

OUTCOMES COMMITTEE

Meeting Date 14 June 2011

Item Number. 86

SUBJECT: Fairfield Town Centre Parking Issues-DCP Issues and Section 94 Plan 1999 (Further report)
Premises: All Fairfield Town Centre properties zoned for Business purposes.
Applicant: Not applicable.
Owner: Various land owners.
Zoning: Business 3(a) Sub-Regional Business Centre.
Submissions: No

FILE NUMBER: 09/0156 & 09/01536

PREVIOUS ITEMS: Item 22 - Outcomes Committee - 8 March 2011
 Item 3 & Item 19 (Confidential) - Outcomes Committee - 8 February 2011

REPORT BY: Kevin Kuo, Strategic Land Use Planner

RECOMMENDATION

That the amendments to the Fairfield Town Centre DCP 2006, Fairfield City Wide 2006 and Section 94 Plan 1999 be adopted and come into effect when a public notice of Council's decision is published in the local paper.

NOTE: This report deals with a planning decision made in the exercise of a function of Council under the EP & A Act and a division needs to be called.

SUPPORTING DOCUMENTS

AT-A Outcomes Committee Report (Item 22) dated 8 March 2011

32 Pages

SUMMARY

The Outcomes Committee on 8 March 2011 considered a report that proposed changes to Fairfield Town Centre and Fairfield City Wide DCPs and to the Section 94 Plan 1999. The Committee resolved to publicly exhibit these amendments. The amendments were placed on public exhibition for 28 days. No submissions were received. It is now recommended that the amendments be adopted.

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REPORT

The Outcomes Committee on 8 March 2011 considered a report outlining proposed amendments to the Fairfield Town Centre and Fairfield City Wide DCPs as a result of a review of Council's Car Parking Policy for the Fairfield Town Centre (refer to AT-A). These amendments implement part of the recommendations of the Fairfield Town Centre Parking Study considered by Council on the 22 February 2011. The proposed amendments involved:

- Amendments to the on-site parking section and Appendix 5 (specifying the carparking generation rates) of Fairfield Town Centre DCP 2006; and
- Amendments to the parking rate section and the contribution rate section of Chapter 12 of Fairfield City Wide DCP 2006.

This report also dealt with proposed amendments to the Section 94 Plan 1999 that involved the removal of *Section 9.2 – Fairfield Town Centre Carparking and associated facilities* from the Section 94 Plan 1999 and the insertion of a Note advising of the repeal of this section from the Contributions Plan.

The recommendation to endorse public exhibition of these amendments for 28 days was adopted and public exhibition was undertaken. No submissions have been received to the exhibition.

Included in Attachment 'A' to this report are extracts from the existing DCPs and Contributions Plan as well as details of the proposed changes. These changes were those that were publicly exhibited and currently proposed to be adopted following exhibition.

CONCLUSION

The public exhibition of the proposed amendments has been completed and no submissions were received. It is now recommended that Council adopt the proposed amendments to the Fairfield Town Centre and City Wide 2006 DCPs and to the Section 94 Plan 1999 and that the changes to the DCPs and Plan come into effect when a public notice of Council's decision is published in the local paper.

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Kevin Kuo

Strategic Land Use Planner

Authorisation

Manager Strategic Land Use Planning

Executive Manager Environmental Standards

Outcomes Committee - 14 June 2011

File Name: **OUT140611_17**

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Outcomes Committee Report (Item 22) dated 8 March 2011

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OUTCOMES COMMITTEE

Meeting Date 8 March 2011

Item Number. 22

SUBJECT: Fairfield Town Centre Parking Issues- DCP Issues (Further report) and Section 94 Plan 1999.

Premises: All Fairfield Town Centre properties zoned for Business purposes.
Applicant: Not applicable.
Owner: Various land owners.
Zoning: Business 3(a) Sub-Regional Business Centre.
Submissions: No.

FILE NUMBER: 09/0156 & 09/01536

PREVIOUS ITEMS: 3 & 19 - Ordinary Council - 22 February 2011

REPORT BY: Kevin Kuo, Strategic Land Use Planner; Greg Foster, Strategic Planner

RECOMMENDATION

1. That Council publicly exhibit the amendments to the Fairfield Town Centre DCP 2006, Fairfield City Wide DCP 2006 and Section 94 Plan 1999 in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000.
2. That a further report be prepared for Council's consideration at the end of the exhibition period.

NOTE: This report deals with a planning decision made in the exercise of a function of Council under the EP & A Act and a division needs to be called.

SUPPORTING DOCUMENTS

AT-A	Original Unchanged Parts of DCPs	8 Pages
AT-B	Amended Parts of DCPs	11 Pages
AT-C	Original Part of Section 94 Plan	4 Pages
AT-D	Amended Part of Section 94 Plan	3 Pages

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Outcomes Committee Report (Item 22) dated 8 March 2011

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OUTCOMES COMMITTEE

Meeting Date 8 March 2011

Item Number. 22

SUMMARY

Council on the 22 February 2011 considered two (2) reports outlining the work undertaken to review Council's Carparking Policy and the future direction for carparking contributions in Fairfield Town Centre.

As a result of the above resolutions (discussed further below) a number of amendments need to be made to the Fairfield Town Centre and Fairfield City Wide DCPs and to the Section 94 Plan 1999.

This report recommends that the proposed amendments to the DCPs and the Section 94 Plan be publicly exhibited with a further report to be prepared for consideration by Council at the end of the exhibition period.

BACKGROUND

Council on 22 February 2011 considered two (2) reports (Item 3 and Item 19) outlining the work undertaken to review Council's Carparking Policy and the future direction for carparking contributions in the Fairfield Town Centre.

Item 3 dealt with proposed amendments to the Fairfield Town Centre DCP and Fairfield City Wide DCP as detailed in the following resolution:

1. *That a further report be prepared for the March 2011 Outcomes Committee Meeting detailing the consequential amendments to the Fairfield Town Centre and City Wide DCPs required to implement the parking policy amendments detailed in the report, including:*
 - *Changes to the required parking rates as described in Section A for retail and commercial floor space which include:*
 - *Existing rates ie 1 per 25m2 for retail floor space and 1 per 40m2 for commercial floor space for larger Site Specific DCP Sites;*
 - *For sites that are not the subject of a Site Specific DCP applying a Option 1 (ie rate of 1 per 100m2 for any additional floor space subject to existing parking already provided on site being retained or reinstated on site, for existing floor space, as part of any redevelopment); and*
 - *For sites that are not the subject of a Site Specific DCP but which achieve the amalgamation requirements set out in Council's DCP to allow the construction of tower developments all retail and commercial floor space will be assessed at 1 per 100m2 not just additional floor space.*
 - *Retention of Council's existing policy for "Out of Hours" uses.*

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2. *In the interim, while the above reports are being prepared and amendments processed, any applications lodged in the Fairfield Town Centre will have its carparking provision rates set out in this report.*
3. *Council reiterate that all carparking for residential development must be provided on site.*
4. *That further reports be submitted to Council in relation to the on-going management regime of Council's carparks in the Fairfield Town Centre.*
5. *A review of parking rates in Fairfield Town Centre be undertaken in 2 years.*

