

CHAPTER 8 OFF-STREET CAR PARKING

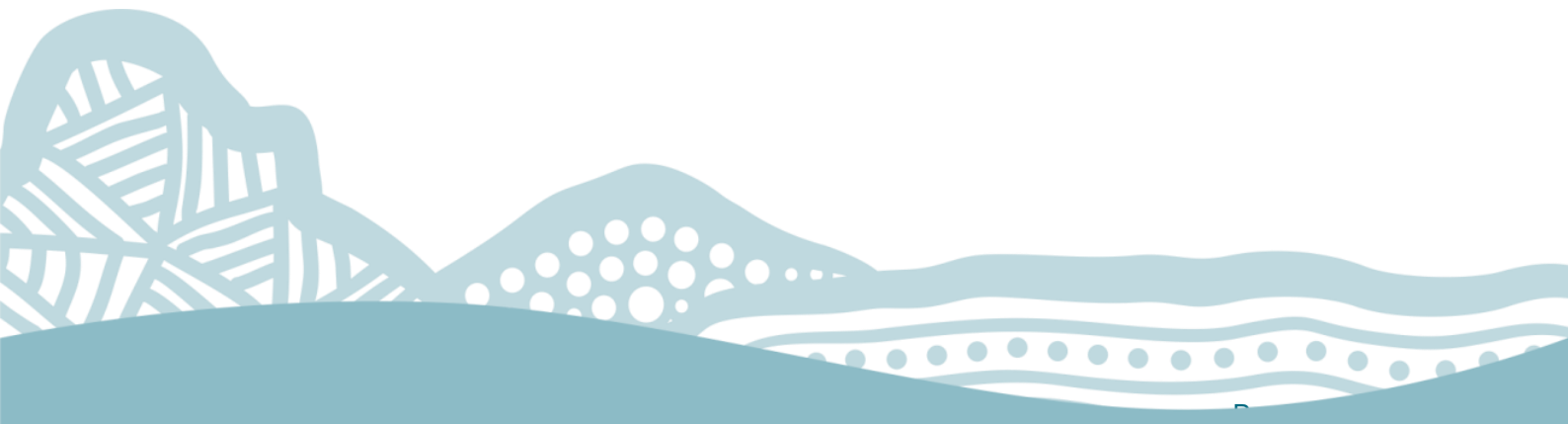


TABLE OF CONTENTS

Chapter 8 Off-street Car Parking.....	146
1 Introduction	148
1.1 Application	148
1.2 Objectives of Chapter 8.....	148
1.3 Definitions.....	148
2 Development Guidelines.....	150
APPENDIX C8	153
Table C8.1 Car Parking Requirements for various land use and development types.....	153

1 INTRODUCTION

1.1 Application

This chapter applies to new development in all Zones, excluding non-residential development in Zone RU5 Village.

1.2 Aims of Chapter 8

- a) To provide guidelines to determine site access and off-street car parking requirements for new development.
- b) To provide guidelines to assist the design of carparking, the preparation of development applications and the assessment of those applications.

1.3 Objectives of Chapter 8

- a) To ensure that adequate provision is made for off-street parking of passenger and service vehicles commensurate with the volume and turnover of all traffic likely to be generated by a development.
- b) To reduce dependency on kerb-side parking, particularly within the Kyogle Business District and industrial areas and to assist in safe pedestrian and vehicle movement.
- c) To ensure that parking areas are safely and attractively constructed, designed and landscaped, to encourage their use by both vehicles and pedestrians.
- d) To apply parking standards so as to recognise historic deficiencies in the provision of off-street parking on individual sites.
- e) To encourage the provision of facilities for parking of vehicles used by people with disabilities within appropriate developments.
- f) To provide applicants with convenient, clear and precise information of Council's requirements for off-street car parking.

1.4 Definitions

The Kyogle LEP 2012 contains definitions for the various forms of development within the council area. This chapter uses the adopted definitions as well as the following:

Aisle means a roadway or an area used by vehicles to gain access to and manoeuvre out of a parking space.

AS/NZS 2890.1 refers to Australian/New Zealand Standard 2890.1 Off-Street Car Parking.

AS2890.2 refers to Australian Standard 2890.2 "Commercial Vehicle Facilities".

AS2890.3 refers to Australian Standard 2890.3 "Bicycle Parking Facilities".

Change of Use means development being a change in the use of a building, land or premises from one defined purpose to another.

Council means Kyogle Council.

Customer Service Area means, in respect of a refreshment room, hotel, club or the like, the area of that establishment including any outdoor area, which is available for the service of patrons, excluding kitchens or other areas for staff only.

Development has the same meaning as in Section 4 of the *Environmental Planning and Assessment Act 1979*.

Display Area means any outdoor area of a site principally used for the display of goods for sale.

Driveway means the roadway by which vehicles move between the road carriageway and the car parking spaces and vice versa, including the crossing over the public footpath.

