

## 9.3 CAR PARKING

<b>Amend. No.</b>	<b>Date approved</b>	<b>Effective date</b>	<b>Subject of amendment</b>
6	1 July 08	23July 08	Amend Part 9.3 by replacing under clause 4.2 (i) Car Parking Child Care Centres toe words “1 space/2 employees, drop-off pick-up area to Council’s satisfaction” with the words “as required under Part 3.2 of this DCP”.

### Contents

<b>1</b>	<b>Objectives .....</b>	<b>9.3 - 2</b>
<b>2</b>	<b>General Principles .....</b>	<b>9.3 - 2</b>
<b>3</b>	<b>Application .....</b>	<b>9.3 - 2</b>
<b>4</b>	<b>Parking Required In Respect Of Specific Uses.....</b>	<b>9.3 - 3</b>
	4.1 Residential.....	9.3 - 3
	4.2 Business.....	9.3 - 3
	4.3 Industrial.....	9.3 - 5
	4.4 Special Uses.....	9.3 - 6
<b>5</b>	<b>On-Site Loading and Unloading Facilities.....</b>	<b>9.3 - 7</b>
<b>6</b>	<b>Design of Parking Areas .....</b>	<b>9.3 - 7</b>
<b>7</b>	<b>Parking Contribution .....</b>	<b>9.3 - 8</b>
<b>8</b>	<b>Construction Standards.....</b>	<b>9.3 - 8</b>

# 1 Objectives

Recognising the varying degrees of availability of public transport within Ryde, the aim of the car parking provisions of this Part is to provide a comprehensive guide for the provision of parking for new development in order to:

- ensure adequate traffic safety and management;
- ensure an adequate environmental quality of parking areas (both safety and amenity); and
- provide parking areas that are convenient and sufficient for the use of employees and visitors generated by new developments.

# 2 General Principles

Council will take the following factors into account in determining car parking provision for a particular development:

- the size and type of the development and its traffic generation;
- the availability and accessibility of other public parking (particularly if within or close to a shopping centre);
- traffic volumes on the street network, including expected future traffic volumes relating to the City's road hierarchy; and
- hours of operation and any other specific characteristics of the development proposal.

# 3 Application

This Part applies to:

- (i) New buildings.
- (ii) Alterations or additions to any existing building, whether or not such additions or alterations involve any change in the purpose for which such buildings are used.
- (iii) A change of use which, under this Part, would require the provision of a greater number of on-site parking spaces than the previous use. In such a case, the difference between the amount of parking which would be required for the previous use and the amount of parking required for the proposed use must be provided.
- (iv) Except where varied by this Part, Council utilises Australian Standard 2890.1 when considering applications.

## 4 Parking Required In Respect Of Specific Uses

### 4.1 Residential

- (i) Boarding houses ... one (1) space/two (2) bedrooms and one (1) space per manager/one (1) space per two (2) employees
- (ii) Dwelling houses and residential flat buildings ... Two (2) spaces/dwelling
- (iii) Residential flats
- (a) For properties within 400m of Victoria Road, Epping Road or a Railway Station:
- |                        |     |                     |
|------------------------|-----|---------------------|
| One bedroom dwelling   | ... | 1 space/dwelling    |
| Two bedroom dwelling   | ... | 1.2 spaces/dwelling |
| Three bedroom dwelling | ... | 1.6 spaces/dwelling |
| Visitors               | ... | 1 space/4 dwellings |
- (b) For other residential flats:
- |                        |     |                     |
|------------------------|-----|---------------------|
| One bedroom dwelling   | ... | 1 space/dwelling    |
| Two bedroom dwelling   | ... | 1.4 spaces/dwelling |
| Three bedroom dwelling | ... | 1.6 spaces/dwelling |
| Visitors               | ... | 1 space/4 dwellings |
- (iv) Urban Housing
- As per Part 3.6 Urban Housing in this Plan.
- (v) Dual Occupancy
- |               |     |                  |
|---------------|-----|------------------|
| All dwellings | ... | 1 space/dwelling |
|---------------|-----|------------------|

### 4.2 Business

All areas relate to nett usable floor area.

- (i) Child care centres ... As required under Part 3.2 of this DCP.
- (ii) Clubs ... 1 space/5m<sup>2</sup> of bars, lounge, dining areas  
1 space/10m<sup>2</sup> of auditorium and games rooms

(iii)	Drive-in take-away food shops	...	1 space/5m <sup>2</sup> of dining areas with a minimum requirement of 30 spaces/shop.
(iv)	Funeral parlours	...	1 space/2 employees 1 space/10m <sup>2</sup> of chapels, etc. or 1 space/10 fixed seating
(v)	General retail uses	...	1 space/25m <sup>2</sup> floor area accessible to the public
(vi)	Hotel	...	1 space/5m <sup>2</sup> of lounge areas, bar and dining areas available to public 1 space/suite
(vii)	Motel	...	1 space/suite 1 space/10m <sup>2</sup> of dining areas, bar area, etc. if such is available to the public 1 space/2 employees
(viii)	Motor showroom	...	1 space/2 employees 1 space/10 vehicles displayed with a minimum of 3 spaces 1 space/service bay with a minimum of 5 spaces
(ix)	Offices	...	1 space/30m <sup>2</sup>
(x)	Professional consulting rooms	...	1 space/doctor or dentist 1 space/2 employees 1 patient's space/doctor or dentist
(ix)	Restaurant and reception houses	...	1 space/5m <sup>2</sup> of dining areas 1 space/25m <sup>2</sup> in established commercial areas

Where the property does not have frontage to a Main or County Road and where the hours of operation are restricted to outside normal business hours, this requirement may be reduced, at Council's discretion.