Item 19 was a confidential item and was considered by Council in closed session. This report dealt with Fairfield Town Centre parking issues with regards to the Section 94 Contributions Plan 1999. The resolution of this confidential item is detailed below:

1. *That Council resolve to exhibit an amendment to Council's current Section 94 Developer Contributions Plan to remove the component of the plan relating to Carparking in the Fairfield Town Centre, with all other parts of the plan to be retained until Council can further consider its option in relation to the plan.*
2. *That Council amend the Fairfield Town Centre DCP and City Wide DCP to require all parking requirements generated by new development in the Fairfield Town Centre to be provided on site and to remove any reference to parking contributions being made under Council's Section 94 Plan.*
3. *That a Draft Voluntary Planning Agreement (VPA) Policy be drafted and reported to Council for consideration. The VPA should set out the conditions under which Council will enter into a Voluntary Planning Agreement in cases where a development is unable to provide Council's on-site parking requirements (other than the residential component) within their development.*
4. *That a review of the viability of preparing a new Contributions Plan for Parking in Fairfield be undertaken in two (2) years.*
5. *In the interim, while the above reports/policies are being prepared and amendments processed (as well as the amendments to the DCP discussed), any applications lodged in the Fairfield Town Centre will have its carparking provision assessed based principles set out in the following policy:-*

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Interim Carparking Assessment Policy Fairfield Town Centre

While Council is in the process of reviewing its Development Controls Plans and repealing the part of the Section 94 Contributions Plan that applies to Carparking in Fairfield Town Centre any application lodged will be assessed according to the following policy:-
Council will:

- *Not impose Section 94 controls requiring a contribution for carparking not provided on site;*
- *Require all carparking to be provided on site in accordance with the principles and parking rates resolved by Council following consideration of the report titled "Fairfield Town Centre Parking Issues – DCP Issues" by the Outcomes Committee in February 2011;*

Should there be any shortfall in parking on site, the applicant be advised that Council is willing to consider a VPA but until Council has finalised a VPA policy, Council will as its initial negotiating position, request payment of funds equivalent to those required under Council's current Contributions Plan (per carparking space) to be utilised to:

- *Provide additional parking.*
- *Upgrade existing parking facilities.*
- *Improve access arrangements to existing parking to improve its accessibility.*

Council will not enter into any voluntary planning agreement in relation to parking of residential development which must be provided on site.

REPORT**A. Proposed Changes to Fairfield Town Centre and Fairfield City Wide DCP**

This report details the consequential amendments required to the Fairfield Town Centre and City Wide DCPs to implement the parking policy amendments detailed in Council's resolutions.

Attachment A provides the original part of the DCP that is proposed to be amended, whilst Attachment B identifies the proposed amendments required to the Fairfield Town Centre and City Wide DCPs to satisfy Council's resolution.

The proposed amendments will involve:

- Amendments to the on-site parking section and Appendix 5 (specifying the carparking generation rates) of Fairfield Town Centre DCP 2006; and
- Amendments to the parking rate section and the contribution rate section of Chapter 12 of Fairfield City Wide DCP 2006.

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These proposed amendments are required to be publicly exhibited and this report recommends that such exhibition occur. At the end of the exhibition period a further report will be prepared for Council consideration.

B. Required changes to the Section 94 Plan 1999

The above Council resolutions (in particular Item 19) also requires Council to exhibit an amendment to Council's Section 94 Plan 1999 relating to Carparking in the Fairfield Town Centre.

Accordingly this report seeks to remove *Section 9.2 – Fairfield Town Centre carparking and associated facilities* from the Section 94 Plan 1999 (refer to AT - C) and insert a Note advising of the repeal of this section from the Contributions Plan (refer to AT - D). This Note will also advise developers that should they **NOT** be able to meet the carparking requirements identified in Fairfield Town Centre DCP 2006, that Council will consider entering into a Voluntary Planning Agreement (VPA) as part of addressing any shortfall of carparking not provided on site (other than the residential component).

It is also proposed to make other minor consequential amendments to the S94 Plan 1999 which seeks to remove references to contributions for carparking in the Fairfield Town Centre identified throughout the S94 Plan 1999.

C. Voluntary Planning Agreement Policy and Guidelines for Fairfield Town Centre Carparking.

Council officers are also currently in the process of finalising a Voluntary Planning Agreements Policy which will set out the conditions upon which Council will enter into a VPA. This Policy will also include site specific guidelines for Carparking in the Fairfield Town Centre, and will identify 3 broad categories of works that will provide the basis for negotiating a VPA where a developer is unable or chooses not to provide carparking on site:

- Category A – new carparking provision.
- Category B – capital improvements to existing carparks to increase their ability to efficiently meet extra demand.
- Category C – capital improvements to the network of pathways and access ways leading to the council carparks - to increase their ability to efficiently meet extra demand.

This approach was first considered by the November 2009 Outcomes Committee and later adopted by Council at the February 2010 Council Meeting. It is noted that the VPA Policy for the Fairfield Town Centre will make it clear that Council will not enter into other aspects of the development, but will only seek to address the carparking shortfall issue in negotiating a VPA, unless further special endorsement is obtained from Council.

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It is expected that the VPA Policy which will include site specific guidelines for *Fairfield Town Centre Carparking* will be the subject of a Councillor Briefing before it is reported to Council for exhibition and adoption.

CONCLUSION

The required amendments have been made to the Fairfield Town Centre and Fairfield Wide DCPs and to the Section 94 Plan 1999 to address Council's resolution. It is now recommended that these amendments be publicly exhibited in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000 and at completion of the exhibition period that a further report be prepared for Council's consideration.

This report also notes that the Voluntary Planning Agreements Policy is to be reported to Council in April 2011.

Kevin Kuo
Strategic Land Use Planner

Greg Foster
Strategic Planner

Authorisation
Manager Strategic Land Use Planning
Executive Manager Environmental Standards

Outcomes Committee - 8 March 2011

File Name: **OUT080311_17**

***** END OF ITEM 22 *****

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5.2.5 On-site parking

On-site parking includes; surface parking, car parking structures and semi or underground parking areas. The provision of at least a part of the on-site parking should be in the form of underground parking except where the watertable limits the opportunity to excavate for basement areas.

In the core areas below ground parking may be accommodated across the entire site whereas in the periphery area landscaping and deep soil planting requirements will not permit the entire site to be excavated for car parking purposes. For controls relating to bicycle parking and storage refer to Section 5.2.3 Bicycle Facilities.

Objectives

- (i) To ensure the amount of on site car parking balances the needs of residents and businesses with the desire to promote use of other forms of transport that do not rely on the private motor vehicle;
- (ii) To integrate parking facilities with the overall site planning and landscape treatment; and
- (iii) To ensure on-site parking is designed to minimise the visual impact on the public domain and adjoining properties;
- (iv) To make most efficient use of land in the Fairfield Town Centre by encouraging basement car parking wherever it is feasible.

