KARRATHA CITY CENTRE PARKING

1. Citation

This is a local planning policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions). This policy may be cited as Local Planning Policy 18 – Karratha City Centre Parking (LPP 18).

2. Introduction

The purpose of this policy is to establish clear, transparent guidelines for the assessment of parking provisions within the Karratha City Centre. It provides a framework for the City to manage parking demand through development assessment, including the use of car parking plans and the application of cash-in-lieu of parking provisions.

3. Objectives

3.1. The objectives of this policy are to:

(a) Ensure the provision of safe and functional vehicle sightlines for all development.

(b) Facilitate consistent and transparent decision making when varying the car parking provisions for development within the City Centre zone.

(c) Ensure that the provision of off-street car parking is commensurate with the intensity and diversity of proposed City Centre land uses.

(d) Establish clear mechanisms for the supply and management of parking in the Karratha City Centre, including reciprocal arrangements and payment-in-lieu of parking.

(e) Augment the overarching development requirements and objectives for the Karratha City Centre precinct as established in the local planning framework.

4. Application of this Policy

4.1. Extent of Scope

4.1.1. This policy applies to all land zoned ‘City Centre’ under the City of Karratha Local Planning Scheme No. 8 (Scheme).

4.2. Relationship with State and Local Planning Framework

4.2.1. This policy is to be read in conjunction with the Scheme and any other relevant local planning policies.

4.2.2. The following hierarchy applies in the event of an inconsistency:

(a) To the extent of any inconsistency between this policy and the Scheme, the Scheme prevails.

(b) To the extent of any inconsistency between this policy and the Residential Design Codes (R-Codes), the R-Codes prevail.

(c) To the extent of any inconsistency between this policy and any approved Structure Plan or Local Development Plan (LDP), the provisions of the Structure Plan and/or LDP prevail.

4.3. Type of Assessment Required

4.3.1. A development application is required for any proposal seeking to vary the car parking requirements of the Scheme or the standards set out within this policy.

4.4. Assessment Criteria

4.4.1. The City should exercise its discretion in considering variations to car parking requirements where a proponent can demonstrate that the proposal meets the objectives of this policy.

4.4.2. In determining the acceptability of a variation, the City should have regard to:

(a) Alignment of the proposal with the precinct objectives and any relevant provisions set out in the Scheme;

(b) The level and nature of adjoining developments to assess the compatibility of the proposed use and its associated parking demand with surrounding context;

(c) Empirical evidence regarding parking demand for the specific use;

(d) Demonstrated internal trip capture for mixed-use developments;

(e) Approved reciprocal or shared arrangements in accordance with the Deemed Provisions; and

(f) Provisions for payment-in-lieu of parking in accordance with the Deemed Provisions.

5. Policy Provisions

5.1. General Parking Requirements

5.1.1. All development should provide off-street car parking in accordance with Clause 5.11 and Appendix 3 of the Scheme.

5.1.2. Where the City exercises its discretion to vary the car parking requirements under Clause 5.11.5 of the Scheme, the parking rates provided at **Table 1** of this policy should be used as the primary guidance for determining the appropriate supply.

5.1.3. Parking requirements should be calculated for all land uses on a site that generate independent parking demand. For development within the City Centre zone, the City aims to achieve the maximum (target) rate to ensure the long-term functional requirements of the precinct are met.

Table 1: Parking Rates for the Karratha City Centre.

