

20. OFF STREET PARKING

This plan, which may be cited as "Dungog Development Control Plan No. 1" – Off Street Parking, constitutes a Development Control Plan as provided for by part 3 division 6 of the *Environmental Planning and Assessment Act, 1979*.

This section of the Development Control Plan applies to all areas within Dungog Shire.

1. Aims and Objectives of the Plan

- a. The aim of this plan is to provide a clear relationship between the intensity of use of a development and the number of off-street parking spaces provided on the site to alleviate undue congestion in adjacent streets.
- b. To ensure the adequate provision of parking and loading/unloading facilities with each development.
- c. To provide parking facilities that are convenient and sufficient for the use of service vehicles, employees and visitors.
- d. To ensure that a balance is achieved between the needs of the proposed development, its use and that of vehicular and pedestrian traffic.
- e. To ensure that a balance is achieved between current standards and the capacity of existing buildings in existing retail and commercial centres to accommodate change.
- f. To provide reasonable measures to encourage continued use of existing commercial retail centres whilst preserving heritage values in heritage precincts consistent with the aims and zonings of related planning instruments.

2. Relationship to Other Plans and Policies

- a. This plan should be read in conjunction with the *Dungog Local Environmental Plan 2006* and all other Codes and Policies adopted by Council relating to the development of land in the Shire of Dungog.
- b. Where there is an inconsistency between this plan and other Council policies and codes or the latest Australian Standard for Parking, then this plan prevails.
- c. Variations to the development standards applied in this plan may be considered where such inconsistencies are justified in relation to the aims and objectives of this plan.

Definitions

For the purpose of this Plan, the definitions as set out in the *Dungog Local Environmental Plan (LEP) 2006* and *the Environmental Planning and Assessment Model Provisions 1980* are applicable. The following definitions are provided for clarity.

amusement centre means a building or place (not being part of a pub or registered club) used principally for playing:

- (a) billiards, pool or other like games, or
- (b) electronic or mechanical amusement devices, such as pinball machines, computer or video games and the like.

animal boarding or training establishment means a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than for the agistment of horses), and includes any associated riding school or ancillary veterinary hospital.

backpackers' accommodation means tourist and visitor accommodation:

- (a) that has shared facilities, such as a communal bathroom, kitchen or laundry, and
- (b) that will generally provide accommodation on a bed basis (rather than by room).

bed and breakfast accommodation means tourist and visitor accommodation comprising a dwelling (and any ancillary buildings and parking) where the accommodation is provided by the permanent residents of the dwelling and:

- (a) meals are provided for guests only, and
- (b) cooking facilities for the preparation of meals are not provided within guests' rooms, and
- (c) dormitory-style accommodation is not provided.

boarding house means a building:

- (a) that is wholly or partly let in lodgings, and
 - (b) that provides lodgers with a principal place of residence for 3 months or more, and
 - (c) that may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
 - (d) that has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,
- but does not include backpackers' accommodation, a group home, a serviced apartment, seniors housing or hotel or motel accommodation.

brothel has the same meaning as in the Act.

bulky goods premises means a building or place used primarily for the sale by retail, wholesale or auction of (or for the hire or display of) bulky goods, being goods that are of such size or weight as to require:

- (a) a large area for handling, display or storage, or
- (b) direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire,

but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale or hire or display of bulky goods.

business premises means a building or place at or on which:

- (a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or
 - (b) a service is provided directly to members of the public on a regular basis,
- and may include, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, medical centres, betting agencies and the like, but does not include sex services premises.

caravan park means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

cellar door premises means retail premises that sell wine by retail and that are situated on land on which there is a commercial vineyard, where all of the wine offered for sale is produced in a winery situated on that land or is produced predominantly from grapes grown in the surrounding area.

child care centre means a building or place used for the supervision and care of children that:

- (a) provides long day care, pre-school care, occasional child care or out-of-school-hours care, and
 - (b) does not provide overnight accommodation for children other than those related to the owner or operator of the centre,
- but does not include:
- (c) a building or place used for home-based child care, or
 - (d) an out-of-home care service provided by an agency or organisation accredited by the NSW Office of the Children's Guardian, or
 - (e) a baby-sitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or
 - (f) a service provided for fewer than 5 children (disregarding any children who are related to the person providing the service) at the premises at which at least one of the children resides, being a service that is not advertised, or
 - (g) a regular child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium), by or on behalf of the person conducting the facility, to care for children while the children's parents are using the facility, or
 - (h) a service that is concerned primarily with the provision of:
 - (i) lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or
 - (ii) private tutoring, or
 - (i) a school, or
 - (j) a service provided at exempt premises (within the meaning of Chapter 12 of the *Children and Young Persons (Care and Protection) Act 1998*), such as hospitals, but only if the service is established, registered or licensed as part of the institution operating on those premises.

community facility means a building or place:

(a) owned or controlled by a public authority or non-profit community organisation, and
(b) used for the physical, social, cultural or intellectual development or welfare of the community,
but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

educational establishment means a building or place used for education (including teaching), being:

- (a) a school, or
- (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

entertainment facility means a theatre, cinema, music hall, concert hall, dance hall and the like, but does not include a pub, nightclub or registered club.

extractive industry means the winning or removal of extractive materials (otherwise than from a mine) by methods such as excavating, dredging, tunnelling or quarrying, including the storing, stockpiling or processing of extractive materials by methods such as recycling, washing, crushing, sawing or separating, but does not include turf farming.

farm stay accommodation means tourist and visitor accommodation provided to paying guests on a working farm as a secondary business to primary production.

food and drink premises means retail premises used for the preparation and retail sale of food or drink for immediate consumption on or off the premises, and includes restaurants, cafes, take away food and drink premises, milk bars and pubs.

function centre means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility.

funeral home means premises used to arrange and conduct funerals and memorial services, and includes facilities for the short-term storage, dressing and viewing of bodies of deceased persons and premises with mortuary facilities.