Controls

- (a) On-site car parking shall be provided at the rate specified in Appendix 5 of this DCP.
- (b) At least one level of car parking must be provided below existing natural ground level in a basement arrangement unless:-
 - The water table below the subject site is at a level that will impact upon the construction of the basement level (this must be supported by a detailed study which indicates the watertable levels) and the applicant can demonstrate that the provision of a basement will impact on the viability of the development; or
 - The assessment of the impact on acid sulphate soils required by Clause 27A of the Fairfield Local Environmental Plan 1994 identifies the provision of a basement as inappropriate;
 - The applicant can demonstrate that the provision of a basement is not feasible because of the size or dimensions of the development site.

Council's preference would be for all parking to be provided below natural ground level but where the required parking spaces can not be provided in a single level basement Council will consider permitting the additional spaces required to be located above natural ground level. (Note: A cash contribution under Council's Section 94 Developer Contributions Plan can be paid to Council for any spaces required for retail & commercial floor area (but not for parking required for residential units). This will be in lieu of providing car parking on site and this course of action is recommended for smaller sites and sites where above ground parking is proposed.)

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- (c) Where parking is permitted above natural ground level the car parking areas must not be visible from a primary street or the public open space area near the station. Car parking areas are not permitted within 10m of any primary street frontage boundary as this floor area should instead be used for active retail or commercial functions. The exception to this is in the basement where the parking area may extend to any boundary.
- (d) The design and layout of car parking areas must be in accordance with Development Control Plan No. 19/1996 Car Parking
- (e) The design of parking areas must include suitable pedestrian paths that ensure pedestrian safety.
- (f) Disabled car parking spaces shall be allocated as communal car parking spaces.
- (g) Adaptable dwellings shall be provided with car parking spaces with dimensions equivalent to a disabled parking space.

5.2.6 Site Servicing

Site facilities include:

Development should make adequate and appropriate provisions for site facilities and waste. Their location and their design should minimise impact to the streetscape.

Objectives

- (i) To minimise the impact of service access on pedestrians and the retail frontage,
- (ii) To ensure that sufficient provision is made for the following services in residential, commercial and mixed use developments
 - ☐ Garbage storage and collection areas,
 - ☐ Loading and unloading areas,
 - ☐ Ventilation stacks from shops and basements,
 - ☐ Laundries
 - ☐ Telecommunication,
 - ☐ Electricity sub-stations
 - ☐ Fire-fighting equipment; and
- (iii) To ensure the streetscape retains active frontages and the building enhances the visual amenity of the town centre by ensuring the location and provision of services considers the presentation of the development to the street.

Controls

Core Area

- (a) Garbage storage areas should not be accessible from locations shown as access denied in Figure 5.2.4 above the secondary lane frontage and shall not be visually prominent from the public domain area.

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USE/ACTIVITY	NUMBER OF CAR SPACES REQUIRED	
Business Premises	1 space per 40m ² gross leasable area when provided on-site or 1 space per 66m ² gross leasable area if provided by way of contribution to centralized car park	
Clubs/Community Facilities	1 space per 5m ² gross leasable area or 1 space per 6 seats (whichever is the greater) of entertainment/recreation area plus 1 space per 5m ² gross leasable area of bar/lounge/gaming area, plus a compilation of the requirements for each of the specific activities the club incorporates (eg restaurant, recreation facility, place of public entertainment).	
Entertainment Facilities (includes cinemas, theatres etc)	1 space per 5m ² gross leasable area or 1 space per 6 seats, whichever is greater	
Offices and Business Premises	1 space per 40m ² gross leasable area when provided on-site or 1 space per 66m ² gross leasable area if provided by way of contribution to centralized car park	
Residential - Parking spaces determined according to the following table	Dwelling Size or No. of Bedrooms	Car Spaces per dwelling
	1-2 Bedroom unit (less than 110m ²)	1 per dwelling
	3 or more bedroom unit (ie greater than 110m ²)	1.50 per dwelling
	Add for visitors per dwelling	0.25 per dwelling
Restaurants/Cafes/Refreshment Rooms etc	1 space per 25m ² gross leasable area when provided on site or 1 space per 33m ² gross leasable area if provided by way of contribution to centralised car park	
Shops/ Retail	1 space per 25m ² gross leasable area (if provided on-site) or 1 space per 33m ² gross leasable area (if provided by way of contribution to centralised parking area)	

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Fairfield City Wide Development Control Plan
Chapter 12 – Car Parking, Vehicle and Access Management
Version 10

12.1 Parking Rate

Overview

Different types of development have different parking requirements. The tables below detail the car and truck parking requirements for various proposals. Definitions for the activities detailed below can be found in Council's Local Environmental Plan.

Controls

a) The car parking rate for all developments are outlined below.

Use/Activity	Number of Car Spaces Required
Aged and Disabled Persons' Housing	
• Hostels/Nursing Homes/Convalescent Homes	1 space for each 10 beds (each space suitable for a driver with a disability) plus 1 space for each 2 employees on site at same time plus 1 space for ambulance
• Self contained dwellings	No. small units (less than 55 m ²) x 0.5 spaces No. medium units (between 55 and 85 m ²) x 0.85 spaces No. large units (greater than 85 m ²) x 1 spaces
Amusement Centres	1 bicycle rail per 3 amusement devices plus 1 space per 25m ² devoted to amusement devices
Brothel	1.7 spaces per room used for prostitution with at least 1 car space being suitable for drivers with a disability. Minimum of 4 spaces required per brothel.
Bulky Goods Salesroom or Showroom	1 space per 50m ² gross leasable area plus the requirement for any associated use such as cafe etc.
Business Premises	1 space per 40 m ² gross leasable area when provided on site or 1 space per 60m ² gross leasable area if provided by way of contribution to centralized car park
Caravan Parks	1 space per caravan/cabin plus one space for manager
Child Care Centre	1 space per 4 children in care
Church/Temple/Mosque/ Place of Worship etc	1 space per 6 seats or 1 space per 5 m ² of gross leasable area (whichever is the greater). The appropriateness of this rate should be confirmed by way of a traffic study.
Clubs/Community Facilities	1 space per 5m ² gross leasable area or 1 space per 6 seats (whichever is the greater) of entertainment/recreation area plus 1 space per 5m ² gross leasable area of bar/lounge/gaming area, plus a compilation of the requirements for each of the specific activities the club incorporates (eg restaurant, recreation facility, place of public entertainment).
Drive in Liquor Store	1 space per employee plus sufficient area to allow customers to park their cars and browse for liquor.
Education Establishments	
• Schools	1 space per employee plus 1 space per 10 students in Year 12 (where applicable).
• Tertiary Institutions or Technical Colleges	1 space per employee plus 1 space per 5 students.
Entertainment Facilities (includes cinemas, theatres, etc).	1 space per 5m ² gross leasable area or 1 space per 6 seats, whichever is greater.