Employee means any person, principle or staff engaged in the undertaking relating to the application and shall be included in the calculations for the determination of the number of car parking spaces required.

Gross Floor Area (GFA) means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1,400 millimetres above each floor level excluding:

- (i) Columns, fin walls, sun control devices and any elements, projections or works outside the general line of the outer face of the external wall;
- (ii) Lift towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air-conditioning ducts;
- (iii) Car parking needed to meet any requirements of the Council and any internal access thereto;
- (iv) Space for the loading and unloading of vehicles.

Market Area means that area of a retail market equivalent to twice the site area physically occupied by the market stalls at that market.

Parking Space means an area in which a vehicle is to be parked so that adequate clearance is available for access to and from that space, appropriate to the class of vehicle. It includes any garage or court available for parking vehicles.

Pick Up/Set Down Area means a parking space (or spaces) set aside for the picking up or setting down of vehicle passengers, preferably physically separate from any adjacent vehicle carriageway.

Site Area means the area of the legal allotment(s) of land to which an application for consent to carry out development relates.

Work Bay means that area of a car repair station, service station or similar establishment which is normally used for the servicing or repair of single vehicles, including any car washing bay.

2 DEVELOPMENT GUIDELINES

Note: the Acceptable Solutions in the table below represent one way to meet the corresponding Performance Criteria. Applicants that choose not to, or that cannot meet an Acceptable Solution must demonstrate how they meet the corresponding Performance Criteria.

Performance criteria	Acceptable solution
Car parking numbers	
P1 Sufficient car parking spaces are provided on site to service the development and the development will not create an unreasonable demand for on-street parking	<p>A1.1 Car parking spaces are provided within the development site in accordance with Table C8.1 in Appendix C8</p> <p>OR</p> <p>A1.2 For change of use or redevelopment of existing sites and buildings or structures, the maximum number of car parking spaces that can be reasonably accommodated within the site are provided</p> <p>A1.3 Stack parking may be utilised to achieve required parking for residential units provided the stack parking does not interfere with any other unit or visitor parking</p>
Safety and Access	
P2 Car parking areas are safe, readily accessible and do not create impacts on safe and efficient movement of vehicles and pedestrians	<p>A2.1 Car park access and manoeuvring areas are designed in accordance with the relevant Australian Standards, and the Austroads Guide to Traffic Engineering Practice- Part 11 Parking.</p> <p>A2.2 Vehicular access and car parking areas are designed and constructed in accordance with the Northern Rivers Local Government Development Design and Construction Manual.</p>

Performance criteria	Acceptable solution
	<p>A2.3 Vehicles are able to enter and leave the site in a forward direction</p> <p>A2.4 Access and dedicated car parking spaces are provided for people with disabilities in accordance with the relevant Australian Standards</p> <p>A2.5 Car parking and light vehicle traffic are separated from heavy vehicle access and traffic areas</p> <p>A2.6 Adequate signage is provided in accordance with Chapter 4 Signage to advise of the availability of off-street parking areas</p>
Visual Amenity	
P3 Car parking does not detract from the streetscape or alter the existing building line	A3 Car parking is provided at the rear of the premises
P4 Landscaping creates a positive appearance of the development and the streetscape	<p>A16.1 A landscape concept plan is submitted that shows proposed planting areas, species and planting densities and details planting area preparation and planting techniques</p> <p>A16.2 Landscape plantings include a mixture of low maintenance trees, shrubs and groundcovers and avoids plants that attract large numbers of birds or dropping fruits and leaves</p> <p>A16.3 Tree and shrub species are of suitable scale to avoid creating visibility issues in car parking areas</p>
Water Sensitive Urban Design	
P5 Car park design minimises stormwater discharge from the site and does not create impacts on water quality of receiving waters	A5 Runoff from hardstand areas is directed to areas that allow stormwater infiltration, such as permeable paving and garden beds
Loading and Delivery Areas	
P6 Loading areas do not create conflicts with pedestrian or road traffic	<p>A6.1 Car parking and light vehicle traffic are separated from heavy vehicle access and traffic areas</p> <p>A6.2 No loading or unloading occurs within the road reserve, including parking of vehicles associated with the loading and unloading of goods</p>

Performance criteria	Acceptable solution
	A6.3 Loading bays and manoeuvring areas have sufficient dimensions to suit the vehicle servicing the development and allow all manoeuvring to occur wholly within the development site

