



RESIDENTIAL PARKING AND VEHICLE ACCESS GUIDELINES

(Relating to Residential Design Codes Volume 1 and Volume 2)

Custodian	Manager Development Services	
Date Approved	09/06/2021	New guideline associated with Residential Design Codes



1. Purpose

To define the minimum requirements for vehicle parking bays and manoeuvring areas required under Australian Standard AS2890.1 (as amended) in accordance with Clause 5.3.4 (C4.1) of the Residential Design Codes Volume 1 and Clause A3.934 of Volume 2.

2. Scope

This guideline applies to all residential development where a vehicle is required to enter the street or primary access way in forward gear from a battle-axe, common property or access leg. It outlines the City's requirements when designing parking bays, manoeuvring areas and access legs for residential development. The guideline aims to achieve suitable and convenient parking and manoeuvring areas for residential development in line with relevant standards, guidelines and policies.

3. Development Criteria

- 3.1 Garage openings are to be minimum 2.5m wide for a single opening and minimum 5m wide for a double-width opening.
- 3.2 The depth of a parking bays shall be a minimum of 5.4m, from the opening to the end of the parking bay and are to be free from any obstruction that may impede vehicle movement.
- 3.3 The width of a parking bay shall have an additional 300mm clearance to any vertical obstructions greater than 150mm high, to accommodate opening doors.
- 3.4 The entry and exit manoeuvres shall be designed to facilitate single forward and reverse movements into and from the parking bay for a B85 vehicle (as defined in AS2890.1). Where applicable, when completing a swept path assessment, include a B85 vehicle parked in adjacent parking bays, as the vehicle will act as an obstruction in its parked location. When making the manoeuvre there shall be 300mm clearance to vertical obstructions greater than 150mm high.
- 3.5 The manoeuvring area will be deemed compliant if it is free from obstructions and matches (or is greater than) the dimensioned area in the figures below. Alternatively, a swept path assessment needs to be completed as per criteria 3.1, 3.2, 3.3 and 3.4.
- 3.6 In accordance with WAPC DC Policy 2.2 – Residential Subdivision, Common property/ access legs must have:
 - i) A 3m x 3m truncation at the point where the access leg joins the effective area of the rear lot for vehicular access and manoeuvrability.
 - ii) A 1.5 x 1.5m truncation where the common property or access leg meets the road reserve.