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Use/Activity	Number of Car Spaces Required
Group Homes	1 space for the carer/nurse/employee plus 1 space for each 5 bed rooms (may be stack parked).
Health Consulting Rooms	3 spaces per consulting room or per health care professional, whichever is the greater plus the parking rate for any residential component.
Heritage Items	Subject to negotiation with Council.
Home Business	1 space for the dwelling plus 1 space for business component.
Hospitals	Determined by traffic survey of a hospital at a similar scale.
Hostels & Boarding Houses	1 space per 3 beds plus 1 space for manager plus 1 space per 2 employees.
Hotels	1 space per 5 m ² gross leasable area bar/lounge/dining area/restaurant/function room plus 1 space per 40 m ² gross leasable area office/administration area plus 1 space per 3 bedrooms accommodation (if applicable).
Industry Light Industry	1 space per 70 m ² gross leasable area including ancillary plus 1 space per unit for factory units.
Junk Yard/Wrecking Yard	1 space per 70 m ² storage/wrecking area (both indoor and outdoor) including ancillary sales/office.
Medical Centres	3 spaces per consulting room or per health care professional, which ever is the greater.
Mortuary and Funeral Parlours	1 space per 5 chapel seats plus 1 space per 40m ² gross leasable area of office room.
Motels	1 space for each motel unit plus 1 space per 2 employees plus 1 space per 5 m ² gross leasable area restaurant/function room
Motor Showrooms	1 space per 130 m ² site area plus 6 spaces per work bay servicing area (if applicable).
Offices and Business Premises	1 space per 40m ² sq gross leasable area when provided on site or 1 space per 66 m ² gross leasable area if provided by way of contribution to centralised car park
Places of Public Entertainment	1 space per 6 seats or 1 space per 5m ² gross leasable area, which ever is the greater.
Plant (Equipment) Hire	1 space per 130 m ² site area plus 1 space per 40 m ² gross leasable area office.
Plant Nursery operation	Determined by a traffic survey based on a comparable.
Recreation Facilities	
• Bowling Alleys	3 spaces per alley
• Bowling Greens	30 spaces for first green, and 15 spaces for each additional green.
• Gymnasium	1 space per 11m ² gross leasable area
• Indoor Cricket	16 spaces per pitch
• Snooker/Pool	3 spaces per table
• Sports Stadium	1 space per 5 m ² gross leasable area, or 1 space per 6 seats whichever is greater
• Squash Courts	3 spaces per court
• Tennis Courts	3 spaces per court
• Other sports	Subject to parking survey and details of the requirements of any associated restaurants, gaming area etc.

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Use/Activity	Number of Car Spaces Required														
Residential															
Multi Dwelling Housing Townhouse/villa Dual Occupancy Narrow Lots	<p>Off-street parking spaces must be provided as set out below. The number of parking spaces required will be determined according to the below table. The greater of the rate will be applied.</p> <table><tr><th rowspan="2">Dwelling Size or Number of Bedrooms</th><th colspan="2">Car Spaces per Dwelling</th></tr><tr><th>A</th><th>B</th></tr><tr><td>1 - 2 bedroom unit (less than 110m²)</td><td>1.00</td><td>1.00</td></tr><tr><td>3 or more bedroom unit (ie greater than 110 m²)</td><td>1.50</td><td>2.00</td></tr><tr><td>Add for Visitors per dwelling</td><td>0.25</td><td>0.25</td></tr></table> <p>Dwelling Location A – Less than 400m from railway station or major bus station. B – Greater than 400m from railway station or major bus station.</p>	Dwelling Size or Number of Bedrooms	Car Spaces per Dwelling		A	B	1 - 2 bedroom unit (less than 110m ²)	1.00	1.00	3 or more bedroom unit (ie greater than 110 m ²)	1.50	2.00	Add for Visitors per dwelling	0.25	0.25
Dwelling Size or Number of Bedrooms	Car Spaces per Dwelling														
	A	B													
1 - 2 bedroom unit (less than 110m ²)	1.00	1.00													
3 or more bedroom unit (ie greater than 110 m ²)	1.50	2.00													
Add for Visitors per dwelling	0.25	0.25													
Residential (b) zones and Business Zones	1 space per dwelling plus 1 visitor space per 4 dwellings where a development has more than 2 proposed dwellings														
Restaurants/Cafes/Refreshment Rooms etc	1 space per 25m ² gross leasable area when provided on-site or 1 space per 33m ² gross leasable area if provided by way of contribution to centralised car park														
Restaurants/Cafes/Refreshment Rooms etc. (outside the town centres of Fairfield, Cabramatta, Canley Vale, Canley Heights, Smithfield and Fairfield Heights).	1 space per 7 square metres gross leasable area														
Road Transport Facilities															
• Transport Depot	1 truck space per vehicle at peak capacity plus sufficient car spaces as determined by a survey														
• Transport Terminals (including container depots)	Determined by a traffic survey														
Roadside Stalls	4 spaces														
Service Stations	6 spaces per work bay plus 1 space per 25 m ² gross leasable area of convenience store plus 1 space per 25 m ² gross leasable area of restaurant														
Serviced Apartments (short-term accommodation, for permanent see "Residential")	1 space for each apartment plus 1 space per 2 employees plus 1 space per 5m ² gross leasable area restaurant/function room														
Shops/Retail															
• Cabramatta • Fairfield • Bonnyrigg & • Prairiewood (Stocklands) (if provided by way of contribution to centralised parking area)	1 space per 25 m ² gross leasable area (if provided on-site) or 1 space per 33 m ² gross leasable area														
• Elsewhere in the City	1 space per 40 m ² gross leasable area														
Tow Truck Office	1 space per truck in addition to the requirements of other uses on site														

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Amended Parts of DCPs /

~~ATTACHMENT B~~PROPOSED VARIATIONS TO
FAIRFIELD TOWN CENTRE DCP

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Obj ID A125102

5.2.5 On-site parking

On-site parking includes; surface parking, car parking structures and semi or underground parking areas. The provision of at least a part of the on-site parking should be in the form of underground parking except where the watertable limits the opportunity to excavate for basement areas.

In the core areas below ground parking may be accommodated across the entire site whereas in the periphery area landscaping and deep soil planting requirements will not permit the entire site to be excavated for car parking purposes. For controls relating to bicycle parking and storage refer to Section 5.2.3 Bicycle Facilities.

Objectives

- (i) To ensure the amount of on site car parking balances the needs of residents and businesses with the desire to promote use of other forms of transport that do not rely on the private motor vehicle;
- (ii) To integrate parking facilities with the overall site planning and landscape treatment; and
- (iii) To ensure on-site parking is designed to minimise the visual impact on the public domain and adjoining properties;
- (iv) To make most efficient use of land in the Fairfield Town Centre by encouraging basement car parking wherever it is feasible.

