

POL	EDUCATIONAL ESTABLISHMENTS	LPP 3.2
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DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
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BACKGROUND:

Workplace training facilities & educational establishments including non-school based education/tuition programs have become increasingly common proposed land uses within the residential, industrial and mixed business zones in the City of Cockburn. The City of Cockburn’s Town Planning Scheme No. 3 (TPS 3) provides for educational uses under the use class of:

‘Educational Establishment’ - means premises used for the purposes of education and includes a school, tertiary institution, business college, academy or other educational centre.

The parking ratio for educational establishments only includes primary school & high school however workplace training, private afterschool & holiday tutoring and other non-school based educational/tuition programs are becoming prominent within the City and as such need to be specifically addressed.

PURPOSE:

The purpose of this policy is to provide requirements relating to the development of Workplace Training Facilities and non-school based education/tuition within the City of Cockburn, in an endeavour to achieve coordinated and high quality development outcomes.

POLICY:

(1) Scope

1. This policy applies to the development of educational establishments (workplace training facilities and non-school based education/tuition programs) within all TPS 3 zones.

(2) Land Use

1. Workplaces Training Facilities and non-school based education/tuition programs shall be treated as 'Educational Establishments' in accordance with the requirements of TPS 3.

(3) Vehicle Access & Parking

1. Car Parking

- Due to a greater number of people that utilise cars as part of these facilities compared to other educational establishments and given that the minimum requirements of TPS 3 provide for schools; the car parking provision shall be in accordance the requirements of this policy:

	Car Parking	
	<i>Location A</i>	<i>Location B</i>
Staff	1 bay per 2 staff members	1 bay per staff member
Students	1 bay per 3 students	1 bay per 2 students

- Location A = 800m from a train station measured in a straight line from the pedestrian entry of the train station to any part of the lot or 250m from a high frequency bus route, measured in a straight line from any part of the route to any part of the lot.
- Location B = not within the distances outlined in A above.
- All parking calculations shall be rounded up to the nearest number on a per unit/tenancy basis.
- Minimum of 4 bays per unit/tenancy.
- Applications for a change of use to a workplace training facility or educational establishments including non-school based education/tuition programs that result in a parking shortfall on site may be considered at the discretion of the City. Discretion may be exercised with regard to parking shortfalls for a unit in a tenancy with shared parking arrangements where classes are proposed to operate outside standard business hours.

2. Bicycle Parking

- In addition to the requirements of TPS 3 (1 per 4 students), bicycle parking facilities shall provide weather protection via an awning or similar and shall consist of rails, stands, locker or any other type of

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equipment designed for this purpose in accordance with Australian Standard AS2890.3.