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes:
 - (d) any area for common vertical circulation, such as lifts and stairs, and
 - (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
 - (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

group home means a dwelling that is a permanent group home or a transitional group home that provides half-way accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people, but does not include development to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies.

home-based child care means a dwelling used by a resident of the dwelling for the supervision and care of one or more children and that satisfies the following conditions:

- (a) the service is appropriately licensed within the meaning of the *Children and Young Persons (Care and Protection) Act 1998*,
- (b) the number of children (including children related to the carer or licensee) does not at any one time exceed 7 children under the age of 12 years, including no more than 5 who do not ordinarily attend school.

home business means a business carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling that does not involve:

- (a) the employment of more than 2 persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or
- (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter, or
- (d) the exhibition of any notice, advertisement or sign (other than a notice, advertisement or sign exhibited on that dwelling to indicate the name of the resident and the business carried on in the dwelling), or
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building, but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

home industry means a light industry carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling that does not involve:

- (a) the employment of more than 2 persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or
- (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter, or
- (d) the exhibition of any notice, advertisement or sign (other than a notice, advertisement or sign exhibited on that dwelling to indicate the name of the resident and the light industry carried on in the dwelling), or

(e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building, but does not include bed and breakfast accommodation or sex services premises.

home occupation means an occupation carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling that does not involve:

- (a) the employment of persons other than those residents, or
 - (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or
 - (c) the display of goods, whether in a window or otherwise, or
 - (d) the exhibition of any notice, advertisement or sign (other than a notice, advertisement or sign exhibited on that dwelling to indicate the name of the resident and the occupation carried on in the dwelling), or
 - (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail,
- but does not include bed and breakfast accommodation, a brothel or home occupation (sex services).

hospital means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following:

- (a) day surgery, day procedures or health consulting rooms,
- (b) accommodation for nurses or other health care workers,
- (c) accommodation for persons receiving health care or for their visitors,
- (d) shops or refreshment rooms,
- (e) transport of patients, including helipads, ambulance facilities and car parking,
- (f) educational purposes or any other health-related use,
- (g) research purposes (whether or not it is carried out by hospital staff or health care workers or for commercial purposes),
- (h) chapels,
- (i) hospices,
- (j) mortuaries.

hostel means premises that are generally staffed by social workers or support providers and at which:

- (a) residential accommodation is provided in dormitories, or on a single or shared basis, or by a combination of them, and
- (b) cooking, dining, laundering, cleaning and other facilities are provided on a shared basis.

hotel or motel accommodation means tourist and visitor accommodation (whether or not licensed premises under the *Liquor Act 2007*):

- (a) comprising rooms or self-contained suites, and
- (b) that may provide meals to guests or the general public and facilities for the parking of guests' vehicles,

but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.

industrial retail outlet means a building or place that:

- (a) is used in conjunction with an industry (including a light industry) but not in conjunction with a warehouse or distribution centre, and
- (b) is situated on the land on which the industry is carried out, and
- (c) is used for the display or sale (whether by retail or wholesale) of only those goods that have been manufactured on the land on which the industry is carried out.

landscape and garden supplies means a building or place where trees, shrubs, plants, bulbs, seeds and propagating material are offered for sale (whether by retail or wholesale), and may include the sale of landscape supplies (including earth products or other landscape and horticulture products) and the carrying out of horticulture.

light industry means an industry, not being a hazardous or offensive industry or involving use of a hazardous or offensive storage establishment, in which the processes carried on, the transportation involved or the machinery or materials used do not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise.

marina means a permanent boat storage facility (whether located wholly on land, wholly on the waterway or partly on land and partly on the waterway) together with any associated facilities, including:

- (a) any facility for the construction, repair, maintenance, storage, sale or hire of boats, and
- (b) any facility for providing fuelling, sewage pump-out or other services for boats, and
- (c) any facility for launching or landing boats, such as slipways or hoists, and
- (d) any associated car parking, commercial, tourist or recreational or club facility that is ancillary to a boat storage facility, and
- (e) any associated single mooring.

medical centre means business premises used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals, and may include the ancillary provision of other health services.

mortuary means premises that are used, or intended to be used, for the receiving, preparation, embalming and storage of bodies of deceased persons pending their interment or cremation.

office premises means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used.

place of public worship means a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training.

pub means licensed premises under the *Liquor Act 2007* the principal purpose of which is the sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises.

recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

registered club means a club in respect of which a certificate of registration under the *Registered Clubs Act 1976* is in force, whether or not entertainment is provided at the club.

residential care facility means accommodation for seniors (people aged 55 years or more) or people with a disability that includes:

- (a) meals and cleaning services, and
 - (b) personal care or nursing care, or both, and
 - (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,
- not being a dwelling, hospital or psychiatric facility.

residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

restaurant means a building or place the principal purpose of which is the provision of food or beverages to people for consumption on the premises, whether or not takeaway meals and beverages or entertainment are also provided.

retail premises means a building or place used for the purpose of selling items by retail, or for hiring or displaying items for the purpose of selling them by retail or hiring them out, whether the items are goods or materials (or whether also sold by wholesale).

roadside stall means a place or temporary structure used for retail selling of agricultural produce or hand crafted goods (or both) produced from the property on which the stall is situated or from an adjacent property.

seniors housing means residential accommodation that consists of:

- (a) a residential care facility, or
- (b) a hostel, or
- (c) a group of self-contained dwellings, or
- (d) a combination of these,

and that is, or is intended to be, used permanently for:

- (e) seniors or people who have a disability, or
- (f) people who live in the same household with seniors or people who have a disability, or
- (g) staff employed to assist in the administration of the residential accommodation or in the provision of services to persons living in the accommodation, but does not include a hospital.

service station means a building or place used for the sale by retail of fuels and lubricants for motor vehicles, whether or not the building or place is also used for any one or more of the following:

