

1. OBJECTIVE

The objectives of this policy are to ensure that adequate provision is made for the parking of vehicles.

This policy applies to all development within the City of Swan with the exception of:

- a) development to which the Residential Design Codes apply; and
- b) development involving a rural use.

2. POLICY STATEMENT

2.1 Provision of off-street parking

In any application for approval to commence development, provision shall be made for the off-street parking of motor vehicles in accordance with Table 1 – Land Use Parking Requirements, except as otherwise provided for within this policy.

2.2 General

Parking facilities are to be located so that they do not dominate the surroundings or development and are generally to be located and designed so they are an integral part of the development for the site.

Parking facilities for persons with disabilities are to be clearly visible and conveniently located.

Parking facilities are to be maintained to a high standard in terms of lighting, paving, drainage, landscaping and layout, ensuring that these facilities do not visually detract from the locality or impede pedestrians, cyclists and vehicle movements.

2.3 Consideration of applications requiring off-street parking

In considering any application for approval to commence development, the Council shall ensure that the standards and requirements set out in this policy are complied with. Any variation from these standards and requirements, subject to the section of this policy dealing with variations to requirements and standards, the Council shall either refuse to approve the development or shall impose conditions on its approval requiring compliance with the standards and requirements.

2.4 Parking spaces to be off-street

For the purposes of this policy and subject to the sections of this policy dealing with cash payment in lieu of providing parking spaces and dealing with the joint use of parking facilities, parking spaces required to be provided in relation to any development shall be provided on the land on which the development is proposed.

2.5 General requirements for off-street parking

The following general requirements shall apply when off-street parking is required.

- a) No building or land the subject of an application for approval to commence development shall be occupied until all required parking and loading facilities have been provided to the satisfaction of the Council.
- b) When the use of any land or building is changed to a use which under any policy requires a greater number of parking spaces, additional parking spaces shall, unless otherwise approved by Council, be provided to meet the new requirements.
- c) When a development on any land is enlarged, additional parking spaces to meet the requirements of this clause shall be provided in respect of the enlarged portion only.
- d) Any off-street parking or loading facility, shall comply with the standards herein governing the location, design, improvement and operation of such facilities.
- e) All permitted or required parking and loading facilities shall be provided on the same site as the building or use served, except where Council considers an off-site location to be more appropriate.
- f) Parking facilities shall not be used for the storage of:
 - i. vehicles or goods for sale;
 - ii. recreational vehicles;
 - iii. commercial vehicles, trucks or trailers (unless the parking facilities used to store such commercial vehicles trucks or trailers are in excess of the minimum requirement);nor shall parking facilities be used for the repair of vehicles.
- g) Where this policy does not specify the number of parking spaces required in respect of any particular use, then the number of parking spaces to be provided shall be determined by the Council having regard to other relevant uses, if any.

2.6 Joint Use of Parking Facilities

Parking facilities may be provided jointly by two or more landowners or occupiers or by one landowner or occupier in respect of separate buildings or uses, subject to the satisfaction of the standards and requirements hereinafter set out in this policy.

If there is a deficiency in the number of parking spaces provided to serve any building or use, the Council may permit the parking spaces for that building or use to be provided jointly with any one or more other buildings or uses whether or not those others separately have the prescribed number of parking spaces provided that the peak hours of operation of the buildings or uses so sharing are different and do not substantially overlap.

The Council may require that reciprocal access and circulation arrangements are provided for any buildings or uses affected by this policy when, in the opinion of the Council, such arrangements are deemed necessary to improve design or amenity.

The following requirements shall be complied with by any person seeking to take advantage of the provisions of this policy.

- a) Evidence shall be provided sufficient to satisfy the Council that no substantial conflict will exist in the peak hours of operation of the buildings or uses for which the joint use of parking spaces or the reciprocal access and circulation arrangements is proposed.

- b) The number of parking spaces which may be credited from one building or use to another building or use shall not exceed the number of spaces reasonably anticipated to be in excess of the requirement of the first building or use during its off-peak hours of operation.
- c) The Council may require an agreement to be prepared by a solicitor at the expense of the person seeking to take advantage of the provisions of this policy, detailing the relevant issues of the joint usage, and executed by all parties concerned. Any such agreement shall be capable of operating as a restrictive covenant against any land providing parking spaces, reciprocal access or circulation arrangements and shall ensure that the restraint cannot be removed without the consent of the Council upon the Council being satisfied that the joint use of parking facilities is no longer required.

