1 space for each 5 seats provided or 1 space for each 5 square metres of eating area, whichever is the greater.</p>
<b>Consulting Rooms</b>	<p>6 spaces for 1 general practitioner</p> <p>10 spaces for 2 general practitioners</p> <p>All other allowable practitioners:</p> <p>4 spaces for 1 practitioner</p> <p>6 spaces for 2 practitioners</p>
<b>Convenience Store</b>	8 spaces per 100 square metres of GLA for any shop, plus 1 space per petrol pump.



LANDUSE	MINIMUM PARKING PROVISION (RATIO)
<b>Education Establishment</b>  <b>Pre Primary</b>  <b>Primary</b>  <b>Secondary</b>	1 space per staff member plus 1 space for every 3 students  1.1 space per staff member plus 12 drop off bays per 100 students  1.1 space per staff member plus 7 drop off bays per 100 students plus additional requirements for auditoriums or stadiums
<b>Fast Food Outlet</b>	1 space for every 2.5square metres of waiting area with a minimum of 3 spaces plus 1 space for each 5 square metres of seating area , plus 4 queuing spaces for any drive through facility.
<b>Fuel Depot</b>	1 space per 100 square metres GLA and 1 space per employee, whichever is the greater
<b>Funeral Parlour</b>	6 spaces plus 1 space for every 2.5 square metres of seating area
<b>Garden Centre</b>	1 space per 50 square metres of display and sales area – both indoor and outdoor – excluding areas used exclusively for the storage or propagation of plants, plus 1 space per employee but not less than 5 spaces.
<b>Grouped Dwelling</b>	As per the Residential Design Codes
<b>Home Business</b>	1 space per employee not resident of the dwelling plus 1 space for visitors
<b>Home Store</b>	8 space per 100 square metres of GLA with a minimum of 4 plus any additional requirement for the dwelling.
<b>Hospital</b>	1 space to every 4 beds plus  1 space for each employee plus 1 space for each 25 square metres of out patient treatment area including waiting rooms.
<b>Hotel</b>	1 space per 2.5 square metres of gross bar, plus  1 space for every 5 square metres of lounge or beer garden floor area.  1 space for each 5 seats provided or 1 space for each 5 square metres of eating area, whichever is the greater.  1 space for every 5 seats provided or 1 space for every 2.5 square metres in an assembly area, whichever is the greater.  1 space for each bedroom or accommodation unit.
<b>Industry - Cottage</b>	1 space per 100 square metres of GLA or 1 space per person employed, whichever is the greater.

<b>LANDUSE</b>	<b>MINIMUM PARKING PROVISION (RATIO)</b>
<b>Industry – General</b>	3 spaces per 100 square metres GLA; or 2 spaces per person employed; or a minimum of 6 spaces; which ever is the greater.
<b>Industry – Light</b>	3 spaces per 100 square metres GLA; or 2 spaces per person employed; or a minimum of 6 spaces; which ever is the greater.
<b>Industry - Rural</b>	1 space per 100 square metres GLA; or 1 space per person employed; which ever is the greater.
<b>Industry – Service</b>	4 spaces per 100 square metres of shop area and 2 spaces per 100 square metres industrial GLA
<b>Lunch Bar</b>	8 spaces per 100 square metres GLA
<b>Market</b>	3 spaces per stall or 1 space per 10 square metres whichever is the greater
<b>Medical Centre</b>	1 space per 18 square metres of GLA including pharmacies or other retail uses but excluding corridors and lobby areas, plus 1 space for each separate medical or dental office or laboratory.
<b>Motel</b>	1 space per 1 bedroom unit or residential suite, or 1.5 spaces for all other units or residential suites plus 1 space per employee
<b>Motor Vehicle Repair</b>	4 spaces for each working bay plus 1 space per employee
<b>Motor Vehicle, Boat or Caravan Sales</b>	1 space for every 100 square metres of open or covered display area plus 1 space for every employee
<b>Motor Vehicle Wash</b>	5 spaces for every 2 wash stalls. (A wash stall shall be counted as a parking space.)
<b>Multiple Dwelling</b>	As per the Residential Design Codes
<b>Nightclub</b>	1 space for every 4 persons capable of being accommodated in the building plus 1 space per employee
<b>Office</b>	4 spaces per 100 square metres GLA with a minimum of 4 per tenancy
<b>Place of Assembly</b>	1 space for every 4 persons the building is designed to accommodate
<b>Place of Worship</b>	1 space for every 4 persons the building is designed to accommodate

<b>LANDUSE</b>	<b>MINIMUM PARKING PROVISION (RATIO)</b>
<b>Reception Centre</b>	1 space for every 4 persons capable of being seated in the building plus 1 space per employee
<b>Recreation - Private</b>	1 space for every 4 persons, based on the maximum capacity of all facilities when used simultaneously
<b>Recreation – Public</b>	1 space for every 4 persons, based on the maximum capacity of all facilities when used simultaneously
<b>Residential Building</b>	1 space per bed and for dormitories or 1 space per 9 square metres of floor area.
<b>Restaurant</b>	1 space for every 4 persons the building is designed to accommodate or 1 space per 5 square metres of seating area, which ever is the greater
<b>Restricted Premises</b>	8 spaces for every 100 square metres of GLA
<b>Rural Pursuit</b>	1 space per employee
<b>Service Station</b>	1 space for every 230 square metres gross site area but not less than 8 spaces.
<b>Shop</b>	8 spaces for every 100 square metres of GLA or 6 spaces for every 100square metres of GLA in the Town Centre zone.
<b>Showroom</b>	4 for every 100 square metres of display and sales area and 2 spaces for every 100 square metres of storage area, provided that the storage area is separated from the public display area by a permanent wall or divider
<b>Single Bedroom Dwelling</b>	As per the Residential Design Codes
<b>Single House</b>	As per the Residential Design Codes
<b>Storage</b>	2 spaces per 100 square metres GLA; or 2 spaces per person employed; or a minimum of 6 spaces; whichever is the greater
<b>Tavern</b>	1 space per 2.5 square metres of gross bar, plus 1 space for every 5 square metres of lounge or beer garden floor area. 1 space for each 5 seats provided or 1 space for each 5 square metres of eating area, whichever is the greater.  1 space for every 5 seats provided or 1 space for every 2.5 square metres in an assembly area, whichever is the greater.
<b>Transport Depot</b>	1 space per 100 square metres GLA or 1 space per employee, whichever is the greater

<b>LANDUSE</b>	<b>MINIMUM PARKING PROVISION (RATIO)</b>
<b>Vehicle Wrecking</b>	1 space per 500 square metres of site area plus 1 space per employee
<b>Veterinary Centre</b>	4 spaces for each veterinary practitioner, plus 1 space per for every 10 animals the facility is designed to accommodate
<b>Warehouse</b>	2 spaces per 100 square metres GLA; or 2 spaces per person employed; or a minimum of 4 spaces per tenancy; whichever is the greater
<b>All Other Uses</b>	As approved by the Council.

<b>Business Unit Name</b>		Development and Regulatory Services
<b>Version</b>	<b>Decision Reference</b>	<b>Synopsis</b>
1.	11 <sup>th</sup> December 2009	Draft approved for advertising
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3.		