- (a) the ancillary sale by retail of spare parts and accessories for motor vehicles,
- (b) the cleaning of motor vehicles,
- (c) installation of accessories,
- (d) inspecting, repairing and servicing of motor vehicles (other than body building, panel beating, spray painting, or chassis restoration),
- (e) the ancillary retail selling or hiring of general merchandise or services or both.

serviced apartment means a building or part of a building providing self-contained tourist and visitor accommodation that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents.

shop top housing means one or more dwellings located above (or otherwise attached to) ground floor retail premises or business premises.

take away food and drink premises means food and drink premises that are predominantly used for the preparation and sale of food or drink (or both) for immediate consumption away from the premises.

tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes hotel or motel accommodation, serviced apartments, bed and breakfast accommodation and backpackers' accommodation.

vehicle body repair workshop means a building or place used for the repair of vehicles or agricultural machinery, involving body building, panel building, panel beating, spray painting or chassis restoration.

vehicle repair station means a building or place used for the purpose of carrying out repairs or the selling of, and fitting of accessories to, vehicles or agricultural machinery, but does not include a vehicle body repair workshop.

vehicle sales or hire premises means a building or place used for the display, sale (whether by retail or wholesale) or hire of motor vehicles, caravans, boats, trailers, agricultural machinery and the like, whether or not accessories are sold or displayed there.

veterinary hospital means a building or place used for diagnosing or surgically or medically treating animals, whether or not animals are kept on the premises for the purpose of treatment.

viticulture means the cultivation of grapes for commercial purposes for use in the production of fresh or dried fruit or wine.

warehouse or distribution centre means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made.

wholesale supplies means a building or place used for the display, sale or hire of goods or materials by wholesale only to businesses that have an Australian Business Number registered under the *A New Tax System (Australian Business Number) Act 1999* of the Commonwealth.

3. General Provisions

- a. All new developments within Dungog Shire shall provide parking spaces, loading and unloading spaces on the land or within the building as specified in this plan.
- b. Notwithstanding the provision of this plan an existing building altered, extended, remodeled with or without change of land use after the adoption of this plan, may be required to comply wholly or partly with the provisions of this plan.
- c. The Council shall determine the extent of the parking provisions required in each case, having regard to the extent of the alteration, extensions and/or remodeling and the nature of the altered land use.
- d. Notwithstanding the provision of this plan, development applications of a traffic generating nature may be referred to the relevant Traffic Authorities or Committees. Council reserves the right to determine parking requirements for such developments with due regard to the representations made by these authorities.
- e. Where in the opinion of Council conditions are such as to render impracticable the compliance in full with the provisions of this plan, the Council may permit such departures as in Council's opinion, the circumstances warrant.
- f. Notwithstanding the provisions of this plan, where off-street parking cannot be made in accordance with this plan, the Council **may** in lieu there of accept a financial contribution as determined by Council from time to time provided that any such contribution shall be paid to the

credit of a special trust account of the Council and shall be used for the establishment of council sponsored off-street parking areas or improvements to existing parking areas. The value of this contribution is determined by Council's Section 94 Plan.

- g. All parking for residential development shall be **provided on-site**.
- h. Heavy vehicles should wherever possible be loaded and unloaded off street, and should enter and exit properties in a forward motion. Reversing across footpaths will only be permitted in exceptional circumstances and where there is no danger to pedestrian and local traffic.
- i. The requirements for off street access and loading/unloading facilities will be assessed on individual merit. Council encourages the continued use of existing buildings in retail commercial areas to permit reasonable expansion and/or change of use where it can be accommodated, however, significant changes in traffic and/or pedestrian movements and safety issues must be adequately addressed to the satisfaction of Council.

4. Variations and Compliance

- a. Parking, access, and loading/unloading facilities will be required in accordance with the standards of this plan except where good cause can be shown as to why strict compliance is unnecessary.

Requests to council for variation must be supported by information and data to substantiate that an alternative standard is appropriate. Except for minor variations, this information should take the form of a Traffic Impact Statement and/or Parking Needs Survey carried out by suitably qualified consultants.

- b. Compliance with the provisions of this plan will not necessarily constitute sufficient reason for development approval. Each application must be treated on its individual merits in relation to the general principles and the heads of consideration pursuant to section 79C of the *Environmental Planning and Assessment Act 1979*.
- c. For developments incorporating different categories of uses, a separate calculation will be made for each component. Parking needs will be calculated on peak time. However, where peak demands for each land use component of the development are staggered, and this can be demonstrated to the satisfaction of the Council, a reduction in the total number of spaces required may be accepted.
- d. Where the calculation of the parking required results in a fraction, the requirement will be rounded up to the nearest whole number.

5. Design Standards

- a. This plan shall apply to all traffic generating development within the Dungog Local Government area.
- b. Any car parking matters not considered in this plan shall be in accordance with “Policies guidelines and procedures for Traffic Generating Development” from the Roads and Traffic Authority of New South Wales and the latest relevant Australian Standard (AS).

5.1 Location of On Site Parking

- I. Parking facilities are to be located so that their use is encouraged and evident from the street, particularly visitor and customer parking.
- II. Parking spaces for employees and for longer duration parking should be located more remotely from the street.
- III. So as to achieve an acceptable level of amenity and a satisfactory relationship between adjoining land uses, the location of the parking area(s) within the site shall have regard to:
 - i Site conditions such as slope, vegetation and drainage;
 - ii The relationship of the building to the parking area; and
 - iii The proximity of the parking area to any neighbouring residential areas.
- IV Off-street parking shall be located on the site of the development, and in places where readily accessible to principal staff and/or customer entrances.
- V Council may be prepared to accept car parking on adjoining or nearby land owned by the applicant **provided** that the adjoining or nearby land is appropriately zoned.
- VI In residential zones all car parking and maneuvering areas shall be located behind the building line and suitably screened.

