



New South Wales

Warringah Local Environmental Plan 2000 (Amendment No 7)

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (S01/01984/S69)

DIANE BEAMER, M.P.,

Minister Assisting the Minister for Infrastructure
and Planning (Planning Administration)

2003 No 785

Clause 1 Warringah Local Environmental Plan 2000 (Amendment No 7)

**Warringah Local Environmental Plan 2000
(Amendment No 7)**

1 Name of plan

This plan is *Warringah Local Environmental Plan 2000 (Amendment No 7)*.

2 Aims of plan

This plan aims to vary the provisions for carparking under *Warringah Local Environmental Plan 2000*.

3 Land to which plan applies

This plan applies to all land within the local government area of Warringah.

4 Amendment of Warringah Local Environmental Plan 2000

Warringah Local Environmental Plan 2000 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 74 Provision of carparking

Insert at the end of the fourth dot point of the first paragraph:

- , and
- the need for parking facilities for courier vehicles, delivery/service vehicles and bicycles.

[2] Clause 74

Omit the second paragraph and the following six dot points.

Insert instead:

Unless the applicable Locality Statement provides otherwise:

- (a) if Schedule 17 (Carparking provision) specifies the minimum number of on-site parking spaces required in relation to a particular land use, or sets out a means of calculating that minimum number or spaces—at least that minimum number of spaces must be provided, or
- (b) if Schedule 17 provides for comparisons to be drawn with developments for a similar purpose or for surveys to be taken—comparisons must be drawn or surveys taken and no less than the appropriate number of spaces must be provided, or
- (c) if Schedule 17 requires reference to be made to specified design principles—reference must be made to those design principles.

If Schedule 17 requires for adequate provision of other facilities, those facilities must be provided.

In Schedule 17:

GFA means gross floor area which is the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1400 millimetres above each floor level excluding:

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- (a) columns, fin walls, sun control devices and any elements, projections or works outside the general line of the outer face of the external wall, and
- (b) lift towers, cooling towers, machinery and plant rooms, and ancillary storage space and vertical air-conditioning ducts, and
- (c) carparking specifications which meet requirements of Council and internal access thereto, and
- (d) space for the loading and unloading of goods.

GLFA means gross leasable floor area which is the sum of the area of each floor of a building where the area of each floor is taken to be the area within the internal faces of the walls, excluding stairs, amenities, lifts, corridors and other public areas but including stock storage area.

[3] Clause 74

Omit “the RTA Guidelines” from the last paragraph.
Insert instead “Schedule 17”.

[4] Clause 74

Insert at the end of clause 74:

Despite Schedule 17, community title subdivisions are to include provision for one visitor parking space per five dwellings or part thereof. These spaces are to be located within the neighbourhood property lot.

For the purposes of calculating the number of bedrooms in a unit so as to calculate minimum parking requirements under Schedule 17, studies, lofts or other such rooms capable of being used as bedrooms will also be calculated as a bedroom.

[5] Schedule 17

Insert after Schedule 16:

Schedule 17 Carparking provision

(Clause 74)

Land Use	Minimum parking
Accommodation	
Detached style housing	2 spaces per dwelling No additional carparking required for a granny flat
Apartment style housing	1 space per 1 bedroom unit 1.2 spaces per 2 bedroom unit 1.5 spaces per 3 bedroom unit 1 visitor space per 5 units or part of units
Motel	1 space per unit plus 1 space per 2 employees plus if a restaurant is included, add the greater of: (a) 15 spaces per 100 m ² GFA of restaurant or function room, or (b) 1 space per 3 seats
Hotel	Comparisons must be drawn with developments for a similar purpose, noting the existing supply of, and demand for, parking in the area and the peak parking periods of individual facilities within the hotel When the proposed hotel development includes a function room for live music performances or a nightclub, particular attention must be paid to parking requirements to meet peak demands
Caravan park	1 space per caravan site

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Housing for older people or people with a disability	<p>Note that clause 29 imposes the following requirements as to parking:</p> <p>Hostel or residential care facility: 1 space per 10 beds plus 1 space per 2 employees on duty at any one time plus 1 ambulance space</p> <p>AND 0.5 spaces per bedroom where the application is made by a person other than the Department of Housing or a local government or community housing provider, or 1 space per 5 dwellings where the application is made by, or is made by a person jointly with, the Department of Housing or a local government or community housing provider</p> <p>Visitor parking: In the case of development that comprises less than 8 dwellings and is not situated on a clearway, no visitor parking is required In the case of development that comprises 8 or more dwellings or is situated on a clearway, visitor parking is required</p>
Nursing home	<p>1 space per 10 beds (visitors) plus 1 space per 2 employees plus 1 space per ambulance</p>
Short-term accommodation (includes serviced apartment, motel, holiday flat, backpackers hostel but does not include a dwelling or a hotel)	<p>Serviced apartments and holiday flats: to be assessed at the same rate as apartment style housing</p> <p>Backpackers hostel: comparisons must be drawn with developments for a similar purpose to a backpackers hostel (Note that the requirements for motels are separately listed)</p>
Commercial, retail, business	
Office	<p>1 space per 40 m² GFA</p>