Controls

- (a) All car parking shall be provided on site at the rate specified in Appendix 5 of this DCP. However Council may consider entering into a Voluntary Planning Agreement (VPA) for a shortfall of on-site car parking for non-residential uses only where the VPA meets the Voluntary Planning Agreement Policy requirements.
- (b) At least one level of car parking must be provided below existing natural ground level in a basement arrangement unless:-
 - The water table below the subject site is at a level that will impact upon the construction of the basement level (this must be supported by a detailed study which indicates the watertable levels) and the applicant can demonstrate that the provision of a basement will impact on the viability of the development; or
 - The assessment of the impact on acid sulphate soils required by Clause 27A of the Fairfield Local Environmental Plan 1994 identifies the provision of a basement as inappropriate;
 - The applicant can demonstrate that the provision of a basement is not feasible because of the size or dimensions of the development site.

Council's preference would be for all parking to be provided below natural ground level but where the required parking spaces can not be provided in a single level basement Council will consider permitting the additional spaces required to be located above natural ground level.

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- (c) Where parking is permitted above natural ground level the car parking areas must not be visible from a primary street or the public open space area near the station. Car parking areas are not permitted within 10m of any primary street frontage boundary as this floor area should instead be used for active retail or commercial functions. The exception to this is in the basement where the parking area may extend to any boundary.
- (d) The design and layout of car parking areas must be in accordance with Chapter 12 of the Fairfield City Wide Development Control Plan 2006
- (e) The design of parking areas must include suitable pedestrian paths that ensure pedestrian safety.
- (f) Disabled car parking spaces shall be allocated as communal car parking spaces.
- (g) Adaptable dwellings shall be provided with car parking spaces with dimensions equivalent to a disabled parking space.

5.2.6 Site Servicing

Site facilities include:

Development should make adequate and appropriate provisions for site facilities and waste. Their location and their design should minimise impact to the streetscape.

Objectives

- (i) To minimise the impact of service access on pedestrians and the retail frontage,
- (ii) To ensure that sufficient provision is made for the following services in residential, commercial and mixed use developments
 - ☐ Garbage storage and collection areas,
 - ☐ Loading and unloading areas,
 - ☐ Ventilation stacks from shops and basements,
 - ☐ Laundries
 - ☐ Telecommunication,
 - ☐ Electricity sub-stations
 - ☐ Fire-fighting equipment; and
- (iii) To ensure the streetscape retains active frontages and the building enhances the visual amenity of the town centre by ensuring the location and provision of services considers the presentation of the development to the street.

Controls**Core Area**

- (a) Garbage storage areas should not be accessible from locations shown as access denied in Figure 5.2.4 above the secondary lane frontage and shall not be visually prominent from the public domain area.

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APPENDIX 5 PARKING REQUIREMENTS**MOST COMMONLY USED RATES**

USE/ACTIVITY	NUMBER OF CAR SPACES REQUIRED
Business Premises	<p>1. Sites identified as Site Specific DCP sites in Appendix 4 – 1 space per 40m² gross leasable area.</p> <p>2. Site not identified as Site Specific DCP Sites in Appendix 4</p> <p>a. Where sites meet amalgamation requirements to achieve a lower development set out in Section 4 of the DCP</p> <p>1 space per 100m² floor area for all existing and proposed floor area regardless of existing parking provisions</p> <p>b. Where sites do not meet amalgamation requirements discussed above</p> <p>1 space per 100m² floor area for all additional floor space with existing parking associated with existing floor space on site, to be retained or reinstated at existing levels.</p>
	1 space per 5m ² gross leasable area or 1 space per 6 seats (whichever is the greater) of entertainment/recreation area plus 1 space per 5m ² gross leasable area of bar/lounge/gaming area, plus a compilation of the requirements for each of the specific activities the club incorporates (eg restaurant, recreation facility, place of public entertainment).
Entertainment Facilities (includes cinemas, theatres etc)	1 space per 5m ² gross leasable area or 1 space per 6 seats, whichever is greater
Offices and Business Premises	<p>1. Sites identified as Site Specific DCP sites in Appendix 4 – 1 space per 40m² gross leasable area.</p> <p>2. Site not identified as Site Specific DCP Sites in Appendix 4</p> <p>a. Where sites meet amalgamation requirements to achieve a lower development set out in Section 4 of the DCP</p>

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	<p>1 space per 100m² floor area for all existing and proposed floor area regardless of existing parking provisions</p> <p>b. Where sites do not meet amalgamation requirements discussed above</p> <p>1 space per 100m² floor area for all additional floor space with existing parking, associated with existing floor space on site, to be retained or reinstated at existing levels</p>	
Residential - Parking spaces determined according to the following table	Dwelling Size or No. of Bedrooms	Car Spaces per dwelling
	1-2 Bedroom unit (less than 110m ²)	1 per dwelling
	3 or more bedroom unit (ie greater than 110m ²)	1.50 per dwelling
	Add for visitors per dwelling	0.25 per dwelling
Restaurants/Cafes/Refreshment Rooms etc	Refer to rate for shops/retail below	
Shops/ Retail	<p>1. Sites identified as Site Specific DCP sites in Appendix 4 - 1 space per 25m² gross leasable area</p> <p>2. Site not identified as Site Specific DCP Sites in Appendix 4</p> <p>a. Where sites meet amalgamation requirements to achieve a tower development set out in Section 4 of the DCP</p> <p>1 space per 100m² floor area for all existing and proposed floor area regardless of existing parking provisions</p> <p>b. Where sites do not meet amalgamation requirements discussed above</p> <p>1 space per 100m² floor area for all additional floor space with existing parking, associated with existing floor space on site, to be retained or reinstated at existing levels</p>	

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12.1 Parking Rate

Overview

Different types of development have different parking requirements. The tables below detail the car and truck parking requirements for various proposals. Definitions for the activities detailed below can be found in Council's Local Environmental Plan.

Controls

a) The car parking rate for all developments are outlined below.

Use/Activity	Number of Car Spaces Required
Aged and Disabled Persons' Housing	
• Hostels/Nursing Homes/ Convalescent Homes	1 space for each 10 beds (each space suitable for a driver with a disability) plus 1 space for each 2 employees on site at same time plus 1 space for ambulance
• Self contained dwellings	No. small units (less than 55 m ²) x 0.5 spaces No. medium units (between 55 and 85 m ²) x 0.85 spaces No. large units (greater than 85 m ²) x 1 spaces
Amusement Centres	1 bicycle rail per 3 amusement devices plus 1 space per 25m ² devoted to amusement devices
Brothel	1.7 spaces per room used for prostitution with at least 1 car space being suitable for drivers with a disability. Minimum of 4 spaces required per brothel.
Bulky Goods Salesroom or Showroom	1 space per 50m ² gross leasable area plus the requirement for any associated use such as cafe etc.
Business Premises (excluding Fairfield Town Centre)	1 space per 40 m ² gross leasable area when provided on-site or 1 space per 66m ² gross leasable area if provided by way of contribution to centralized car park.
Fairfield Town Centre	<p>1 Sites identified as Site Specific DCP sites in Appendix 4 of Fairfield Town Centre DCP – 1 space per 40m² gross leasable area</p> <p>2 Site not identified as Site Specific DCP Sites in Appendix 4 of Fairfield Town Centre DCP</p> <p>a Where sites meet amalgamation requirements to achieve a tower development set out in Section 4 of the DCP</p> <p>1 space per 100m² floor area for all existing and proposed floor area regardless of existing parking provisions</p> <p>b Where sites do not meet amalgamation requirements discussed above</p> <p>1 space per 100m² floor area for all additional floor space with existing parking associated with existing floor space on site to be retained or reinstated at existing levels</p>
Caravan Parks	1 space per caravan/cabin plus one space for manager
Child Care Centre	1 space per 4 children in care
Church/Temple/Mosque/ Place of	1 space per 6 seats or 1 space per 5 m ² of gross leasable area