5.2 Parking Spaces and Driveway Standards

- I. The dimensional requirements for on-site car parking spaces and driveways giving access to parking spaces shall generally be as set out in accordance with the latest Australian Standard - AS 2890.1 except where the requirements are specifically defined in this plan.
- II. The grade on any driveway within a development site shall not exceed 1 in 5 (20%) provided that a transitional grade not exceeding 1 in 10 (10%) shall be provided for a distance of 3 metres at either end of the grade, which exceeds 1 in 10.

III. The minimum dimension for a covered car space (i.e. carport or garage) serving a residential development shall be:

3m x 6m clear internal dimension, except where there is a physical restriction to both sides of the space, in which case the width of the space shall be not less than 3.2m.

IV. Where a covered car space is provided in association with a residential development, at or near right angle to the driveway from which access is gained, the following minimum dimensions shall apply:

Minimum clear width of opening	Minimum distance of outside edge of driveway from opening		
	Driveway not greater than 12% slope	Driveway greater than 12% but not greater than 20% slope	Driveway greater than 20% slope
2.6 m	6.5 m	7.0 m	7.5 m
2.8 m	6.0 m	6.5 m	7.0 m
3.3 m	5.5 m	6.0 m	6.5 m
3.7 m	5.0 m	5.5 m	6.0 m

Provided that:

- a the edge of any driveway adjacent to a property boundary shall be measured not less than 0.2 m from the boundary.
 - b a driveway for a single dwelling shall not be less than 3m wide. This may be reduced to 2.7 m provided 0.3m either side remains unobstructed.
 - c the slope of the driveway for the purpose of this sub clause shall be the maximum gradient within the vicinity of the car parking space into which the vehicle will be required to make a turning movement.
 - d the car parking space shall be of such width that the vehicle shall come to rest in the centre of the space.
 - e a driveway which has a slope greater than 12% shall have a surface treatment which minimizes wheel-skid in wet conditions.
- V. Where a covered space is not at or near right angles to the driveway from which vehicles gain access, the requirements for driveway widths, minimum openings, etc. shall be determined by the Executive Manager – Infrastructure and Assets.

VI. Development plans are to show the following information:

- a Vehicular swept paths and dimensions of clear manoeuvring areas;

- b a longitudinal section through the centerline of the driveway from the kerb to the proposed garages, showing grades and suitable transition at changes of grade; - at CC stage only
- c drainage pits and pipes;
- d a pavement design prepared by a suitably qualified engineer – At CC stage only

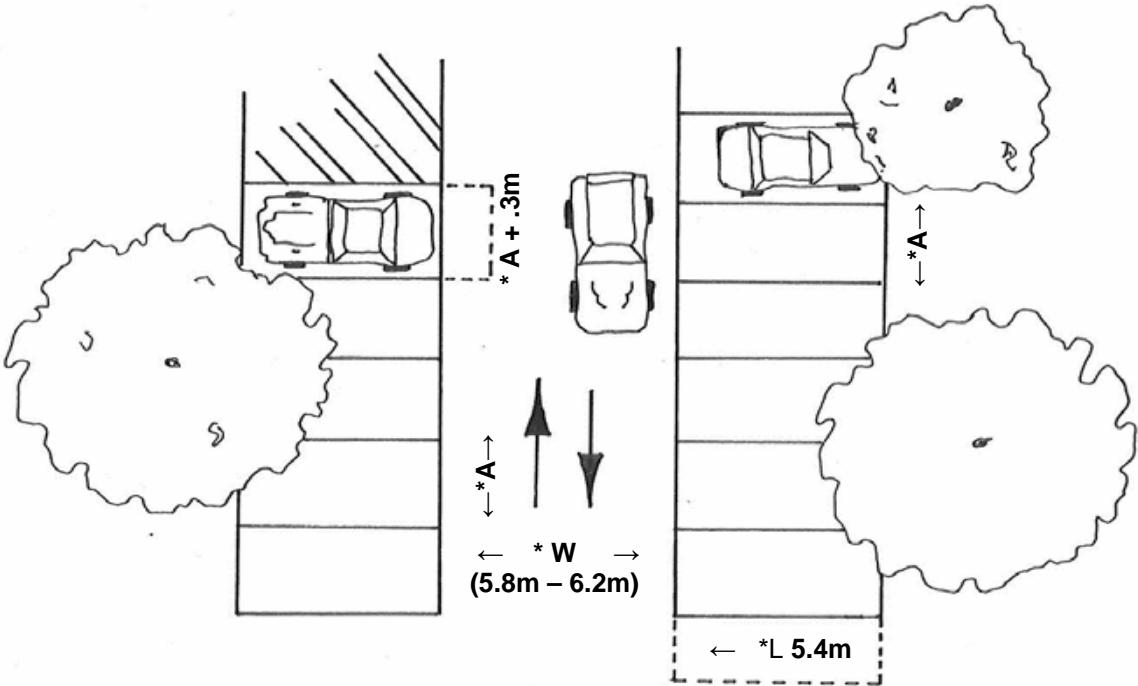
5.3 Directional Signs and Marking

- I. Clear and precise marking of a parking area is of prime importance in the prevention of choking of the aisles and for the general ease of use of the facility. Details of all proposed signposting and marking for parking areas are to be submitted with the development application for council's determination.
- II. Entry/Exit points must be clearly marked so as to avoid any confusion. Within the car park, signs should be located at regular locations so that drivers attempting to exit the car park may do so by the most efficient route. Signposting should be easily seen and understood.
- III. One-way markings must be clearly set out on the pavement in such a manner as to be easily readable and understandable to the users of the car park.
- IV. In certain situations, the installation of signs to Council's satisfaction may be required over and above the normal requirements.
- V. Yellow paint is difficult to see under adverse lighting conditions. It is considered that white paint is the most suitable colour for use as a pavement marking.
- VI. All parking bay delineation, arrows and other information for the driver, painted on the pavement are to be marked using white paint. Delineation should not be less than 75mm or greater than 100mm wide.