Business premises	1 space per 40 m ² GFA excluding customer service/access areas plus for customer service/access areas 1 space per 16.4 m ² GFA
Shop	1 space per 16.4 m ² GLFA (6.1 spaces per 100 m ² GLFA) The above rate may be varied in shopping centre complexes, such as shopping malls, where multi-purpose trips predominate, in accordance with the following: <ul style="list-style-type: none"> (a) for 0–10,000 m² GLFA—6.1 spaces per 100 m² GLFA (b) for 10,000–20,000 m² GLFA—5.6 spaces per 100 m² GLFA (c) for 20,000–30,000 m² GLFA—4.3 spaces per 100 m² GLFA (d) for more than 30,000 m² GLFA—4.1 spaces per 100 m² GLFA
Video store	6.1 spaces per 100 m ² GFA
Bulky goods shop	Comparisons must be drawn with developments for a similar purpose Provision to be made for car/trailer combinations and adequate on-site parking spaces for service/delivery vehicles at a convenient location, separated from customer parking
Markets	2.5 spaces per stall (customers only) plus separate provision for stall holders vehicles
Roadside stall	4 spaces
Drive-in liquor store	Refer to design principles for Drive-in liquor stores in the Roads and Traffic Authority's <i>Guide to Traffic Generating Developments</i> (Issue 2.1a, February 2000)

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Retail plant nursery	Whichever is greater of: 15 spaces, or 0.5 spaces per 100 m ² of site area
Builders' supply and hardware establishment	Comparisons must be drawn with developments for a similar purpose Provision to be made for car/trailer combinations and adequate on-site parking spaces for service/delivery vehicles at a convenient location, separated from customer parking
Hire establishment	Comparisons must be drawn with developments for a similar purpose Adequate parking for staff is required, as well as customer parking, including provision for cars with trailers and vehicle manoeuvring space appropriate to the use
Service station	6 spaces per service bay plus 5 spaces per 100 m ² GFA of convenience store (If restaurant present, then greater of 15 spaces per 100 m ² GFA, or 1 space per 3 seats)
Motor showroom	0.75 spaces per 100 m ² site area plus 6 spaces per work bay for vehicle servicing facilities
Car tyre retail outlet	Whichever is greater of: 3 spaces per 100 m ² GFA, or 3 spaces per work bay
Brothel	1 space per 2 suites for employees plus 1 space per 2 suites for clients Additional car parking spaces must be provided where other discrete uses (such as function rooms etc) are provided in the premises, at a rate appropriate to the particular use
Animal boarding or training establishment	Adequate parking provision for staff and customers, Adequate provision for parking and turning of vehicles with trailers if appropriate to use

Refreshment

Drive-in take-away food outlet

Drive-in take-away food outlet with no on-site seating:
 12 spaces per 100 m² GFA
 Drive-in take-away food outlet with on-site seating:
 12 spaces per 100 m² GFA or greater of:
 1 space per 5 seats (internal and external), or
 1 space per 2 seats (internal)
 Drive-in take-away food outlet with on-site seating and drive through facilities:
 greater of:
 1 space per 2 seats (internal), or
 1 space per 3 seats (internal and external)
 plus queuing area for 5 to 12 cars

Restaurant

Whichever is the greater of:
 15 spaces per 100 m² GFA, or
 1 space per 3 seats
 The above rate may be reduced if there is, in the consent authority's opinion, suitable available parking in the vicinity during the operating hours of the proposed development

Registered club

Comparisons must be drawn with developments for a similar purpose

Recreation

Recreation facility:

- Squash court
- Tennis court
- Bowling alley
- Bowling green
- Gymnasium

3 spaces per court
 3 spaces per court
 3 spaces per alley
 30 spaces per green plus 15 spaces per additional green
 4.5 spaces per 100 m² GFA

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Marina	<p>If a survey of similar existing developments has not been undertaken, the following figures may serve as a general guide:</p> <ul style="list-style-type: none">0.6 spaces per wet berth0.2 spaces per dry storage berth0.2 spaces per swing mooring0.5 spaces per marina employee <p>If a survey of similar existing developments has been undertaken, regard must be had to the survey</p>
Entertainment facility	Comparisons must be drawn with developments for a similar purpose
Industry, warehouse, vehicular	
Industry	1.3 spaces per 100 m ² GFA (including up to 20% of floor area as office space component. Office space component above 20% determined at office rate)
Warehouse	1.3 spaces per 100 m ² GFA (including up to 20% of floor area as office space component. Office space component above 20% determined at office rate)
Business park	Apply rates for component uses, ie factory/warehouse at industry rate: office/showroom at office rate (Where office/showroom is a component of a factory/warehouse development, the first 20% of office/showroom floor area is calculated at the industry rate)
Vehicle repair station, vehicle body repair workshop	1.3 spaces per 100 m ² GFA
Road transport terminal	Surveys must be taken of developments for a similar purpose
Container depot	Surveys must be taken of developments for a similar purpose

Truck stop	1 truck parking space per motel unit plus 1 car space per 2 employees plus for restaurant facilities, the greater of: 15 spaces per 100 m ² GFA, or 1 space per 3 seats
Health and community services	
Medical centre	4 spaces per 100 m ² GFA
Health consulting room	3 spaces per room used to see patients This may be reduced if not all rooms will be in concurrent operation, or if convenient on-street parking is available, providing that the use of such parking does not adversely affect the amenity of the adjacent area
Hospital	Comparisons must be drawn with developments for a similar purpose
Child care centre	1 space for every 4 children, having regard to the maximum number of children authorised to be cared for at any particular time
Primary schools, further education	1 space per staff member in attendance, plus as relevant, adequate pickup/setdown area on site plus adequate provision of bicycle racks plus adequate provision for student parking plus provision of bus standing and turning area
Place of worship	Comparisons must be drawn with developments for a similar purpose The need for additional parking for church halls must also be addressed in relation to proposed uses and hours of use
Community facility	Comparisons must be drawn with developments for a similar purpose
Veterinary hospital	Comparisons must be drawn with developments for a similar purpose Adequate parking provision for staff and customers

BY AUTHORITY