

**22.02**12/07/2012  
C39**CAR PARKING**

This policy applies to the whole municipality in relation to an application to reduce or to waive the number of car spaces required by the Car parking table in Clause 52.06-5.

**Policy Basis**

This policy builds on the MSS objective in Clause 21.07 to improve the standard of infrastructure and the strategy to require new development to provide car parking on site.

In particular, adequate car parking is important for the continued development of the retail and business sector within the municipality.

**Objectives**

To ensure that an appropriate number of car spaces is provided to support a variety of uses within the municipality.

To provide guidance on the assessment of applications to reduce or to waive the number of car spaces required by the Car parking table in Clause 52.06-5.

**Policy**

It is policy to:

- Ensure that an adequate number of car spaces are provided for the particular uses specified below in Table 1 taking into account local conditions within the Rural City of Swan Hill.
- Require that any new uses specified in Table 1 set aside car parking on the site in accordance with the car space measures and rates outlined below in Table 1.

**Table 1: Recommended Car Parking Rates**

<b>Use</b>	<b>Car Space Measure</b>	<b>Rate</b>
<b>Dwelling other than Caretaker's house if at least 2 on a lot</b>	Car spaces to each dwelling	1.25
<b>Shop other than specified in this table</b>	Car spaces to each 100 sq m of floor area used for retail sales.	2
<b>Supermarket</b>	Car spaces to each 100 sq m of floor area of the building used for retail sales up to 1000 sq m and, Car spaces to each 100 sq m of floor area greater than 1000 sq m.	2 4
<b>Betting agency Market</b>	Car spaces to each 100 sq m of net floor area	2
<b>Restaurant</b>	Car space to each 4 seats available to the public	1
<b>Office other than specified in this table Postal agency</b>	Car spaces to each 100 sq m of net floor area	2
<b>Hotel or Tavern</b>	Car spaces to each 100 sq m of bar floor area available to the public, plus Car spaces to each 100 sq m lounge floor area available to the public, plus Car space to each lodging room	50 18 1

Use	Car Space Measure	Rate
<b>Motel</b>	Car space to each unit, plus	1
	Car space for a managers residence, plus	1
	Car space to each 6 seats available to the general public in a dining room	1
<b>Industry other than specified in this table</b> <b>Mail centre</b>	Car space to each 150 sq m of net floor area	1
<b>Materials recycling</b> <b>Fuel depot</b> <b>Milk depot</b> <b>Motor repairs</b>	Car space for each 200 sq m of floor area	1
<b>Freezing and cool storage</b> <b>Warehouse other than specified in this table</b>	Car space for each 200 sq m of gross floor area	1
<b>Medical centre</b> <b>Veterinary centre</b>	Car spaces to each 100 sq m of floor area	5
	Car spaces to each 150 sq m of floor area	2
<b>Hospital</b>	Car space to each bed available for use by patients	0.5
<b>Place of assembly</b>	Car space to every 5 persons the building can accommodate	1
		1
<b>Funeral parlour</b>	Car space to every 4 persons the building can accommodate	1
<b>Bowling green</b>	Car spaces to each rink	5
<b>Tennis court other than in conjunction with a dwelling</b>	Car spaces to each court	3
<b>Primary school</b>	Car spaces to each classroom	1
<b>Secondary school</b>	Car spaces to each classroom	1
<b>Tertiary institution</b>	Car spaces to each full-time student and three part-time students	0.6
<b>Convenience shop</b>	Car spaces to each 100 sq m of floor area used for retail sales.	2

### Decision guidelines

Before deciding on an application to reduce or to waive the number of car spaces required by the Car parking table in Clause 52.06-5, in addition to the decision guidelines in Clause 52.06-1, the responsible authority will consider:

- The intensity of the proposed use on the site.
- Any relevant traffic management plan provided with the application.