6. Layout

- a. The layout of parking areas shall be designed so that parking spaces remain available and accessible, have unrestricted access to a road by way of a corridor provided within the lot boundaries. Building design must not lead to closure of such access.
- b. Parking areas except for single residences and dual occupancy buildings shall be designed so that **all** vehicles enter and leave the subject land in a forward direction.

- c. The location and width of all driveways shall conform with the requirements of Council. Driveways shall be located to the street with the lowest traffic volume. In particular, driveways shall not be located:
 - I. opposite a 'T' intersection
 - II. closer than 6m to an intersecting street as measured from property boundary, but preferably 9 metres to an intersecting street as measured from the property boundary.
- d. Parking bays for the disabled shall be provided in accordance with the current AS 2890.1 – “Parking Facilities – Off Street Car Parking” at the time of development.
- e. Adequate drainage of surface waters off parking areas shall be provided and disposed of to a Council drainage system.
- f. Pedestrian flow in car parking areas shall be an integral part of the design and pedestrians should be separated from vehicular traffic wherever possible. Use of lighting should be considered where night use is involved.
- g. The minimum height in undercover parking areas shall be 2.2 metres.
- h. Car and truck turning areas shall be in accordance with the current version of AS 2890.2 – “Off-street commercial vehicle facilities” at the time of development.
- i. Consideration should be given to the use of speed humps in larger parking areas. Such humps shall be designed in accordance with Traffic Authority Guidelines.



EXAMPLE OF A TYPICAL LAYOUT

Dungog Development Control Plan

- * 'W' = 5.8m and 'A' = 2.4m for residential, domestic and all day staff parking (3 point turn required for entry and exit). Where possible 'W' of 6.2m is recommended and shall be provided (single turn entry and exit).
- * Customer parking 'W' = 6.2m; 'A' = 2.5m (2.6 to 2.7m in shopping centres) 'L' = 5.4m.

For additional information including other uses and layouts consult AS 2890.

Note:

'W' = aisle width

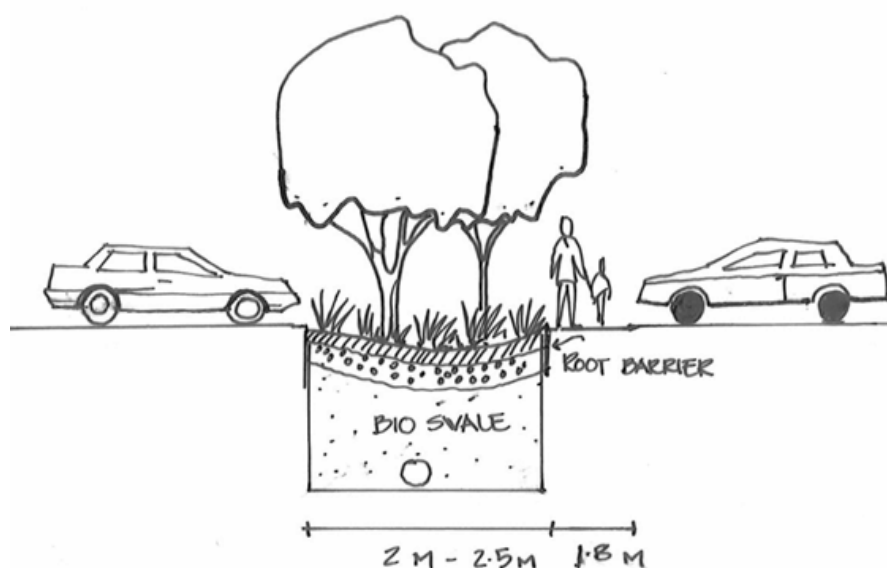
'A' = width of car parking space

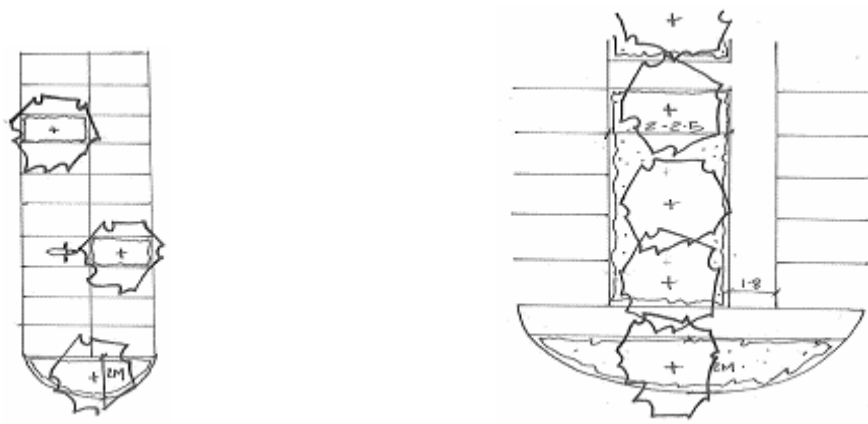
'L' = length of car space

7. Landscaping

The landscaping of a surface carpark is an important feature, which serves to reduce the harsh effect often created by large open asphalt or concrete areas. Landscaping design should be an integral part of the layout. Landscaped areas should be used throughout the car park rather than placed only in the perimeters. They can often be used in conjunction with the provision of pedestrian through areas and in separation of conflicting traffic movements. As a guide the following points should be considered when designing the landscaping of the carpark:

- I. A minimum of 10% of the total area of the carpark shall be appropriately landscaped.
- II. Long stretches of parking bays are to be dispersed with screen planting. A typical ration includes no more than 10 parking bays before breaking to include planting.
- III. Plants should be selected and located to avoid maintenance problems such as interference with overhead wires, underground conduits, damage to paved areas by root systems, and leaf and branch litter.
- IV. Trees with large surface roots, excessive girths, brittle limbs, fruits, sap or residue that drop and trees which attract large numbers of birds should be avoided in parking areas.
- V. Landscaping must be maintained in perpetuity





EXAMPLE OF LANDSCAPING

8. Construction (new development. Refer to S9 for existing development)

- a. Parking areas shall be suitably paved with a permanent, all weather surface such as two coat bitumen seal, concrete, asphaltic concrete or interlocking paving.

