

LOCAL PLANNING POLICY NO. 8 – CAR PARKING AND END-OF-TRIP FACILITIES

Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy No. 8 – Car Parking and End-of-Trip Facilities.

Policy Statement

The Town recognises the need to ensure adequate car parking is provided to support land uses; balancing an the area's character, amenity and vibrancy as well as the feasibility and affordability of the use and development of land. This policy seeks to provide the framework in which car parking ratios are to be applied, incentives to reduce car parking (where appropriate) and the provision of end of trip facilities.

*It is intended to operate in conjunction with Part 9A (Provisions about car parking) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.*

Policy Objectives

- (a) To stipulate the minimum number of parking and end of trip facilities to be provided to support development, as well as the circumstances in which the Town will consider a reduction in parking spaces.
- (b) To establish the requirements for the design and access of parking facilities.
- (c) To balance the provision of sufficient on-site car parking with the need to encourage pedestrians and promote alternative transport methods.

Application

This policy applies to all applications for development approval for land within the district, with the exception of applications for ancillary dwellings, grouped dwellings, multiple dwellings, residential dwellings, single houses (see *State Planning Policy 7.3*) and the Family Day Care, Home Occupation and Home Business land uses (see *Local Planning Policy 17*).

Definitions

Net lettable area (NLA) means the same as the definition given in Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Parking space (space) means the area of pavement required to park one vehicle.

Policy Requirements

1. Car Parking Provision

1.1 For the purposes of Clause 77A of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, for land within the Bassendean Town Centre, the minimum on-site parking requirement is one space per 75m² of NLA.

1.2 For the purposes of Clause 77A of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, for land not within Bassendean Town Centre, the minimum on-site parking requirement is as per Table 1.

1.3 Where car parking requirements are not prescribed in Table 1, the amount of car parking required will be determined based on the following:

- (a) The nature of the proposed development;
- (b) The number of employees likely to be employed on site;
- (c) The anticipated demand for parking; and
- (d) The orderly and proper planning of the locality.

1.4 For large commercial or mixed-use developments, consideration shall be given to providing taxi/ride-share zones.

Note 1: Where the specified car parking ratio results in a requirement for a part space, the car parking requirement shall be rounded up to the next whole number (for example, 6.2 spaces would be rounded up to 7 spaces)

Note 2: Clause 77D of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015 enables a local government to vary a minimum on-site parking requirement.

Note 3: Clause 77Q of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015 enables a local government to require a shared parking arrangement to satisfy the applicable minimum on-site parking requirement.

2. Car Parking Design

- 2.1 The design of car parking facilities is to be in accordance with *AS 2890.1 - Parking Facilities - Off-street Car Parking* and *AS 2890.5 - Parking facilities - On-street parking*.
- 2.2 The design of parking for people with disability is to be in accordance with *AS 2890.6 Parking Facilities - Off-street parking for people with disabilities* and *AS 1428.4.1 – Design for access and mobility – Part 4.1: Means to assist the orientation of people with vision impairment - tactile ground surface indicators*.
- 2.3 Vehicle parking, manoeuvring and circulation areas, including crossovers, must be designed, constructed, sealed, drained, kerbed, marked and landscaped to the specifications and satisfaction of Town. Manoeuvring areas shall be external to any buildings and shall not impact the use of any car parking spaces.
- 2.4 Tandem car parking spaces will only be accepted where the spaces are provided for the use of a single tenancy and are for the use of long term or staff car parking.
- 2.5 Where car stacking systems are proposed, they are to be located behind the building or where visible from the street, screened or finished in materials to the satisfaction of the Town.
- 2.6 Where a development involves 10 or more car parking spaces, it shall include electric vehicle charging points or the capacity for electric vehicle charging points to be installed at a later time.

3. Bicycle Parking Provision and Design

- 3.1 Bicycle parking is to be provided in accordance with the Table 2 unless otherwise varied by the Town having regard to the nature of the proposed development and anticipated demand for bicycle parking.
- 3.2 Bicycle parking is to be located in accordance with the following requirements:
 - (a) be located as to not obstruct pedestrian paths;
 - (b) be well lit by appropriate existing or new lighting;
 - (c) be protected from the weather;
 - (d) be placed in public view in an area that is highly visible by passers-by, staff, clients etc.
- 3.3 The design of bicycle parking facilities is to be in accordance with *AS 2890.3-2015 - Parking facilities Part 3 - Bicycle parking facilities*.
- 3.4 The Town may consider the provision of bicycle parking within the public realm where an agreement is formalised to the satisfaction of the Town for the on-going maintenance of the facilities.

4. End-of-Trip Facilities

4.1 End-of-Trip Facilities are to be provided in accordance with the Table 3 unless otherwise varied by the Town having regard to the nature of the proposed development, existing, available facilities and anticipated demand for end-of-trip facilities.

4.2 End-of-Trip Facilities are to meet the following requirements:

- (a) Lockers shall be provided and be of suitable volume and dimensions to allow storage of clothing, towels, cycling helmets and footwear;
- (b) Showers (with hot and cold water) and change facilities must be located in a secure area to ensure the safety of occupants and their belongings; and

5. Access

5.1 Vehicular access shall be located and designed so that:

- (a) Access is via secondary streets, rights of way or existing crossovers where available.
- (b) Access to developments on corner lots are located the maximum distance away from the intersection.
- (c) The number of access points are minimised.
- (d) All vehicles utilising car parking spaces are able to enter and exit the site in forward gear.
- (e) Where possible, new parking facilities and access points are linked to existing parking facilities.