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Use/Activity	Number of Car Spaces Required
Worship etc	(which ever is the greater). The appropriateness of this rate should be confirmed by way of a traffic study.
Clubs/Community Facilities	1 space per 5m ² gross leasable area or 1 space per 6 seats (whichever is the greater) of entertainment/recreation area plus 1 space per 5m ² gross leasable area of bar/lounge/gaming area, plus a compilation of the requirements for each of the specific activities the club incorporates (eg restaurant, recreation facility, place of public entertainment).
Drive in Liquor Store	1 space per employee plus sufficient area to allow customers to park their cars and browse for liquor.
Education Establishments	
• Schools	1 space per employee plus 1 space per 10 students in Year 12 (where applicable).
• Tertiary Institutions or Technical Colleges	1 space per employee plus 1 space per 5 students.
Entertainment Facilities (includes cinemas, theatres, etc).	1 space per 5m ² gross leasable area or 1 space per 6 seats, whichever is greater.
Group Homes	1 space for the carer/nurse/employee plus 1 space for each 5 bed rooms (may be stack parked).
Health Consulting Rooms	3 spaces per consulting room or per health care professional, whichever is the greater plus the parking rate for any residential component.
Heritage Items	Subject to negotiation with Council.
Home Business	1 space for the dwelling plus 1 space for business component.
Hospitals	Determined by traffic survey of a hospital at a similar scale.
Hostels & Boarding Houses	1 space per 3 beds plus 1 space for manager plus 1 space per 2 employees.
Hotels	1 space per 5 m ² gross leasable area bar/lounge/dining area/restaurant/function room plus 1 space per 40 m ² gross leasable area office/administration area plus 1 space per 3 bedrooms accommodation (if applicable).
Industry Light industry	1 space per 70 m ² gross leasable area including ancillary plus 1 space per unit for factory units.
Junk Yard/Wrecking Yard	1 space per 70 m ² storage/wrecking area (both indoor and outdoor) including ancillary sales/office.
Medical Centres	3 spaces per consulting room or per health care professional, which ever is the greater.
Mortuary and Funeral Parlours	1 space per 5 chapel seats plus 1 space per 40m ² gross leasable area of office room.
Motels	1 space for each motel unit plus 1 space per 2 employees plus 1 space per 5 m ² gross leasable area restaurant/function room
Motor Showrooms	1 space per 130 m ² site area plus 6 spaces per work bay servicing area (if applicable).
Offices and Business Premises (excluding Fairfield Town Centre)	1 space per 40 m ² gross leasable area when provided on-site or 1 space per 66m ² gross leasable area if provided by way of contribution to centralized car park.

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Use/Activity	Number of Car Spaces Required														
Fairfield Town Centre	<p>1 Sites identified as Site Specific DCP sites in Appendix 4 of Fairfield Town Centre DCP – 1 space per 40m² gross leasable area.</p> <p>2 Site not identified as Site Specific DCP Sites in Appendix 4 of Fairfield Town Centre DCP</p> <p>a. Where sites meet amalgamation requirements to achieve a lower development set out in Section 4 of the DCP</p> <p>1 space per 100m² floor area for all existing and proposed floor area regardless of existing parking provisions</p> <p>b. Where sites do not meet amalgamation requirements discussed above</p> <p>1 space per 100m² floor area for all additional floor space with existing parking, associated with existing floor space on site, to be retained or reinstated at existing levels</p>														
Places of Public Entertainment	1 space per 6 seats or 1 space per 5m ² gross leasable area, whichever is the greater.														
Plant (Equipment) Hire	1 space per 130 m ² site area plus 1 space per 40 m ² gross leasable area office.														
Plant Nursery operation	Determined by a traffic survey based on a comparable.														
Recreation Facilities															
• Bowling Alleys	3 spaces per alley														
• Bowling Greens	30 spaces for first green, and 15 spaces for each additional green.														
• Gymnasium	1 space per 11m ² gross leasable area														
• Indoor Cricket	16 spaces per pitch														
• Snooker/Pool	3 spaces per table														
• Sports Stadium	1 space per 5 m ² gross leasable area, or 1 space per 6 seats whichever is greater														
• Squash Courts	3 spaces per court														
• Tennis Courts	3 spaces per court														
• Other sports	Subject to parking survey and details of the requirements of any associated restaurants, gaming area etc.														
Residential															
Multi Dwelling Housing Townhouse/villa Dual Occupancy Narrow Lots	<p>Off-street parking spaces must be provided as set out below. The number of parking spaces required will be determined according to the below table. The greater of the rate will be applied.</p> <table><tr><th rowspan="2">Dwelling Size or Number of Bedrooms</th><th colspan="2">Car Spaces per Dwelling</th></tr><tr><th>A</th><th>B</th></tr><tr><td>1 - 2 bedroom unit (less than 110m²)</td><td>1.00</td><td>1.00</td></tr><tr><td>3 or more bedroom unit (ie greater than 110 m²)</td><td>1.50</td><td>2.00</td></tr><tr><td>Add for Visitors per dwelling</td><td>0.25</td><td>0.25</td></tr></table>	Dwelling Size or Number of Bedrooms	Car Spaces per Dwelling		A	B	1 - 2 bedroom unit (less than 110m ²)	1.00	1.00	3 or more bedroom unit (ie greater than 110 m ²)	1.50	2.00	Add for Visitors per dwelling	0.25	0.25
Dwelling Size or Number of Bedrooms	Car Spaces per Dwelling														
	A	B													
1 - 2 bedroom unit (less than 110m ²)	1.00	1.00													
3 or more bedroom unit (ie greater than 110 m ²)	1.50	2.00													
Add for Visitors per dwelling	0.25	0.25													