Consideration shall be given to the relief of large areas of pavement by alternative surface textures.

- b. The following are the minimum requirements for bitumen sealing:

I. Pavement Construction for Bitumen Surfacing

The pavement shall be constructed to generally conform to the Roads & Traffic Authority MR Form No.743, "Specification for construction of natural Gravel or Crushed Rock road pavement".

The minimum compacted depth of pavement is to be 150mm over a precompacted sub-base of acceptable material.

In large carparks and areas of high vehicle turnover Council may require a pavement of 200mm compacted depth.

II. Bitumen and Aggregate Sealing

Two coats of bitumen and aggregate sealing shall be applied to the carparking areas.

Bitumen shall conform to the Roads & Traffic Authority Standard. Specification (MR Form No.337) "Residual Bitumen". Class 160 bitumen fluxed binder is to be used, with a rate of application of 1.2 litres/square metre.

Aggregate shall conform to the Roads & Traffic Authority Specification (MR Form No. 351) for the supply and delivery of cover aggregate. Nominal size of aggregate shall be 10mm. The rate of application of the aggregate shall be 1 cubic metre/100 square metres.

III. The following are the minimum requirements for concrete paving:

- i. Minor car parking areas 100mm, 20 Mpa concrete with F72 bottom reinforcement over a pre-compacted sub-base of acceptable material.
- ii. For larger carparking (i.e. supermarkets) a 150mm, 20MPa concrete, with appropriate reinforcement over a precompacted sub-base of suitable material.

For other forms of pavement the developer is to submit specifications and details to Council for approval.

In circumstances where Council considers the use of parking areas to be of a limited nature (i.e. dual occupancy), Council may consider construction to a lesser standard.

- iii. Parking spaces shall be line marked into bays and suitably signposted in a permanent manner to direct vehicles to parking areas. Pavement arrows should be provided to indicate clearly the direction of circulation.
- iv. Wheel stops shall be provided to protect necessary areas from vehicle encroachment, particularly pedestrian areas.

8.1 Standards

All driveways, vehicle manoeuvring areas, and car parking spaces are to be properly constructed, graded, drained and sealed with an impervious material.

- I. The works are to be maintained to a satisfactory standard throughout the term of development and/or use of the land for which the facilities are provided.
- II. Kerb and gutter crossings are to be constructed to Council standards. They are to conform to the levels of the road drainage system. In no circumstance is a crossing to obstruct the flow of water along the gutter.
- III. Vehicle crossings over the footpath and gutter crossings may only be constructed under supervision of Council's Infrastructure and Assets Department. A written application is to be made to

Council for approval to construct by a private contractor under Council supervision.

- IV. Grades of areas to be used by vehicular traffic are to be equal to or below the maximums shown below:

Type of Development	Access ways, Turning Areas & Driveways		Car Parking Spaces	
	Longitudinal	Cross-fall	Longitudinal	Cross-fall
a Residential				
i Up to 20 car parking spaces	20%	5% (Desirable 3%)	10%	5%
ii over 20 spaces	15%	5% (Desirable 3%)	10%	5%
b Commercial	10%	5% (Desirable 3%)	10% (Desirable 8%)	5%
c Industrial	10%	5% (Desirable 3%)	10% (Desirable 8%)	5%
d Pedestrian Usage	8%			

8.2 Ingress/Egress to Streets

- I. The entry and exit requirements for parking areas may vary in relation to:-
 - The size of vehicles likely to enter the proposed development,
 - The volume of traffic on the streets serving the proposed development,
 - The volume of traffic generated by the proposed development.
- II. The standards recommended by the Roads and Traffic Authority of NSW for traffic generating developments are adopted for the purpose of this Plan.
- III. Gradients of ramps and access driveways should be in accordance with the latest Australia Standard AS 2890.1.
- IV. Parking areas are to be designed so that egress to the street is in a forward direction.

8.3 On-Site Loading and Unloading Facilities

- I. All developments involving the erection of new buildings involving significant change of use and/or generating significant extra heavy vehicle movements 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 country road.
- II. 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 heavy vehicles entering and leaving the site move in a forward direction.

For the purpose of this policy, heavy vehicles shall be defined by the RTA classification for heavy vehicles being any vehicle having a Gross Vehicle Mass (GVM) greater than 4.5 tonne.

- III. The number of loading docks provided shall be determined having regard for the scale and type of use proposed. In this regard full details of the anticipated volume and frequency of deliveries shall be supplied with each development application.

It should be noted that, if a loading dock extends more than 7.4 metres into a building, mechanical ventilation might be required.

- IV. Loading docks shall conform to the following minimum dimensions:

Details	Dimensions in meters
Single Dock Width	3.5
Multi Unit Dock Width (per bay)	4.0
Dock Depth – non semi trailer	8.0
Dock Depth – semi trailer	17.0
Dock handling area depth for goods movement	3.0
Clearance over goods vehicle movement area	3.6

- V. Loading docks, as a minimum shall have an all weather surface, be level, be clearly signed as a loading/unloading area restricting parking from that area and be appropriately marked. Council shall approve all loading dock designs prior to the issue of a Construction Certificate.

- VI. The provision of adequate on-site turning facilities will be required for commercial vehicles.

The location of loading docks, which involve the reversing of heavy vehicles either to or from a road, will not be supported.

Under no circumstances will Council permit the reversing of vehicles onto a Main or Arterial Road.

The type and size of delivery vehicles is to be submitted with the development application and will be specifically approved for use with the development.