2.7 General Design Requirements for Off-Street Parking

The general design requirements for off-street parking areas shall be in accordance with the City's Property Development Design Guidelines or where no Council guidelines exist the relevant Australian Standard and Austroads Guidelines apply. Off-street parking areas shall meet all the following requirements.

- a) All parking spaces shall be provided with adequate access by means of manoeuvring lanes or otherwise with spaces designed so that it is not necessary to reverse directly into a public street to enter or to leave the parking area.
- b) Adequate means of access and egress to and from the parking area shall be provided for all vehicles.
- c) Circulation within a parking area shall be such that all parking spaces, including any garage or carport shall be accessible and usable for the full number of parking spaces required whenever the building or use which they serve is in operation.
- d) The entire parking area, including parking spaces and manoeuvring lanes required by this or any other relevant policy shall be paved with either asphalt, concrete or brick paving or other sealed surfacing acceptable to the Council. The standard of paving shall be in accordance with specifications approved by the Council.
- e) Where lighting is provided in parking areas the lights should not have a detrimental impact on adjoining residential uses or road users, and should not be reduced in effectiveness due to overgrown vegetation or poor placement.
- f) Parking for persons with disabilities is to be designed in accordance with the appropriate ACROD standard.

2.8 Specific Design Requirements for Off-Street Parking

Plans for the layout and marking of off-street parking facilities shall be in accordance with the City's Property Development Design Guidelines or where no Council guidelines exist the relevant Australian Standard and Austroads Guidelines apply. The following provisions shall also apply.

- a) All parking facilities shall contain aisles, approach lanes, and manoeuvring areas that are clearly marked with directional arrows and lines to expedite traffic movements. Once a parking facility has been marked in accordance with the approved site plan, the marking shall be permanently maintained.
- b) For parking angles of 60 degrees or greater, up to 0.6m of the space depth may be provided in overhang beyond the front kerb.

- c) If parallel parking spaces are paired, with at least 2.4m of no parking between the pairs, the space depth may be a minimum of 5.5m. Otherwise the minimum space depth for parallel parking spaces shall be between 6.5 and 7.0m.
- d) Where car parking stalls are covered, the minimum width of the car stalls is to be increased to 3 metres.

2.9 Landscaping for Off-Street Parking

Boundary landscaping shall be provided for parking facilities visible from any public street and with more than five parking spaces, and interior landscaping shall be provided for open parking facilities with 21 or more parking spaces. Landscaping shall comply with the following requirements.

- a) All areas between parking facilities and adjoining streets shall have a minimum of 3m wide permanent landscape area. In addition, the Council may also require permanent landscaping between the parking facilities and all other side and rear property lines.
- b) For open parking facilities, with 21 or more parking spaces, there shall be provided a minimum of 1 sq. metre of permanent landscaping for every 10 sq. metres of parking stall area. Such landscaping shall not be in addition to any other landscaping required by any other policy.

2.10 Units of Measurement

The units of measurement for calculating the number of required parking spaces shall be interpreted as follows.

- a) When the unit of measurement is based on the number of employees, the shift of employment period during which the greatest number of employees are present at the building or use shall be used in the computation.
- b) When the unit of measurement results in the requirement of a fractional space, any fraction up to but not including one half shall be disregarded, and fractions equal to or greater than one half shall require one parking space.
- c) When the unit of measurement is based on gross leasable area the definition for gross leasable area contained in Schedule 1 of the Scheme shall apply for determining the required number of car spaces.
- d) When the unit of measurement is based upon the number of fixed seats in a building or use, each 600mm of pew, bench or other seating space shall count as one seat.

2.11 Commercial Vehicle Parking

In addition to the parking spaces required for owners, occupants, employees, customers or visitors, one parking space shall be provided for each commercial vehicle used in conjunction with the operation of any land use. Parking spaces for such accessory vehicles shall be within the parking facility on the same lot or adjacent to any building.

2.12 Cash Payment in Lieu of Providing Parking Spaces

The purpose of providing for cash payment in lieu of providing parking spaces is to facilitate co-ordinated and consolidated development through the provision of common parking reserves.

The Council may accept or require a cash payment in lieu of the provision of paved car parking spaces, subject to the following requirements.

