

LOCAL PLANNING POLICY 30

CAR PARKING STANDARDS FOR DEVELOPMENTS ALONG ALBANY HIGHWAY

POLICY:

With Precinct P11 – Albany Highway Precinct as defined in Town Planning Scheme No. 1, all properties zones “District Centre”, and for those properties zoned “Commercial” located between:

- Sussex Street and Tuam Street on both sides of Albany Highway; or
- McMaster Street and Cargill Street on the southern side of Albany Highway; or
- With frontage to Albany Highway between Harvey Street and Rushton Street on the northern side of Albany Highway:

The following parking requirements shall apply:

1. A reduced car parking ratio for “Shop” of 1 bay for every 20 square metres of retail floor area;
2. The following car parking requirements for a Restaurant use shall apply:
 - (i) A reduced ratio of 1 bay for every 6 square metres of net lettable area of sit down dining areas including walkways and counter queuing space, excluding queuing spaces for drive through. No additional parking is required for a fast food/takeaway component of a Restaurant use or for alfresco dining areas: OR
 - (ii) A ratio of 1 bay per 4.5 square metres of exclusive sit down dining area and publicly accessible counter queuing areas (measure at a depth of 1.0 metre for a full length or any counter/bar areas where food/beverages are provided to queuing customers:

Whichever is the lesser.

3. The following exceptions to the car parking requirements shall apply:
 - (i) Residential dwelling – as per the R-Codes or no more than a maximum of 1 bay required per dwelling (whichever is the lesser); no visitor parking requirement:
 - (ii) All existing ground floor development (with the exception of Hotels/Taverns) approved prior to 30 September 1998 within the District Centre zone will be assessed on the basis that the approved use of the purposes of parking is ‘Shop’; and
 - (iii) All existing development above ground floor (with the exception of Hotels/Taverns) approved prior to 30 September 1998 within the District Centre zone will be assessed on the basis that the approved use of the purposes of parking is ‘Office’