9 . Existing Development

- a. Where an existing building is to be replaced by a new building, which has a floor area not exceeding the floor area of the existing building and no significant change of use is proposed, no additional parking is required to be provided. Any existing parking on the site, up to the number of spaces required under this plan for the existing development, or any requirement of the consent for the existing development, must be maintained on the site. Arrangements involving staff parking elsewhere in order to remove parking congestion in the locality will be considered.
- b. Where an existing building is to be replaced by a new building,
 - I. having a floor area of more than 10% greater than that of the existing building and / or
 - II. which will have a significant change of use; car parking is to be provided as calculated under this policy for the new building area and use.
- c. Where an existing building is to be extended then car parking is to be provided as calculated under this policy for the extended building area and use.

10. Change of Use

- a. Where the use of an existing building is to be changed significantly, Council will require that additional car parking (if any) be provided on the basis of the difference between the requirements for the existing use and the proposed use.

EXAMPLE A

Warehouse Building (600m²) Gross Floor Area) to be changed to **Industrial Use:**

i) Car Parking formerly required 600m² / 300m² = 2 Spaces

ii) Car Parking required for Proposed Use 600m² / 100m² = 6 Spaces

iii) Total Additional Requirement = ii) - i) = 4 Spaces
to make a total of 6 spaces

NB. Service vehicle requirements for warehouses and industrial uses are the same, thus no additional requirement would apply.

The same principles as set out in Example (A) would also apply where it is proposed to change the use of part of a building or site.

Council encourages the continued use of existing buildings in retail, commercial and heritage precincts and will support reasonable measures and compromise for development, where it is in the public interest.

11. Renovation of Existing Buildings

Nothing in this plan requires the provision of additional parking where an existing building is being renovated for its existing use, provided the floor area of the renovation is not increased by more than 10%.

12. Car Parking for Persons with Disability

Provision is to be made for persons with a disability in the provision of car parking facilities, and in accordance with latest Australian Standard AS 2890.1.

- a. Where car parking is provided in excess of five (5) spaces, provision shall be made for parking for persons with a disability at the rate of one (1) space per one hundred (100) or part thereof of car spaces provided. A higher proportion of such spaces may be required for uses, which are likely to generate a higher demand for such facilities.
- b. The location of spaces designated for persons with a disability should be close to an entrance to a building or facility with access from the car space by ramps and/or lifts in accordance with Australian Standard AS 1428.1 and Part D3 of the Building Code of Australia.
- c. Car spaces provided under this provision shall be kept or made available for use by persons with a disability as required.
- d. In any residential development, consideration should be given to providing garages in accordance with the dimensions for class 4 spaces under the latest AS 2890.1. This would provide flexibility in making such facilities available for occupants with a disability, or if not so used, provide domestic storage space.

13. Land-Use

- a. The number of off-street parking spaces to be provided for a particular land use is as set out in Schedule 1 attached to this plan.

Classification of land use or buildings is as defined by *Dungog Local Environmental Plan 2006*

Note: Except the definition of “gross leasable floor area” which is to be interpreted as:-

The sum of the areas at each floor of the Building where the areas of each floor is taken to be the area within the internal faces of the walls, excluding stairs, amenities, lifts, cooling towers, machinery, plant rooms, ancillary storage space, vertical air conditioning ducts, car parking needed to meet any requirements of the Council and any internal access to it, space for the loading and unloading of goods, public areas, but including stock storage areas (public areas being those areas available to the general public at all times).

13.1 Mixed Uses

In the case of a combination of land uses on the site, the parking requirement for each separate use shall be calculated and then added together to provide the total parking requirement. Any departure from this method will only be considered by Council where it can be demonstrated that the peak demand for each land use component of the development is staggered.

13.2 Undefined Development

Where a proposed development does not fall within any of the land use categories identified in the Car Parking Standards section of this Plan, Council shall calculate the on site parking requirements having regard to the experience of similar existing development and an assessment of the likely traffic generating potential of the proposed development.

13.3 Major Traffic Generating Developments

Parking requirements for major new developments will be assessed on merit, with particular reference to:

- (a) the likely demand for off street parking generated by the development;
- (b) the mix of uses and their parking requirements;
- (c) the availability of public transport to service the development;
- (d) the probable mode of transport to be used by employees and/or customers;
- (e) the likely peak usage times of the proposed development; and
- (f) the existing traffic volumes on the surrounding street network including, where relevant, the potential traffic volumes.

Where it is considered that a traffic generating development may have a major impact on traffic movement within a given locality, Council will require the applicant to submit a traffic and parking study prepared by a suitably qualified consultant prior to determining the application. Early consultation with Council is recommended in such cases.

Schedule 1

This Schedule defines parking numbers and standards for a number of land uses, which are the most frequently encountered. Council reserves the right to define a requirement for uses not referred to in the Schedule to the plan according to the merits of the specific case.

Note: To encourage home based business in the Village 2(v) and Residential 2(a)? zone these car parking requirements can be halved. This is also to ensure that on site effluent disposal can still be effectively achieved.

Land Use	Car Parking Requirement
Accommodation	
Bed & breakfast establishment or guest house/boarding house	1 space per bedroom plus proprietor spaces
Camp or caravan sites (caravan parks)	1 per site plus visitor parking of 1 per 10 sites in separate area plus 1 per employee plus holding bay 25 m long in front of reception. Where long term residents are located, visitor spaces are required at 1 per 5 sites
Hostels/Nursing Homes/Convalescent Homes	Not less than 1 space per 10 beds, plus Not less than 1 space per 2 employees, plus Not less than 1 parking space suitable for an ambulance.
Hotels	1 space for each hotel unit
Hospital	1 space per 3 beds and 1 space per 3 employees
Housing for the aged or for people with a disability.	As per State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
Tourist Motel, Cabin or Tourist accommodation.	1 space per unit. Plus 1 space for the manager. Plus 1 space per every 2 employees. If a public restaurant is included or a function room then 1 space per 3 seats.
Youth Hostel/Backpacker Hostel	1 space for each 5 occupants/lodgers plus 1 space for any resident manager, plus 1 space for each 2 employees.
Business	
Animal Boarding and Breeding	2 per establishment [min] (up to 10 animals) Establishment + 1 per 10 animals thereafter
Brothel	1 per 2 employees plus any dwelling entitlement plus 1 per bedroom
Bus depot	1 bus space per bus associated with the development plus 1 per driver plus 1 per 2 on-site employees
Car Tyre Retail Outlets	3 spaces per 100m ² gross floor area or 3 spaces per work-bay whichever is the greater.
Car Wash	Adequate queuing space at a rate of 1 per wash bay + 1 per 2 handwash/vacuum bays
Child Care Centres	1 space per employee plus 1 space per every 4 children in attendance. A vehicle forward in and forward out drop off/pick up facility is encouraged. Temporary time restricted