- a) Except as otherwise provided a cash-in-lieu payment shall be not less than the estimated cost to the owner of providing and constructing the parking spaces required by this policy, plus the value, as estimated by a licensed valuer appointed by the Council, of that area of land which would have been occupied by the parking spaces and manoeuvring area.
- b) Before the Council agrees to accept a cash payment in lieu of the provision of parking spaces, the Council must either have provided a public parking station nearby, or must have firm proposals for providing a public station nearby within a period of not more than five years from the time of agreeing to accept the cash payment.
- c) Payments made under this policy shall be paid into a special fund to be used to provide public parking stations in the close proximity of the subject land.
- d) All costs incurred in obtaining the valuation shall be borne by the applicant for approval to commence development.
- e) Where in the opinion of the Council, there is likely to be a sharing of public parking facilities by uses with significantly different peak demand times, the cash-in-lieu contribution in respect of the requisite number of parking spaces may be reduced by up to 50 per cent of that otherwise applicable.

2.13 Cash Payment in Lieu of Providing Parking Spaces in Guildford

The Council has adopted a Parking and Access Strategy for Guildford. The Strategy identifies that cash-in-lieu of on-site parking within the Commercial zoned land within Guildford should be used to implement a range of measures to improve parking and access beyond simply providing additional car parking spaces.

Payment of cash in lieu of the provision of parking spaces shall be used for any purposes connected with the creation, management of or improvement to public parking facilities, including but not limited to:

- i) the land and construction costs of public parking stations provided by Council or within a joint venture;
- ii) the cost of creating additional parking bays within road reserves;
- iii) the capital costs of new local public transportation infrastructure, including cycling and pedestrian facilities, shuttle bus service infrastructure or real time transit information, that are situated upon land under the control of the Local Government;
- iv) parking information systems;
- v) security lights;
- vi) improved pathways to access parking areas;
- vii) upgrading the design of on-street parking facilities;
- viii) maintaining any Council-owned parking facility or related infrastructure; and
- ix) the reasonable costs to the Council of administering this provision including professional fees and borrowing costs.

3. DEFINITIONS

Refer to Schedule 1 of Local Planning Scheme No.17 for land use definitions.

TABLE 1 - LANDUSE PARKING REQUIREMENTS

LANDUSE	MINIMUM PARKING PROVISION (RATIO)
Aged or Dependent Persons Dwelling	As per the Residential Design Codes
Amusement Parlour	1 space per 10 square metres of GLA
Ancillary Accommodation	As per the Residential Design Codes
Animal Establishment	1 space per employee plus a minimum of 3 spaces for visitors.
Animal Husbandry – Intensive	1 space per employee
Bed and Breakfast	1 space for every bedroom available to lodgers
Betting Agency	1 space per employee and 1 space per 20 square metres GLA with a minimum of 10 spaces, whichever is the greater.
Cabin or Chalet	2 spaces for every Cabin or Chalet
Camping Area	1 space per tent site or caravan bay
Caravan Park	1 space per caravan bay plus: Shop - 5 spaces per 100 square metres GLA; Service Station - 2 spaces per pump but not less than 4 spaces; Caretaker's Residence - 2 spaces; Office - 4 spaces per 100 square metres GLA.
Caretakers Dwelling	2 spaces per dwelling
Child Care Premises	1 space per employee, plus 1 space per every 8 children allowed under maximum occupancy
Cinema/Theatre	1 space per employee, plus 1 space per every 2.5 square metres of seating area where there are no fixed seats.
Club Premises	2 spaces per 100 square metres of GLA.
Consulting Rooms	6 spaces for 1 general practitioner 10 spaces for 2 general practitioners All other allowable practitioners: 4 spaces for 1 practitioner 6 spaces for 2 practitioners
Convenience Store	6 spaces per 100 square metres of GLA for any shop, plus 1 space per petrol pump.
Education Establishment (Private Primary School)	1 space per classroom.
Education Establishment (Private Secondary School)	1 space per classroom, plus 1 space for every 25 students the school is designed to accommodate for the final year of secondary education.
Education Establishment (Private Tertiary)	1 space for every 6 students the building is designed to accommodate, plus 1 for each employee, plus additional requirements for auditoriums or stadiums.
Exhibition Centre	1 space per 4 persons the building is designed to accommodate
Fast Food Outlet	10 spaces per 100 square metres GLA with a minimum of 6 spaces.
Food and Beverage Production	4 spaces per 100 square metres of shop area and 2 spaces per 100 square metres industrial GLA.
Fuel Depot	1 space per 75 square metres GLA or 1 space per employee, whichever is the greater
Funeral Parlour	6 spaces.
Garden Centre	1 space per 50 square metres of display and sales area – both indoor and outdoor – excluding areas used exclusively for the storage or propagation of plants, but not less than 5 per each such use.
Grouped Dwelling	As per the Residential Design Codes
Home Business	1 space per employee not resident of the dwelling plus 1 space for visitors
Home Store	1 space per 20 square metres of GLA
Hospital	1 space to every 4 patients' beds plus 1 space for each employee
Hotel	1 space per bedroom, plus 1 space per 10 square metres of GLA of bar rooms, plus 6 spaces per 100 square metres of GLA of lounges, restaurants and other areas open to the general public not resident in the hotel.
Industry - Cottage	1 space per 100 square metres of GLA or 1 space per person employed, whichever is the greater.
Industry – General	3 spaces per 100 square metres GLA; or 2 spaces per person employed; or a minimum of 6 spaces; whichever is the greater.
Industry – Light	3 spaces per 100 square metres GLA; or 2 spaces per person employed; or a minimum of 6 spaces; whichever is the greater.
Industry - Rural	1 space per 100 square metres GLA; or 1 space per person employed; whichever is the greater.
Industry – Service	4 spaces per 100 square metres of shop area and 2 spaces per 100 square metres industrial GLA
Lunch Bar	8 spaces per 100 square metres GLA

