

Camden Development Control Plan 2019 Assessment Table

Control	Assessment	Compliance
2.18 Traffic Management and Off-Street parking <u>Residential Flat Building</u> <i>1 car parking space per unit, plus 64</i> <i>0.2 car parking spaces per 2 bedroom unit, plus 7.6</i> <i>0.5 car parking spaces per 3 or more bedroom unit. 75</i> <i>1 visitor car parking space per 5 units. 13</i> <i>1 bicycle space per 3 units.</i>	The development proposes: - 11 one bedroom units. - 38 two bedroom units. - 15 three bedroom units. Based on the above, the following parking spaces are required: - 64 spaces plus 7.6 plus 7.5 = 79.1 (79) - Visitor spaces = 12.8 (13) - 93 car parking spaces (total) and 21 bicycle spaces (total) required. The development proposes a minimum of: - 106 car parking spaces, and - 20 bicycle spaces. The development provides a shortfall of one bicycle space. A non-standard condition is recommended, requiring the development to deliver a minimum of 21 bicycle spaces within the bicycle storage room located within Basement Level 1. In addition to the above, a number of issues relating to car parking allocation has been noted. Specifically, this includes: - Not all units have been allocated a car parking space. - Some units that have been allocated a higher number of car parking spaces (for example, Unit 1.08 has been allocated four spaces as a three bedroom unit). - Accessible spaces have not been allocated to accessible units. To ensure each unit has been allocated private parking, non-standard conditions are recommended, requiring updated basement level plans prior to the issue of a construction certificate, denoting the following: - Units allocated more than one parking spot must be located together. - Both tandem spaces must be allocated to one unit. - All visitor parking must be clearly denoted. - Disabled spaces must be allocated to an accessible unit.	No – Non-standard condition recommended, to ensure compliance with the minimum bicycle requirements.

Camden Development Control Plan 2019 Assessment Table

Control	Assessment	Compliance
	- Each unit must have a minimum of one parking space allocated. Units consisting of three bedrooms must have a minimum of two car parking spaces allocated. - Storage cages located behind parking spaces must be allocated to that specific unit. Subject to the imposition of the above, Council staff have raised no objection on the proposed car parking rate.	