Land Use	Minimum	Maximum (Target)
Hotel	0.45 per accommodation room plus 0.45 per every five rooms for visitors and staff.	0.9 per accommodation room plus 0.9 per every five rooms for visitors and staff.
Dry Cleaning Premises	One per 44m^2 net lettable floor area.	One per 22m^2 net lettable floor area.
Office	One per 66m^2 net lettable area.	One per 33m^2 net lettable area.
Outdoor Display	One per 222m^2 of display area plus 0.45 per employee.	One per 111m^2 of display area plus 0.9 per employee.
Reception Centre	One per 8.8m^2 of function area.	One per 4.4m^2 of function area.
Restaurant	One per 13.4m^2 of dining space.	One per 6.7m^2 of dining space.
Restricted Premises	One per 44m^2 net lettable area.	One per 22m^2 net lettable area.
Shop	One per 44m^2 net lettable area.	One per 22m^2 net lettable area.
Showroom	One per 112m^2 net lettable area.	One per 56m^2 net lettable area.
Take-Away Food Outlet	One per 4.4m^2 of public floorspace plus 0.45 per employee.	One per 2.2m^2 of public floorspace plus 0.9 per employee.
Child Care Premises	One per every 22 children plus 0.45 per employee.	One per every 11 children plus 0.9 per employee.
Consulting Rooms	1.8 per consulting room for the first 2 rooms and 0.45 per additional consulting room plus 0.45 per employee at the time of peak operation.	3.6 per consulting room for the first 2 rooms and 0.9 per additional consulting room plus 0.9 per employee at the time of peak operation.
Hospital	One per 6.7 beds plus 0.45 per employee plus additional bays at Council's discretion for outpatient services.	One per 3.3 beds plus 0.9 per employee plus additional bays at Council's discretion for outpatient services.
Medical Centre	As per consulting rooms for consulting rooms within the centre, one bay per 44m^2 of net lettable area within a pharmacy, 2 bays per other premises within the centre and 0.45 per employee at the time of peak operation of each premises.	As per consulting rooms for consulting rooms within the centre, one bay per 22m^2 of net lettable area within a pharmacy, 2 bays per other premises within the centre and 0.9 per employee at the time of peak operation of each premises.
Place of Public Meeting, Assembly or Worship	One per 8.8m^2 of meeting, assembly or worship area.	One per 4.4m^2 of meeting, assembly or worship area.
Veterinary Centre	2.8 per practitioner where practice is limited to domestic pets. All other places at the City's discretion.	5.6 per practitioner where practice is limited to domestic pets. All other places at Council's discretion.
Entertainment Venue	One per 6.6m^2 of entertainment area.	One per 3.3m^2 of entertainment area.
Tavern	One per 4.4m^2 of bar floor area available to the public plus one per 8.8m^2 of lounge floor area available to the public, plus one per 13.4m^2 of outdoor entertainment/ beer garden area available to the public.	One per 2.2m^2 of bar floor area available to the public plus one per 4.4m^2 of lounge floor area available to the public, plus one per 6.7m^2 of outdoor entertainment/ beer garden area available to the public.

5.2. Variations to Parking Standards

5.2.1. The City may consider a reduction below the target rates where a proponent provides empirical evidence, to the satisfaction of the City, demonstrating that the specific nature of the land suits a lower rate of supply.

5.2.2. Reductions to parking supply may be considered where internal trip capture is demonstrated, such as co-located uses where one use generates negligible demand.

5.3. Cash-In-Lieu of Parking

5.3.1. Where a proponent cannot provide the required number of on-site bays, the City may accept payment in lieu of parking in accordance with the Deemed Provisions.

5.3.2. Any payment in lieu should be calculated using the Method of Calculation determined by the Western Australian Planning Commission and published in the Government Gazette.

5.3.3. Money received as payment in lieu should be applied towards transport infrastructure and public parking improvements within the City Centre as defined by an adopted Payment in Lieu of Parking Plan.

5.4. Reciprocal and Shared Parking

5.4.1. The City may approve shared parking arrangements where it is demonstrated that parking facilities can be effectively shared between complementary land uses with different peak demand periods.

5.4.2. Shared parking should be located within the maximum walking distances specified in **Table 2** of this policy to ensure safe and convenient pedestrian access.

Table 2: Maximum Walking Distances for Shared Parking

Forecast Duration of Stay	**Walking Distance** (Parking Bay to Building Access)
<30 minutes	100 metres
30 minutes – 1 hour	200 metres
1 – 2 hours	400 metres
>2 hours	800 metres

5.5. Design and Screening

5.5.1. To maintain a high-quality public realm, all on-site parking (including decked structures) should be screened by buildings with active frontages, particularly along Sharpe Avenue and Karratha Terrace.

5.5.2. At-grade parking aisles should not be provided parallel to any street where the aisle or parking bays would directly abut the street.

5.6. Traffic Management Reports

5.6.1. A traffic management report may be required for developments that significantly impact the local street network or propose more than 50 parking bays.

5.6.2. Such reports should demonstrate the proposed access, egress and on-site manoeuvring for all vehicles (including service and oversized vehicles) meet Australian Standard AS 2890 – Parking Facilities.

6. Document Control

Version	Decision to Adopt / Amend
1.	18 March 2013 | Ordinary Council Meeting | Item 10.4
2.	26 October 2026 | Ordinary Council Meeting | Item 12.1
3.	
4.	

Public Consultation	Not required – minor / administrative update		
WAPC Approval Required	No	**Date Approved by the WAPC**	N/A
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Review Frequency	Every 5 years		

Related Documents	
Internal	**External**
City of Karratha Local Planning Scheme No. 8	Transport Impact Assessment (TIA) Guidelines (WAPC) Australian Standard AS2890 – Parking Facilities

Relevant Legislation

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

State Administrative Tribunal Act 2004

This policy takes effect from the date of adoption by Council and shall remain valid for a period of 5 years unless reviewed prior.

All records created or maintained under this document must be captured in the City's approved recordkeeping or business system. These records are to be retained and managed in accordance with the *State Records Act 2000*, *Privacy and Responsible Information Sharing Act 2024*, the City's Recordkeeping Plan, and authorised disposal authorities.