

CONTENTS

12	CAR PARKING.....	12-1
12.1	CBD PARKING REQUIREMENTS	12-1
12.2	GENERAL PARKING REQUIREMENTS.....	12-1

TABLES

Table 12-1	Car Parking Requirements	12-2
------------	--------------------------------	------

12 CAR PARKING

This Chapter applies to all development where consent is required. Providing adequate off-street parking is an important consideration as it contributes to the economic viability of a development and maintains the safety of the road network by discouraging on-street parking.

The provision of car parking requirements listed in Table 12-1 are based on the Roads and Traffic Authority's Guide to Traffic Generating Developments 2002. The RTA (NSW Government Department at the time) conducted car parking surveys and research to determine the recommended number of car parking spaces for each land use, representing peak demand.

NOTE: It is important that development complies with all relevant Chapters of this DCP. Applicants should check each Chapter and address all relevant controls.

12.1 CBD PARKING REQUIREMENTS

Council acknowledges the lack of parking available on properties within the B2 Local Centre zone. Given that a contribution plan is not currently in place for car parking, Council is unable to accept a contribution in lieu of car parking spaces that cannot be provided on site. This section aims to allow new development or the re-development of existing CBD properties to be undertaken without being restricted by their lack of ability to provide off-street parking.

Objectives

- a. Ensure development and re-development of properties within the CBD is not restricted due to a lack of ability to provide off-street parking.

Controls

1. Where a change of use of existing floorspace is proposed within the CBD no additional car parking spaces are required.
2. Where minor alterations or additions to existing developments are proposed within the CBD no additional car parking spaces are required.
3. Where a major redevelopment of an existing site within the CBD is proposed the proponent must seek the advice of Council in order to enter into an agreement relating to the provision of car parking spaces.

12.2 GENERAL PARKING REQUIREMENTS

This section applies to all development outside the B2 Local Centre zone. General notes for the use of this table are as follows:

- Where a proposed land use is not listed in Table 12-1, the most similar land use should be used as a guide, or refer to the RTA's Guide to Traffic Generating Developments 2002.

- Where the proposed development involves a combination of land uses, the total number of off-street car spaces to be provided shall be the sum of the requirements for each use.
- Should a variation to the requirements of Table 12-1 be sought, the proponent must demonstrate that the proposed number of spaces will satisfy the expected demand. The total number of off-street parking spaces to be provided is at the discretion of Council. A variation may be considered where:
 - The proposed development is minor in nature and the expected increase in parking demand is minimal, or
 - The proposed development shares a common car park with other tenancies and peak parking demand times between tenancies are staggered, or
 - Suitable alternative parking arrangements are available.

Table 12-1 Car Parking Requirements

LAND USE	CAR PARKING REQUIREMENT	
RESIDENTIAL		
Dwelling house, dual occupancy, attached dwellings, semi-detached dwellings	1 space per dwelling with up to 3 bedrooms 2 spaces per dwelling with 4 or more bedrooms	
Multi-dwelling housing	1 space per dwelling + 1 space for every five 2 bedroom dwellings + 1 space for every two 3 bedroom dwellings + 1 space for every five dwellings (visitor parking)	
Housing for Aged and Disabled Persons	In accordance with the SEPP (Housing for Seniors or People with a Disability) 2004	
CASUAL ACCOMMODATION		
Motels, tourist and visitor accommodation	1 space per unit + 1 space for every 2 employees (full time equivalents) <i>If a restaurant is included then add the greater of:</i> 15 spaces per 100m ² GFA of restaurant / function room, or 1 space per 3 seats	
Bed and breakfast accommodation	1 space per guest room	
OFFICE AND COMMERCIAL		
Commercial premises	1 space per 40m ²	
RETAIL		
Shopping centres	GLFA (m ²)	Spaces per 100m ² GLFA
	0 – 10,000	6.1
	10,001 – 20,000	5.6
	20,001 – 30,000	4.3
	Over 30,000	4.1

LAND USE	CAR PARKING REQUIREMENT
Service stations and convenience stores	Add all relevant requirements: 6 spaces per vehicle servicing workbay 5 spaces per 100m ² of convenience store <i>If a restaurant is included then add the greater of:</i> 15 spaces per 100m ² GFA, or 1 space per 3 seats
Motor showrooms	0.75 spaces per 100m ² site area + 6 spaces per vehicle servicing workbay
Car tyre retail outlets	The greater of: 3 spaces per 100m ² GFA, or 3 spaces per vehicle servicing workbay
Bulky goods retail stores	1 space per 40m ² GFA
FOOD & DRINK PREMISES, CLUBS	
Take-away outlets (with no on-site seating)	12 spaces per 100m ² GFA
Take-away outlets (with on-site seating)	12 spaces per 100m ² GFA or The greater of: 1 space per 2 internal seats, or 1 space per 5 internal and external seats
Drive in take-away outlets (with on-site seating and drive through facilities)	The greater of: 1 space per 2 internal seats, or 1 space per 3 internal and external seats Plus drive through queuing area for 5 cars
Restaurants	The greater of: 15 spaces per 100m ² GFA, or 1 space per 3 seats
Clubs	1 space per 6m ² of public dining, gaming or lounge area
RECREATIONAL FACILITIES	
Gyms, health & fitness centres	1 space per 15m ² GFA
TOURIST FACILITIES	
Caravan parks	1 space per caravan site
ROAD TRANSPORT FACILITIES	
Road transport terminal	Comparisons should be drawn with similar developments
INDUSTRY	
General industrial developments	The greater of: 1 space per 90m ² GFA, or 1 per 2 employees
Factories, factory units	1 space per 50m ² GFA for each unit.
Business parks	1.5 spaces per 100m ² of total GLA

LAND USE	CAR PARKING REQUIREMENT
Plant nurseries	The greater of: 15 spaces, or 0.5 spaces per 100m ² of site area
HEALTH & COMMUNITY SERVICES	
Professional consulting rooms	3 spaces per consulting room
Medical centres	4 spaces per 100m ² GFA
Child care centres	1 space for every 4 children in attendance