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Use/Activity	Number of Car Spaces Required
	Dwelling Location A – Less than 400m from railway station or major bus station. B – Greater than 400m from railway station or major bus station.
Residential (b) zones and Business Zones	1 space per dwelling plus 1 visitor space per 4 dwellings where a development has more than 2 proposed dwellings
Restaurants/Cafes/Refreshment Rooms etc. (excluding Fairfield Town Centre)	1 space per 25m ² gross leasable area when provided on – site; or 1 space per 33m ² sq gross leasable area if provided by way of contribution to centralised car park.
Fairfield Town Centre	Refer to rates for retail development in the Fairfield Town Centre DCP
Restaurants/Cafes/Refreshment Rooms etc. (outside the town centres of Fairfield, Cabramatta, Canley Vale, Canley Heights, Smithfield and Fairfield Heights).	1 space per 7 square metres gross leasable area
Road Transport Facilities	
• Transport Depot	1 truck space per vehicle at peak capacity plus sufficient car spaces as determined by a survey
• Transport Terminals (including container depots)	Determined by a traffic survey
Roadside Stalls	4 spaces
Service Stations	6 spaces per work bay plus 1 space per 25 m ² gross leasable area of convenience store plus 1 space per 25 m ² gross leasable area of restaurant
Serviced Apartments (short-term accommodation, for permanent see "Residential")	1 space for each apartment plus 1 space per 2 employees plus 1 space per 5m ² gross leasable area restaurant/function room
Shops/Retail	
• Cabramatta • Bonnyrigg & • Fairfieldwood (Stocklands) (if provided by way of contribution to centralised parking area and excludes Fairfield Town Centre)	1 space per 25 m ² gross leasable area (if provided on- site) or 1 space per 33 m ² gross leasable area
Fairfield Town Centre	1. Sites identified as Site Specific DCP sites in Appendix 4 of Fairfield Town Centre DCP – 1 space per 25m ² gross leasable area. 2. Site not identified as Site Specific DCP Sites in Appendix 4 of Fairfield Town Centre DCP a. Where sites meet amalgamation requirements to achieve a lower development set out in Section 4 of the DCP 1 space per 100m ² floor area for all existing and proposed floor area regardless of existing parking provisions b. Where sites do not meet amalgamation requirements discussed above

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Use/Activity	Number of Car Spaces Required
	1 space per 100m ² floor area for all additional floor space with existing parking associated with existing floor space on site, to be retained or reinstated at existing levels
• Elsewhere in the City	1 space per 40 m ² gross leasable area
Tow Truck Office	1 space per truck in addition to the requirements of other uses on site
Truck Stops with Accommodation	1 truck space per motel unit, plus 1 car space per 2 employees
Tyre Retail Outlets	1 space per 25m ² gross leasable area or 3 spaces per work bay, whichever is the greater
Vehicle Repair Station and Vehicle Body workshop (includes smash repairs and panel beaters)	6 spaces per work bay plus 1 space per 40m ² gross leasable area for any spare parts shop
Veterinary Hospital	3 spaces per surgery
Warehouses	1 space per 80 m ² gross leasable area

12.2. Design Guidelines

12.2.1 Dimension of Spaces and Aisles

Parking spaces which are easy to enter and exit are inviting to drivers and are therefore more likely to be used. A critical element in convenient car parking is therefore appropriately dimensioned bays and access aisles. This Code adopts the parking requirements in the current **Australian Standard 2890 - Parking Facilities**, which allows various combinations of minimum bay length, bay width and access way width.

Examples of layouts which comply with the standard are shown on the next page.

The diagrams adjoining set out Council's minimum standards for car spaces associated aisles, and should be used when arranging your parking plan.

12.2.2 Dead End Aisles

Some parking areas may involve access aisles which do not allow through-flow of traffic. Because these "dead end" aisles make exiting the end parking bays difficult (and can lead to conflict between vehicles), this type of parking arrangement will generally not be accepted. However, in the case of those car parks which have a capacity not exceeding 7 vehicles (or 14 in an opposing layout) or if the spaces are reserved for low turnover use (such as for employees) Council may consider an exception to this rule.

12.2.3 Headroom

Headroom is the vertical distance between the surface level of the car park and the lowest point of any roof or structure above it. *In order to ensure satisfactory access for a reasonable range of cars, vans and four wheel drive vehicles, the minimum clear headroom required in an undercover parking area is 2.5 metres. This may be reduced to 2.2 metres provided that all relevant aspects of the Australian Standards are addressed.* The headroom height should be clearly signposted at entrances to car parks. If access to your loading bays is via the car park, you will need to maintain a headroom of 3.6 metres.

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ATTACHMENT C

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Original Part of Section 94 Plan

~~ATTACHMENT C~~EXTRACT FROM SECTION 94 PLAN
1999

Fairfield City Council

Developer Contributions Plan 1999 – 20 October 2010 version

9.2

Fairfield Town Centre car parking and associated facilities

9.2.1 Nexus

The Car Parking Development Control Plan 19/96 specifies the number of car parking spaces required for various forms of development.

Development consents issued by Council specify the number of car parking spaces which the developer must provide.

In the Fairfield Town Centre, the developer may choose to pay a contribution for each car parking space which he or she does not wish to provide on-site.

In most cases the payment of car parking contributions is the choice of the developer. The developer may choose not to pay a car parking contribution simply by providing all required car parking on-site.

Car parking contributions collected in the Fairfield Town Centre will be spent in the contribution catchment area.

9.2.2 The basis for contributions

Contributions levied for car parking in the Fairfield Town Centre are to be applied to the construction of two additional parking decks to the existing Nelson Street Car Park and to fund associated traffic management facilities to cater for the long term car parking needs of the Fairfield Town Centre.

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Off-street parking and associated traffic facility projects for the Fairfield Town Centre are primarily based on the 1992 Fairfield Traffic and Parking Study.

Further information is also provided in the previous Off-Street parking Section 94 Plan - CP 6/93 Car Parking and Associated Facilities - Fairfield Town Centre. Most projects in that Plan have now been completed.

Since the Study's completion in 1992, changing circumstances suggest that the provision of additional decks on the Nelson Street Car Park may not be the best option.

Other options such as construction of a car park in the Kenyon-Harris Street Precinct or in the south-eastern section of the town centre (near the railway line) may better address current and future parking demand.

The planned review of the 1992 Study will identify whether a change in the current parking strategy is warranted. Should an alternative parking project be identified, this Section 94 Plan and the contribution rate will be reviewed and amended.

Contribution rates may also change depending on final costings or amendments to projects in the works program.

Such changes will be advertised under the requirements of the Environmental Planning and Assessment Act 1979 and Regulations.

9.2.3 Catchments

The map at Attachment 9.2A shows the boundary of the Fairfield Town Centre Section 94 Car Parking Area. Developers within this area may opt to pay a Section 94 contribution to Council in lieu of car parking which is not provided on-site.

Note a reduced car parking requirement of between 30% and 40% usually applies where a developer decides to pay a Section 94 car parking contribution rather than provide car parking on-site. Please refer to the Fairfield Town Centre Development Control Plan for more information.

9.2.4 Projects and cost estimates

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Projects remaining for completion are:

- Two additional parking decks on the Nelson Street Car Park to accommodate 300 extra cars. (Estimated cost \$4,000,000)
- Traffic signals for Nelson Street Car Park. (Estimated cost \$120,000 with 50% or \$60,000 apportioned to Section 94)
- Review of 1992 Traffic and Parking Study. (Estimated cost \$20,000)

The review of the traffic study will be completed by June 2000. The construction works can proceed when enough funds are available.

