

52.06 CAR PARKING

Purpose

To ensure that car parking facilities are provided in accordance with:

- The State Planning Policy Framework and the Local Planning Policy Framework including the Municipal Strategic Statement and local planning policies.
- Any parking precinct plan.

To provide the opportunity to use parking precinct plans in appropriate locations.

To promote the efficient use of car spaces through the consolidation of car parking facilities.

To ensure the provision of an appropriate number of car spaces having regard to the activities on the land and the nature of the locality.

To ensure that the design and location of car parking areas:

- Does not adversely affect the amenity of the locality, in particular the amenity of pedestrians and other road users.
- Achieves a high standard of urban design.
- Creates a safe environment for users, particularly at night.
- Enables easy and efficient use.
- Protects the role and function of nearby roads.
- Facilitates the use of public transport and the movement and delivery of goods.

52.06-1 Car spaces required

Car spaces required for specified uses

The table at Clause 52.06-6 sets out the number of car spaces required according to the use of land. The requirement for car spaces for a use listed in column 1 of the table is the product of columns 2 and 3 of the table.

A use must not commence and the floor area occupied by an existing use must not be increased until the required car spaces have been provided on the land.

A permit may be granted to reduce the number of car spaces required or to waive the requirement.

The requirement in the table does not apply if there is a parking requirement for the particular use under another clause or in a parking precinct plan.

Car spaces required for other uses

A use other than a use specified in the table at Clause 52.06-6 must not commence and the floor area occupied by such an existing use must not be increased until an adequate number of car spaces for the use have been provided on the land to the satisfaction of the responsible authority.

If there is a parking requirement for such a use under another clause or in a parking precinct plan, that requirement applies.

Existing use of land

The requirement for an existing use of land only relates to any extension of the use or site area provided the existing number of car spaces is not reduced.

Decision guidelines

Before a requirement for car spaces is reduced or waived, the applicant must satisfy the responsible authority that the reduced provision is justified due to:

- Any relevant parking precinct plan.
- The availability of car parking in the locality.
- The availability of public transport in the locality.
- Any reduction in car parking demand due to the sharing of car spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces.
- Any car parking deficiency or surplus associated with the existing use of the land.
- Any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement.
- Local traffic management.
- Local amenity including pedestrian amenity.
- An empirical assessment of car parking demand.
- Any other relevant consideration.

52.06-2 Parking precinct plan

A parking precinct plan is a strategic plan or policy relating to parking of cars and other vehicles within a defined area which is incorporated into this scheme and listed in the schedule to this clause. A parking precinct plan may form part of a more general land use or other strategic plan or policy.

A parking precinct plan may specify different requirements to those set out in the table at Clause 52.06-6

The parking precinct plan must include the following information:

- The purpose of the plan.
- The area to which the plan applies.
- An assessment of car parking demand in the precinct.
- An assessment of car parking supply in the precinct.
- The parking policy to be applied in the precinct.
- Any locational, financial, landscape or other plans or requirements necessary to implement the policy.

52.06-3 Design and construction

Car parking plan

Before any use commences or any building or works associated with that use or an existing use is constructed, a plan must be prepared to the satisfaction of the responsible authority showing all required car spaces, access lanes, driveways and associated works and landscaping.

Provision before commencement

Before any use commences or any new building is occupied, the car spaces, access lanes, driveways and associated works and landscaping shown on the plan must, to the satisfaction of the responsible authority, be provided and available for use and be:

- Formed to such levels and drained so that they can be used in accordance with the plan.
- Treated with an all-weather seal or some other durable surface.
- Line-marked or provided with some other adequate means of showing the car spaces.

Decision guidelines

Before deciding that any plan is satisfactory, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- Any relevant parking precinct plan.
- Whether the layout of car spaces and access lanes are consistent with Clause 52.06-6 or a variation generally in accordance with Australian Standard AS2890.1 - 1993, Parking facilities, Part 1: Off-street car parking.
- The protection and enhancement of the streetscape.
- The provision of landscaping for screening and shade.
- The design and construction standards proposed for paving, drainage, line marking, signage, lighting and other relevant matters.
- The provision for pedestrian movement within and around the parking area.
- The measures proposed to enhance the security of people using the parking area.
- The provision of parking facilities for cyclists and disabled people.
- The type and size of vehicle likely to use the parking area.
- The ease and safety with which vehicles gain access to the site and circulate within the parking area.
- The need for the required car spaces to adjoin the premises used by each occupier, if the land is occupied by more than one occupier.