APPENDIX C8

Table C8.1 Car Parking Requirements for various land use and development types

Land use or development type	Number of car parks required
Agricultural produce industry	1 per 2 employees
Amusement centre	4 per 100m GFA plus 1 per 2 employees
Animal boarding or training establishment	1 per 2 employees
Backpackers accommodation	1 per 5 beds plus 1 per 2 employees
Bed and breakfast accommodation, Farmstay accommodation, Eco-tourist facility	1 per bedroom/cabin/unit etc plus 1 per 2 employees
Boarding house	1 per 3 rooms plus 1 per 5 rooms for visitor spaces
Bulky goods premises	3 per 100m ² GFA
Business premises	1 per 40 m ² GFA
Caravan park	1 per caravan site plus 1 per 10 sites (visitor carparking)
Manufactured home estate	1 per Dwelling plus 1 per 2 Dwellings for visitors
Child care centre	1 per 4 children in attendance
Commercial premises (other than retail or office premises)	1 per 40m ² GFA
Dual occupancy	1 per unit plus 1 visitor carspace
Dwelling house, Attached or semi detached dwelling	2 per dwelling
Educational establishments:	
Tertiary	1 per 2 employees plus 1 per 10 students
Secondary	1 per 2 employees plus 1 per 10 year 11 and 12 students
Primary	1 per 2 employees plus 1 per 100 students (visitor carspace)
Special (incl. handicapped)	1 per 2 employees plus adequate set down area
Other (art school, drama, dance school)	1 per 2 employees plus 1 per 10 students
Entertainment facility	1 per 10 seats or 1 per 10m ² of public floor space whichever is the greater
Exhibition home	2 per dwelling
Extractive industry	1 per employee
Freight transport facility	Assessed on merits
Function centre	1 per 10 seats or 1 per 10m ² of public floor space whichever is the greater
Funeral home	Assessed on merits

Land use or development type	Number of car parks required
Hospital	1 per 5 beds plus 1 per 3 employees and resident doctors
Industry (heavy, general and light)	1 per 100m ² GFA
Intensive livestock agriculture	1 per 2 employees
Landscape material supplies	1 per 100m ² display area
Livestock processing industry	1 per 2 employees
Liquid fuel depot	1 per 2 employees
Market	Assessed on merits
Medical Centre	4 spaces for first health care professional then 3 for each additional health care professional
Mortuary	1 space per 3 seats
Multi dwelling housing	1 per 1 bedroom dwelling; 1.5 per 2 bedroom dwelling; 2 per 3 bedroom dwelling plus 1 per 5 dwellings for visitor parking
Neighbourhood shop	3 per 100m ² GFA
Office premises	1 per 40m ² GFA
Place of public worship	1 per 10 seats or 1 per 10m ² of seating area
Plant Nursery: Wholesale Retail	1 per 2 employees 1 per 100m ² plant display area (indoor and outdoor) plus 1 per 2 employees
Pub	1 per 3.5m ² of licensed floor area plus 1 per 2 employees plus 1 per 5 seats (function room/restaurant/dining room) plus 1 per room where accommodation is provided
Public administration building	1 per 40m ² GFA
Recreation area	Assessed on merits
Recreation facility indoor: Squash/Tennis Courts Gymnasium/Fitness Centre Indoor Cricket Centre Bowling alley Other	3 per court plus 1 per 2 employees 1 per 40m ² GFA 10 per pitch 3 per lane 1 per 40m ² GFA
Recreation facility outdoor	Assessed on merits
Registered club	1 per 3 employees 1 per 25m ² function/auditorium area 1 per 10m ² dining area 1 per 5m ² bar area and gaming area
Residential flat building	1 per 1 bedroom dwelling; 1.5 per 2 bedroom dwelling; 2 per 3 bedroom dwelling plus 1 per 5 dwellings for visitor parking
Restaurant or cafe	1 per 5 seats plus 1 per 2 employees
Restricted premises	1 per 30m ² GFA
Retail premises; where not separately listed	1 per 40m ² GFA
Rural industry	1 per 100m ² GFA or 1 per 2 employees, whichever is the greater
Rural workers dwelling	2

Land use or development type	Number of car parks required
Self storage units	1 per 20 sheds plus 1 per 2 employees
Seniors housing: Self contained	0.5 per bedroom or 1 per 5 dwellings whichever is the greater plus 1 per 2 employees and 1 Ambulance space
Hostel	1 per 10 beds plus 1 per 2 employees and 1 Ambulance space
Service station Vehicle repair station	4 per work bay plus 1 per 40m ² GFA of convenience shop plus 1 per 5 seats for a restaurant
Retail premises: Shopping complex (incorporating a department store)	1 per 40m ² GFA
Shop	1 per 40m ² GFA
Stock and sale yard	Assessed on merits
Timber yard	Assessed on merits
Tourist and visitor accommodation: Hotel or motel accommodation	1 per room/unit plus 1 per 2 employees plus 1 per 5 seats of a restaurant or convention room whichever is the greater
Serviced apartments	1 per 2 rooms plus 1 per 2 employees
Other	1 per accommodation unit plus 1 per 2 employees
Vehicle sales or hire premises	0.75 per 100m ² of display area plus 4 per work bay (for vehicle servicing facilities)
Veterinary hospital	3 spaces per surgery plus 1 per 2 employees
Warehouse or distribution centre	1 per 300m ²
Waste or resource management facility	Assessed on merits
All other	Assessed on merits