The following land has been acquired using unspent Section 94 funds in the eastern precinct of the Fairfield Town Centre to provide for public car parking within the precinct:

- 1 Wilga Street \$381,561
- 3 Wilga Street \$420,000
- 25 Lawson Street. \$350,000

The following land has been acquired using unspent Section 94 funds in the western precinct of the Fairfield Town Centre to provide for public car parking

- 15 Nelson Street \$675,000

The following car parks are to be constructed on the above land acquired for car parking purposes:

- 15 Nelson Street \$200,000 (23 spaces)
- 1 and 3 Wilga Street \$159,000

9.2.5 The formula and calculation of the levy

Contributions equivalent to approximately 50% of total project costs (or 150 car parking spaces) have already been collected under the previous 1993 Section 94 Plan and have been allocated to the projects listed in the 1999 Plan.

The Section 94 car parking developer

contribution for Fairfield as at 1 September 1999 is calculated as follows:

Estimated cost of projects \$4,080,000
(attributable to Section 94)
divided by
number of car parking spaces
to be provided
(300 car parking spaces)
= \$13,600 contribution per car
parking space.

Contribution rates are indexed regularly to take account of inflation. Updated levies are found in Schedule 4.

9.2.6 Contribution rate

The contribution payable for car parking in the Fairfield Town Centre is \$13,600 per car parking space as at 1 September 1999 plus a 7% administration and plan preparation charge.

Contribution rates are indexed regularly to take account of inflation. Updated levies are found in Schedule 4.

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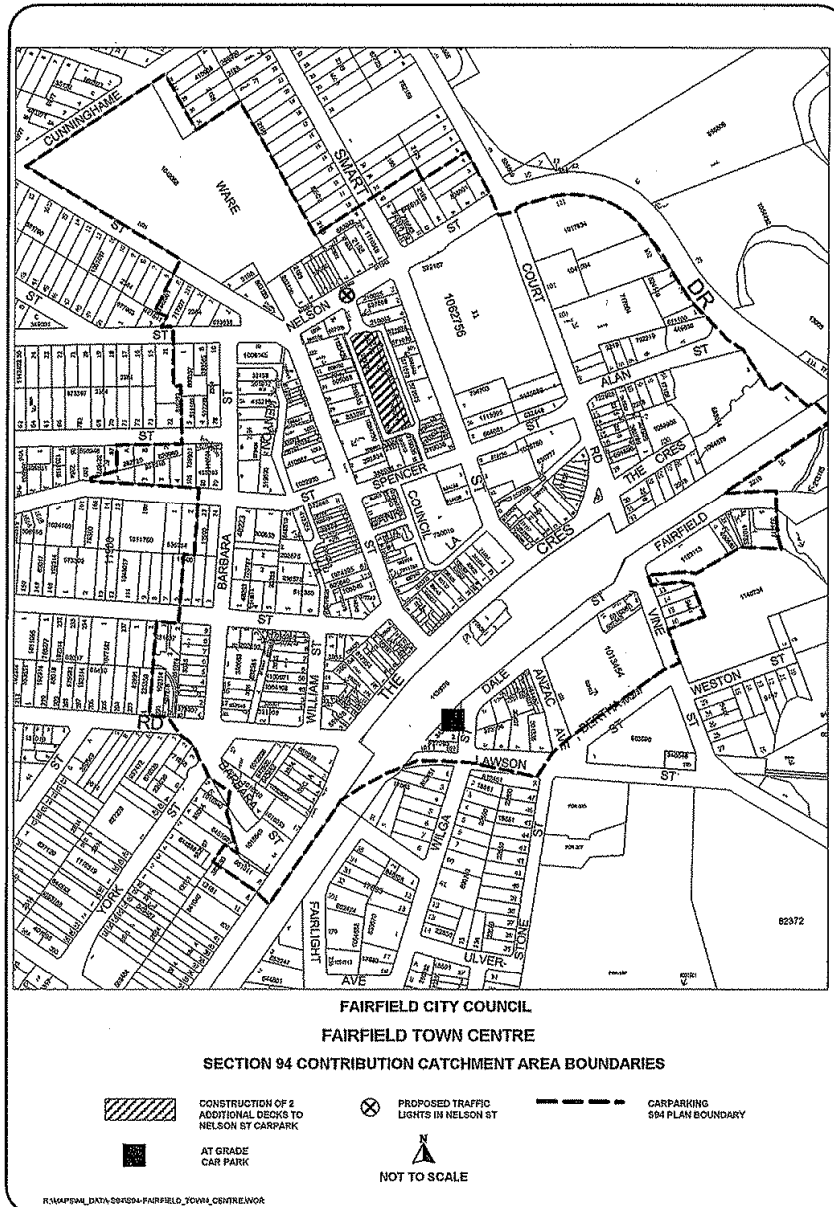
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Attachment 9.2A

Fairfield Town Centre catchment and location of proposed works



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~~ATTACHMENT D~~PROPOSED VARIATIONS TO
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Fairfield City Council

Developer Contributions Plan 1999 – PUBLIC EXHIBITION VERSION
REPEAL OF FTC CARPARKING PROVISIONS

9.2

Fairfield Town Centre
car parking and associated facilities –
REPEALED

NOTE: Section 9.2 Fairfield Town Centre car parking and associated facilities of the Section 94 Plan 1999 has been repealed as of ????

Developers who choose not to comply or are unable to meet the car parking requirements (other than the residential component) identified in the Fairfield Town Centre Development Control Plan (DCP) 2006 have the option of entering into a Voluntary Planning Agreement as part of addressing any shortfall in car parking not provided on site.

Council officers are currently in the process of preparing a Voluntary Planning Agreements (VPA) Policy which will set out the conditions upon which Council will enter into a VPA. This Policy will also include site specific guidelines relating to Car Parking in the Fairfield Town Centre and will set out the basis for negotiating a VPA where a developer cannot meet the car parking requirements identified in the DCP.

See below for Council's Interim Car Parking Assessment Policy for the Fairfield Town Centre that was adopted by Council on the 22 February 2011.

Interim Carparking Assessment Policy – Fairfield Town Centre

While Council is in the process of reviewing its Development Controls Plans and repealing the part of the Section 94 Contributions Plan that applies to Carparking in Fairfield Town Centre any application lodged will be assessed according to the following policy:

Council will

- Not impose Section 94 controls requiring a contribution for carparking not provided on site.
- Require all carparking to be provided on site in accordance with the principles and parking rates resolved by Council following consideration of the report titled 'Fairfield Town Centre Parking Issues – DCP Issues' by

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Fairfield City Council

Developer Contributions Plan 1999 – PUBLIC EXHIBITION VERSION
REPEAL OF FTC CARPARKING PROVISIONSthe Outcomes Committee in February 2011

Should there be any shortfall in parking on site, the applicant be advised that Council is willing to consider a VPA but until Council has finalised a VPA policy, Council will as its initial negotiating position, request payment of funds equivalent to those required under Council's current Contributions Plan (per carparking space) to be utilised to:

- Provide additional parking
- Upgrade existing parking facilities
- Improve access arrangements to existing parking to improve its accessibility

Council will not enter into any voluntary planning agreement in relation to parking of residential development which must be provided on site.