52.06-4 Car space, access and driveway dimensions

Car space dimensions

A car space must be at least 4.9 metres long and 2.6 metres wide, except that where access is from the side it must be at least 6.7 metres long and 2.3 metres wide.

A car space is not considered to be reduced in length or width by a gas meter attached to an adjoining building if the meter is at least 1.9 metres above the car space.

Access to car spaces

If entry to a car space is from the end (other than direct from a road), the minimum width of the access lane depends on the angle of entry and must be as follows:

Angle to access lane	Width of access lane
45 degrees	3.5 m
60 degrees	4.9 m
90 degrees	6.4 m

If entry to a car space is from the side, the access lane must be at least 3.6 metres wide.

If entry to a car space is direct from a road, the required width of the access lane may include the road.

Driveways

No driveway leading to an area for car parking may be less than 3 metres wide.

If a driveway changes direction or if 2 driveways intersect, the internal radius of the driveway where it changes direction or the intersection must be at least 4 metres when measured at right angles to the driveway. This requirement does not apply if any of the driveways is at least 4.2 metres wide.

If a driveway services 4 or more car spaces, enough space must be provided to make it unnecessary for cars to reverse on to or off the road.

If a driveway to and from more than 10 car spaces is longer than 50 metres, the entrance must be at least 5 metres wide for a distance of 7.5 metres to allow vehicles to pass each other.

If a driveway to 4 or more car spaces has access from land in a Road Zone, the access to the car spaces must be at least 6 metres from the frontage.

Variation of dimensions

A permit may be granted to vary any dimension or requirement of this clause. Before deciding on an application, the responsible authority must consider:

- Whether the dimensions and layout of car spaces and access lanes are generally in accordance with Australian Standard AS2890.1 - 1993, Parking facilities, Part 1: Off-street car parking.
- Any relevant parking precinct plan.

52.06-5 Good Design Guide for Medium-Density Housing

The requirements of Clauses 52.06 do not apply to an application considered under The Good Design Guide for Medium-Density Housing Revision No 2, April 1998.

52.06-6

Car parking table

USE	CAR SPACE MEASURE	RATE
Residential building, other than specified in this table	Car spaces to each lodging room	1
Caretaker's house	Car spaces to each dwelling	1
Dwelling, other than Caretaker's house if at least 2 on a lot	Car spaces to each dwelling	2
Shop other than specified in this table	Car spaces to each 100 sq m of leasable floor area	8
Betting agency Market	Car spaces to each 100 sq m of net floor area	8
Restaurant	Car spaces to each seat available to the public	0.6
Office other than specified in this table Postal agency	Car spaces to each 100 sq m of net floor area	3.5
Hotel or Tavern if the floor area available to the public exceeds 150 sq m	Car spaces to each 100 sq m of bar floor area available to the public, plus	60
	Car spaces to each 100 sq m of lounge floor area available to the public	30
Hotel or Tavern if the floor area available to the public does not exceed 150 sq m	Car spaces to each premises	2
Motel	Car spaces to each unit, plus	1
	Car spaces to each resident employee, plus	1
	Car spaces to each 100 sq m of motel service floor area not available for use by guests	2
Industry other than specified in this table Mail centre	Car spaces to each 100 sq m of net floor area	2.9
Materials recycling Fuel depot Milk depot Motor repairs	Percentage of site area to be set aside for car spaces and access lanes, but not driveways	10

Car parking table (continued)

USE	CAR SPACE MEASURE	RATE
Plant nursery Saleyard Store other than specified in this table Timber yard Utility installation	Percentage of site area to be set aside for car spaces and access lanes, but not driveways	10
Freezing and cool storage Warehouse other than specified in this table	Car spaces to each 100 sq m of net floor area	1.5
Display home	Car spaces to each dwelling for five or fewer contiguous dwellings, plus Car spaces to each additional contiguous dwelling	5 2
Medical centre Veterinary centre	Car spaces to each practitioner	5
Hospital	Car spaces to each bed available for use by patients	1.3
Place of assembly Funeral parlour	Car spaces to each seat or to each sq m of net floor area, whichever is greater	0.3
Golf course	Car spaces to each hole	4
Bowling green	Car spaces to each rink	6
Squash court other than in conjunction with a dwelling	Car spaces to each court	3
Swimming pool other than in conjunction with a dwelling	Car spaces to each 100 sq m of site	5.6
Tennis court other than in conjunction with a dwelling	Car spaces to each court	4
Primary school	Car spaces to each employee	1
Secondary school	Car spaces to each employee	1.2
Tertiary institution	Car spaces to each full-time student and three part-time students	0.6
Convenience shop if the leasable floor area exceeds 80 sq m	Car spaces to each premises	10