5.2 Access points shall be designed to minimise:

- (a) traffic or pedestrian hazards;
- (b) conflict with pedestrian/cyclist pathways and public transport facilities;
- (c) the impact on nearby residential uses; and
- (d) traffic congestion.

Document Control box			
Document Responsibilities:			
Owner:	Community Planning	Owner Business Unit:	Planning and Regulation
Inception Date:	December 2008	Decision Maker:	Council
Review Date:	25 May 2021 Xx Month 2024	Repeal & Replace:	N/A
Compliance Requirements:			
Legislation:	<i>Planning and Development Act 2005 Planning and Development (Local Planning Scheme) Regulations 2015</i>		

Table 1 – Minimum Car Parking Requirements

Land Use	Car Parking Requirement
Amusement Parlour	1 space per 100m ² NLA
Animal Establishment	1 space per 100m ² NLA
Art Gallery	0.25 spaces per person accommodated; plus 1 space per employee
Bed and Breakfast	1 space per bedroom available to lodgers (in addition to the spaces required for the dwelling)
Betting Agency	1 space per 50m ² NLA
Brewery	1 space per 100m ² NLA
Bulky Goods Showroom	1 space per 100m ² NLA
Caretaker's Dwelling	2 spaces
Child Care Premises	0.5 spaces per staff member and 0.05 spaces per child catered for
Cinema/Theatre	0.7 spaces per person accommodated
Civic Use	1 space per 50m ² NLA
Club Premises	0.1 space per person accommodated
Community Purpose	1 space per 100m ² NLA
Consulting Rooms	2 spaces per practitioner
Convenience Store	1 space per 25m ² NLA
Educational Establishment	0.1 space per student
Exhibition Centre	0.25 spaces per person accommodated
Fast Food Outlet / Lunch Bar	1 space per 50m ² public space
Funeral Parlour	0.25 spaces per person accommodated; plus 1 space per employee
Garden Centre	1 space per 100m ² of display or sale area
Holiday Accommodation	2 spaces
Holiday House	2 spaces
Home Store	1 space per 50m ² NLA (in addition to the spaces required for the dwelling)
Hospital	0.25 spaces per bed; plus 0.5 spaces per employee
Hotel	0.1 spaces per room; plus 0.2 spaces per person accommodated in bar/restaurant/hospitality areas
Independent Living Complex	0.5 spaces per dwelling unit bed; plus 1 space per employee
Industry - General	1 space per 100m ² NLA
Industry - Light	1 space per 100m ² NLA
Industry - Service	1 space per 100m ² NLA
Liquor Store – Large	1 space per 50m ² NLA
Liquor Store – Small	1 space per 50m ² NLA
Market	1 space per 75m ² NLA
Medical Centre	2 spaces per medical practitioner
Motel	0.25 spaces per room; plus 0.25 spaces per person accommodated in bar/restaurant/hospitality areas
Motor Vehicle, Boat or Caravan Sales	1 space per 100m ² of display or sale area
Motor Vehicle Repair	1 space per employee
Motor Vehicle Wash	0.5 spaces per staff member
Night Club	1 space per 100m ² of bar and public space
Office	1 space per 50m ² NLA

Place of Worship	0.125 spaces per person accommodated
Reception Centre	0.05 spaces per person accommodated
Recreation – Private	0.125 spaces per person accommodated
Residential Aged Care Facility	0.25 spaces per patient bed; plus 1 space per employee
Resource Recovery Centre	1 space per 100m ² NLA
Restaurant/Cafe	0.1 spaces per person accommodated in public area
Restricted Premises	1 space per 50m ² NLA
Serviced Apartments	0.25 spaces per apartment
Service Station	1 space per employee
Shop	1 space per 50m ² NLA
Small Bar	0.1 spaces per person accommodated in public area
Tavern	1 space per 100m ² of bar and public space
Trade Display	1 space per 100m ² NLA
Trade Supplies	1 space per 100m ² NLA
Transport Depot	1 space per employee
Veterinary Centre	3 spaces per practitioner
Warehouse / Storage	1 space per 100m ² NLA
Waste disposal facility	1 space per 100m ² NLA
Waste storage facility	1 space per 100m ² NLA

Table 2 – Minimum Bicycle Parking Requirements

Land Use	Bicycle Parking Requirement
Bulky Goods Showroom (for premises greater than 300m ²)	1 space per 500m ² NLA
Convenience Store	1 space per 100m ² NLA
Fast Food Outlet / Lunch Bar	1 space per 200m ² NLA
Office	1 space per 200m ² NLA
Recreation - Private	1 space per 100m ² NLA
Service Station	2 spaces
Shop	1 space per 250m ² NLA

Table 3 – Minimum End-of-Trip Facilities Requirements

Number of bicycle parking spaces provided	End-of-Trip Facilities Requirement
0-2	Nil
3-5	1 shower and change facility
6-10	2 showers (one male, one female) and change facilities
11-20	4 showers (two male, two female) and change facilities
more than 20	6 showers (three male, three female) and change facilities