

Policy Header:

Policy Title:	Parallel Parking In Front Of Dwelling
Policy Metadata:	Parking Vehicles
Adopted:	Council 17.03.2004
Precis:	

Policy Details:

POLICY FOR PARALLEL PARKING IN FRONT OF A DWELLING

1. Background

Many of the dwellings constructed in the Rockdale City Council area have been built with no provision for off street parking. The following policy provides guidelines for the provision of parallel parking in front of a dwelling where the required 6.4 metres minimum depth car space is not available.

Note: This policy shall only apply to existing dwellings and shall not be applied to new development. This policy should be read in conjunction with the Vehicular Entrance Policy.

2. Minimum Dimensions

A 12 metre minimum property width is required with a minimum 4.5 metre clear setback from boundary to building. These minimums may be increased where:

- a. the footpath width is less than 3.65 metres
- b. the existing or proposed fence or any part of it is wider than 110mm.

3. Building Application

A building application to be submitted showing the proposed layout and including:

- a. all dimensions
- b. a 0.5 metre landscape strip at the end of the parking area
- c. a minimum 0.5 metre landscaping strip along the front boundary to partially mask the parking area
- d. the location of all street trees, services, power poles, etc. on the footpath area
- e. the location of any tree on the property which may require removal
- f. details of the hardstand construction materials to be used. Approved materials include permeable pavers, exposed aggregate, faux-brick but not plain concrete
- g. details of any existing and/or proposed fencing. Note only a maximum 6 metre opening/driveway width is permitted at the boundary.
- h. a drainage grate to be provided at the boundary of the vehicular entry to prevent water flowing onto the footpath (where the property falls to street)
- i. details of pedestrian access to the property. The proposed car space should not interfere with such access.
- j. an inward swinging gate or an internal sliding gate in this is not possible.
- k. a swept path diagram showing the proposed reversing manoeuvre as well as proposed grades.

4. Approval

Each application will be considered on its merits and take into account the amenity of the area. Where approved the application may require:

- a. the payment of a Council quote for a vehicular entry in materials similar to those used in the hardstand area, or a requirement for the construction of the vehicular entry in similar materials by private contractor.
- b. the payment to Council for the planting of a street tree (or trees) to improve the streetscape
- c. any fencing and landscaping to be limited in height to 900mm, or where greater than 900mm to be of an open type to provide adequate sight distance for the driver and/or pedestrians.
- d. other detail specific to this application.

5. Adoption by Council

This policy was adopted by Council on 17 March 2004