

Local Planning Policy 14 – Car Parking (LPP14)

Management Procedure

Relevant Delegation

Purpose

To provide guidance to proponents and the City for considering requests for the reduction of the number of car bays prescribed under Local Planning Scheme No. 3.

Policy Statement

Local Planning Scheme No. 3 allows the City to apply, at its discretion, a greater or lesser requirement for car parking bays than that stipulated as the minimum in Table 3 for any zone (except Residential) if:

- a) The circumstances of a development justify such variation and there will not be any resultant lowering of safety, convenience and amenity standards, it may permit a reduction in the number of car parking spaces required by Table 3 of Local Planning Scheme No. 3.
- b) It is necessary to increase the required number of car parking spaces in order to maintain desirable standards of safety, convenience and amenity, such extra car parking spaces as the City considers necessary shall be provided. In imposing such extra car parking requirements, the City shall explain the reasons for the increase to the owner of the lot.
- c) Where there are two separate and different developments with different hours of peak operation, but being located on the same lot or adjoining lots, the City may permit a reduction of the required number of car parking bays on either or both lots, provided it is satisfied there would be no resultant lowering of safety, convenience and amenity standards and there is agreement to the reciprocal use of some or all car parking bays.
- d) Where a proposed development is located adjacent to a constructed public car park, the City may, where it is satisfied there would be no lowering of safety, convenience and amenity standards, reduce the amount of required onsite car parking for that development by the amount which it considers the public car park serves the development.

Where a request for the reduction of the number of car parking bays is received, the following principles will also be applied:

- a) The applicant will need to provide advice from the prospective tenant as to their current and future parking needs

- b) The City will not consider on-street parking as part of the calculation of car parking bays for a development proposal.
- c) The proximity of public parking areas will only be considered within District Centre zoned land.
- d) Parking ratios under previous Planning Schemes are not relevant and are not a mitigating factor.
- e) A reduction in parking will only be determined by Council and not under delegation.
- f) A change in land use may invalidate the parking reduction.

This Policy does not apply to developments considered under the Residential Design Codes

Legislation	Local Planning Scheme No. 3
Adopted	August 2010 OCM 107/2010
Reviewed	
Next Review Date	