(xii)	Service stations and car repairs	...	1 space/2 employees 1 space/service bay, with a minimum of 6 spaces
-------	----------------------------------	-----	--

If a convenience store is provided additional parking at the rate of 5 spaces per 100m<sup>2</sup> gross floor area must be provided.

(xiii)	Squash courts	...	3 spaces/court
(xiv)	Tennis courts	...	3 spaces/court
(xv)	Theatres, cinemas and the like	...	1 space/10m <sup>2</sup> ; or 1 space/10 fixed seats
(xvi)	Transport terminals, bus depots and the like	...	1 space/commercial vehicle 1 space/2 employees

### 4.3 Industrial

- (i) Industry ... 1 space/46m<sup>2</sup> of nett usable floor area, or  
1 space/2 employees

whichever is the greater, provided that, where the total parking required exceeds 1 space/2 employees, parking areas may be constructed on the employee basis only provided that a plan is submitted and approved for parking on a floor area basis and such land is set aside and used only for landscaping until such time as Council requires the construction of additional parking space up to the full floor area requirement. The necessity of providing such parking in excess of 1 space/2 employees and up to 1 space/46m<sup>2</sup> of usable floor area being at Council's discretion.

- (ii) Macquarie Park Employment Area (formerly known as North Ryde Industrial Area)

Not more than 1 space/46m<sup>2</sup> of nett usable floor area.

The maximum car parking requirement specified for the Macquarie Park Employment Area is a result of a number of factors which presently impact on the area. They include increased congestion on the surrounding road network, increased rate of development in the area, recent improvements in bus services in and through the area and the impending arrival of the Parramatta Chatswood Rail Link.

Council may consider a variation to that standard subject to a traffic management plan for the site being submitted to Council with a development application. That traffic management plan would need to consider the cumulative impact of the proposed development on the wider road network within the Macquarie Park area and ways the occupiers of the building would encourage use of public transport and the reduction of carparking once the rail link is commissioned.

- 
- (iii) Warehousing ... 1 space/100m<sup>2</sup> of nett usable floor area, or  
1 space/2 employees

whichever is the greater, provided that where the total parking required exceeds 1 space/2 employees, parking areas may be constructed on the employee basis only provided that a plan is submitted and approved for parking on a floor area basis and such land is set aside and used only for landscaping until such time as Council requires the construction of additional parking space up to the full floor area requirement. The necessity of providing such parking in excess of 1 space/2 employees and up to 1 space/100m<sup>2</sup> of usable floor area being at Council's discretion.

#### 4.4 Special Uses

- (i) Educational establishment other than schools ... 1 space/2 employees  
1 space/5 students
- (ii) Government research establishments ... 1 space/25m<sup>2</sup> of floor space
- (iii) Hospitals, nursing homes, convalescent homes and institution ... 1 space/doctor (on the basis of the total number of doctors likely to be on the premises at any one time)  
1 space/2 employees  
1 space/4 beds for visitor parking  
1 space/4 beds, plus  
1 space/2 employees (on duty at any one time)
- (iv) Housing for aged and disabled ... As per SEPP No. 5
- (v) Places of public worship and places of assembly ... 1 space/10m<sup>2</sup> of nett usable floor area, or  
1 space/10 fixed seats
- (vi) Primary and secondary schools ... 1 space/2 employees  
1 space/10 students over 17 years of age
- (vii) T.V. Stations ... 1 space/2 employees, or  
1 space/46m<sup>2</sup> as per industry  
1 space/10m<sup>2</sup> of auditoriums, theatres, etc. or  
1 space/10 fixed seating

## 4.5 General

- (i) Nearest whole number: Where the calculation of the parking required results in a fraction, the requirement will be rounded up to the nearest whole number.
- (ii) Landscaping: Car parking is required to be screened from roads and public areas by landscaping to Council's satisfaction and large areas of car park are required to have landscaping dispersed throughout. A landscape plan is required to be submitted with a Local Development Application for car parking prepared by a qualified landscape architect.
- (iii) Access for people with disabilities: All major retail and commercial development shall be required to provide parking facilities and secure storage of electric scooters used by people with disabilities. Facilities should be generally in accordance with the standards laid down in Australian Standard 2890.1.
- (iv) Bicycles: All major commercial, retail and industrial developments are required to provide to Council's satisfaction bicycle lockers, changerooms and showering facilities.

## 5 On-Site Loading and Unloading Facilities

All developments involving the erection of new buildings are required to provide on-site loading and unloading facilities, except:

- (i) dwelling houses
- (ii) residential flats with access other than from a Main or County Road.

Loading docks shall be located in such a position that vehicles do not stand on any public road, footway, laneway or service road and, that where possible, vehicles entering and leaving the site move in a forward direction.

It should be noted that, if a loading dock extends more than 7.5 metres into a building, mechanical ventilation may be required.

## 6 Design of Parking Areas

All parking areas shall be designed in accordance with Australian Standards AS 2890.1 and AS 2890.2.

## **7 Parking Contribution**

Where, in respect to retail and commercial development, parking cannot be provided on the site, or where Council considers that parking would be better provided in a consolidated form, Council may accept or require the payment of a parking contribution in lieu of the provision of off-street parking.

Council has a policy within the locality of the Putney Shopping Centre that a cash contribution be required in lieu of on-site parking spaces, such contribution being for the purpose of the provision of a Council car park within the shopping centre.

## **8 Construction Standards**

All parking areas are to be constructed in accordance with the standards as laid down in Council's publication "Draft Development Criteria – Section 4 – Public Civil Works" which is available from Council's Engineering Department.