

**LOCAL PLANNING POLICY 4.1: PARKING****1.0 PURPOSE**

- 1.1 The purpose of this policy is to define standards for car parking for non-residential developments.

**2.0 APPLICATION OF POLICY**

- 2.1 This policy applies to all non-residential development on land that is reserved or zoned under Local Planning Scheme 3 (LPS 3), within the City of Nedlands.
- 2.2 This policy is to be read in conjunction with LPS 3 and State Planning Policy 7.3 – Residential Design Codes Volumes 1 & 2 (R-Codes).
- 2.3 Where this policy is inconsistent with the provisions of a specific Local Planning Policy, Precinct Plan or Local Development Plan that applies to a particular site or area, the provisions of that specific Local Planning Policy, Precinct Plan or Local Development Plan will prevail.

**3.0 OBJECTIVES**

- 3.1 To facilitate the development of sufficient parking facilities for cars and other wheeled vehicles.

**4.0 POLICY MEASURES****4.1 Minimum parking requirements**

- 4.1.1 All development shall provide car parking on-site in accordance with Table 1, unless otherwise approved by the City.

**Table 1: Parking Requirements**

Land Use	Minimum no. of Car Parking Bays Required
Amusement parlour Art gallery Betting agency Cinema/theatre Club premises Exhibition centre Recreation – private	1 per 2 persons.
Animal Establishment	1 per employee; <b>and</b> 1 drop off/pick up bay per 6 animals.
Bed and breakfast Holiday accommodation Holiday house	1 per guest bedroom, in addition to any bays required under the R-Codes for the dwelling (if applicable).
Hotel Motel	2 spaces per 5 guest rooms.



Bulky goods showroom Garden centre Motor vehicle, boat or caravan sales Trade display Trade supplies Warehouse/storage	2.2 per 100m <sup>2</sup> net lettable area <b>or</b> 1 per employee (whichever is greater).  1 space in every 3 to be set aside for employees.
Child care premises	1 per employee; 1 per every 6 children in attendance; <b>and</b> 1 drop off/pick up bay per 30 children (or part thereof).
Civic use Community purpose Funeral parlour Place of worship Reception centre	1 per 4 persons.
Consulting rooms Hospital Veterinary centre Medical centre	12 <b>or</b> 1 per every 4 beds (whichever is greater).
Convenience store Liquor store – small Market Shop	8.3 per 100m <sup>2</sup> of net lettable area.  1 space in every 5 to be set aside for employees.
Lunch bar Restaurant/café Fast food outlet	1 per 2.6m <sup>2</sup> of restaurant seating area <b>or</b> 1 per 2 persons (whichever is greater).
Educational establishment - Pre-primary/ Primary  - Secondary/ Tertiary/ Technical	1.2 per employee.  2 of every 10 spaces (or part thereof) to be set aside for visitors.  2 per employee; 1 per rostered canteen worker <b>and</b> an additional 2 for each 10 provided (or part thereof).  Additional spaces to be set aside for visitors.
Family day care	1 bay in addition to the requirements of the R-Codes for the dwelling.
Home business	Additional spaces as required by the number of staff and customers coming to the property, in addition to the requirements of the R-Codes (where applicable).
Industry - light	2.2 per 100m <sup>2</sup> of net lettable area <b>or</b> 1 per employee (whichever is greater).  1 space in every 3 to be set aside for employees.
Motor vehicle repair Motor vehicle wash Service station	5 per working bay <b>and</b> 1 per employee.
Office	4.75 per 100m <sup>2</sup> of net lettable area.  2 spaces in every 3 to be set aside for employees.



Residential aged care facility	12 <b>or</b> 1 per every 2 beds (whichever is greater).
Serviced apartment	1 per unit <b>and</b> 1 per 2 employees.
Small bar Tavern	1 per 1.3m <sup>2</sup> of bar and public areas (excluding toilets); <b>and</b> 1 per employee.

## Notes:

- a) **Persons** means the number of persons for which a building has been designed or for whom seating is provided. **Employee** means any person employed in the building.
- b) Where spaces are to be set aside for visitors or employees, they must be clearly marked as such.

## 4.2 Land uses which are not listed within Table 1

4.2.1 Where a land use is not listed within Table 1 of this Policy, the parking ratio will be determined having regard to the objectives of this policy, similar uses and surrounding uses. This is the same as 'Uses not Listed' within LPS 3.

## 5.0 VARIATIONS TO THIS POLICY

5.1 Where a proposal does not increase an existing approved shortfall of car parking (in accordance with the car parking requirements in Table 1) then the proposal is not considered a variation to this Policy.

5.2 Variations to this Policy shall be determined in accordance with the objective of this Policy.

5.3 Applicants seeking variations to this Policy are required to submit a detailed written statement addressing the objective of this policy for the City's assessment.

## 6.0 RELATED LEGISLATION

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Local Planning Scheme No. 3

Council Resolution Number	PD39.19
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Date Reviewed/Modified	OCM 31 March 2020 28 July 2021 (WAPC decision on residential parking ratios)