	parking spaces in driveways may be considered in the car parking calculations provided they do not impede traffic flow to and from the site.
Clubs – Licensed & unlicensed, Registered clubs,	1 space every 5m ² of bar area, plus 1 space every 6m ² of lounge area, plus 1 space per room, plus 1 space each 3 employees, plus 1 space every 20m ² of gross floor area of a public dining room, plus 1 space every 20 seats of a function room 1 space every 5m ² of bar area, plus 1 space every 6m ² of lounge area, plus 1 space every 3 employees, plus 1 space every 20m ² of gross floor area of a public restaurant, plus 1 space every 20 seats in an auditorium
Drive-in take away food shops/outlets.	1 space per every 5 m ² of GFA of dining plus 1 space per every 5 seats plus 1 space per every 3 employees plus queuing for 5-12 cars (refer to RTA guidelines for details).
Funeral Parlours	1 space per every 2 employees plus 1 space per every 10 m ² of Chapel etc plus 1 space per every 10 fixed seating.
Hotel – Licensed premises	Within commercial centres 1 space per 7m ² licensed floor area; and 1 space per 10m ² courtyard/beer garden Additional parking is required for bottle shops and employees. Outside commercial centres: 1 space per 3.5m ² licensed floor area
Junk Yard	1 per 200 m ² site area or 1 per 70 m ² (if within a building)
Marina	0.8 spaces per wet berth 0.2 spaces per dry storage berth 0.2 spaces per swing mooring 0.5 spaces per marina employee
Motor show rooms, vehicle repair stations, vehicle body repair workshops, caravans, boat & truck sales yard.	1 space per every employee 1 space per every 10 vehicles, caravan, boat or truck displayed. 1 space per every service bay. Minimum of 5 spaces.
Offices	1 space per every 30 m ² of Gross Floor Area.
Professional Suites & Consulting Rooms	2 spaces per every professional person.
Restaurant & Reception establishments	1 space per 7 m ² of gross floor area, OR 1 space per 3 seats, WHICHEVER IS GREATER.
Service Stations with car repairs. Service station with convenience store and/or restaurant.	2 spaces per work bay PLUS 1 space per 20m ² GLFA of convenience store Plus 1 space per 10 m ² gross leasable floor area in the restaurant. Plus 1 space per 5 m ² of public service area in the fast food area.
Veterinary Practice	3 per consultant plus 1 per 2 employees plus any dwelling requirement
Winery	1 space per 75 m ² of gross floor area , OR 1 space per 2 employees, WHICHEVER IS THE GREATER

Commercial	
Bank	1 space per every 45 m ² of Gross Floor Area.
Convenience store	1 space per every 20 m ² of Gross Floor Area
Drive in liquor	1 space per employee PLUS 2 spaces for 'browse room' customers, which should not inhibit the free flow of vehicles
Extractive Industry	1 per company vehicle + 1 per 2 employees + 1 per dwelling (where provided)
Furniture & building materials showroom	1 space per every 30 m ² of Gross Floor Area
Office	1 space every 20m ² of gross leasable floor area (ground floor) 1 space every 30m ² of gross leasable floor area (first floor level and above)
Shops and General Business: Based on Gross Leasable Floor Area (GLFA) (a) < or = to 1000 m2 gross floor area (b) > 1000 m2 gross floor area (includes supermarkets, department stores, shopping centres) (c) Video Stores	1 space per 20 m ² of gross floor area. 1 space per 15 m ² of gross floor area. 1 space per 15 m ² of gross floor area.
Education	
Adult Learning	1 space per every employee. 1 space per every 10 full time students.
Primary School, Secondary School, University,	1 space per every employee. 1 space per every 10 full time students. Plus 1 bus standing area per every 200 students.
Entertainment	
Art Galleries	1 space per 20 m ² of floor area.
Cinema	1 space per 10 seats, OR 1 space per 10 m ² of gross floor area if seats not affixed, WHICHEVER IS THE GREATER.
Place of Public Worship/Church, Place of Assembly	1 per 6 seats or 1 per 10 m ² GFA, whichever is the greater. (Where church and hall are located on same land, provision need only be made for church or hall, whichever is greater)
Recreation	
Bowling alley	3 spaces per alley
Bowling green	30 spaces for first green + 15 spaces for each additional green
Golf course.	4 spaces per green.
Gymnasiums.	7 spaces per every 100 m ² of Gross Floor Area
Indoor soccer/cricket/netball	15 spaces per pitch/court
Squash and tennis courts.	3 spaces per court, PLUS 1 space per 3 employees or part thereof.
Residential	
Dual Occupancy	1 space per dwelling. At least 1 space per dwelling to be undercover.
Exhibition homes	2 off street parking spaces per exhibition home where it forms part of an exhibition village. For single exhibition homes 1 on-site space for a sales rep. Plus 3 spaces for visitors. Spaces are to be outside of the building setback, which includes setbacks to both streets on corner lots.
Flats (Residential flat building, Multi Unit Housing, Villa and Townhouses)	1 space for each one or two bedroom dwelling; 2 spaces for each dwelling with three or more

	bedrooms; 1 visitor space for every three dwellings Stacked parking does not qualify
Dwelling house	1 space per dwelling. At least 1 space per dwelling to be undercover.
Shop Top Housing	1 space per dwelling
Any Other Building Or Land Use (not elsewhere defined)	To be determined by Council in individual cases.