LANDUSE	MINIMUM PARKING PROVISION (RATIO)
Market	3 spaces per stall or 1 space per 10 square metres whichever is the greater
Medical Centre	1 space per 18 square metres of GLA including pharmacies or other retail uses but excluding corridors and lobby areas, plus 1 space for each separate medical or dental office or laboratory.
Motel	1 space per unit or residential suite
Motor Vehicle Repair	4 spaces for each working bay plus 1 space per employee
Motor Vehicle, Boat or Caravan Sales	1 space for every 100 square metres of open or covered display area plus 1 space for every employee
Motor Vehicle Wash	5 spaces for every 2 wash stalls. (A wash stall shall be counted as a parking space.)
Multiple Dwelling	As per the Residential Design Codes
Nightclub	1 space for every 4 persons capable of being accommodated in the building plus 1 space per employee
Office	4 spaces per 100 square metres GLA
Place of Assembly	1 space for every 4 persons the building is designed to accommodate
Place of Worship	1 space for every 4 persons the building is designed to accommodate
Reception Centre	1 space for every 4 persons capable of being seated in the building plus 1 space per employee
Recreation - Private	1 space for every 4 persons, based on the maximum capacity of all facilities when used simultaneously
Recreation – Public	1 space for every 4 persons, based on the maximum capacity of all facilities when used simultaneously
Residential Building	1 space per bed and for dormitories 1 space per 9 square metres of floor area.
Restaurant	1 space for every 4 persons the building is designed to accommodate
Restricted Premises	8 spaces for every 100 square metres of GLA
Rural Pursuit	1 space per employee
Service Station	1 space for every 230 square metres gross site area but not less than 8 spaces.
Shop	8 spaces for every 100 square metres of GLA.
Showroom	4 for every 100 square metres of display and sales area and 2 spaces for every 100 square metres of storage area, provided that the storage area is separated from the public display area by a permanent wall or divider
Single Bedroom Dwelling	As per the Residential Design Codes
Single House	As per the Residential Design Codes
Storage	2 spaces per 100 square metres GLA; or 2 spaces per person employed; or a minimum of 6 spaces; whichever is the greater
Tavern	1 space per 2 square metres of gross bar and lounge floor area with further provision for a relaxation of this standard where the tavern forms part of an integrated shopping centre and car park or other commercial complex.
Transport Depot	1 space per 100 square metres GLA or 1 space per employee, whichever is the greater
Vehicle Wrecking	1 space per 500 square metres of site area plus 1 space per employee
Veterinary Centre	1 space for each 23 square metres of Gross Floor Area, plus 1 space per separate office or laboratory.
Warehouse	2 spaces per 100 square metres GLA; or 2 spaces per person employed; or a minimum of 6 spaces; whichever is the greater
Winery	8 spaces for every 100 square metres of sales area (as per shop) plus. 1 space per employee
All Other Uses	To be negotiated with the Council.

Document Control

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