

6. Recommendations

6.1 Self Storage Sites

Self storage businesses provide storage solutions for businesses and households. Self storage sites can be divided into two distinct areas; the office and the storage area.

- The office has an administrative and retail function and is open to both existing customers and off the street customers. The office also has its own parking area that can be accessed by all visitors to the site
- The storage area includes the storage units, parking aisles or a centralised car park, and loading bay. This area is only accessible to existing customers and staff

6.2 Parking

The parking demand for self storage sites has been calculated by separately considering the staff, office and the storage area parking demand. It is recommended that the 95% parking demand results from both the office parking surveys and gate data be used when making judgements on the number of parking spaces required for a self storage business.

Furthermore, information from our site visits and discussions with self storage businesses indicate that there should also be provision for an additional parking space for trailer/utes (refer to Section 2.2.2). Parking for the trailer/ute can be located in either car park; however for security reasons it is recommended that this be located in the secured storage area car park.

Staff vehicle parking can be located in either the office or storage area car park.

Table 5-7 summarises the recommended vehicle parking spaces by MLA for self storage sites.

Table 5-7: Recommended Number of Parking Spaces per MLA (m²)

MLA	Office Parking	Storage Area Parking*	Staff Parking	Trailer/Ute Parking	Total Parking Spaces
0-3,000 m ²	1	2	2	1	6
3,000 m ² -6,000 m ²	2	5	2	1	10
6,000 m ² – 9,500 m ²	3	5	2	1	11

*Note: Ranch style sites will not require designated storage area parking as vehicles in these sites will park in aisles adjacent to their storage units; similarly “mixed” sites may require less designated storage area parking if they have a significant number of drive up storage units in a ranch style arrangement.

To accommodate heavy vehicles that are used by customers to transport items to and from their self storage units, vehicle circulation areas and loading bays should be designed for a medium sized truck (i.e. a truck with two axles and up to 14.5 m length).

6.2.1 Location of parking spaces

As discussed in Section 2.3, customers visiting their storage units prefer to park their vehicle as close to their storage unit or a central access point as possible. To encourage the use of parking facilities, particularly centralised parking areas for multistorey and mixed sites, parking areas should be located in convenient locations to minimise the distance needed to travel between the customer’s vehicle and their unit. Furthermore, paths between centralised car parks to access lifts, stairs and storage area circulation corridors should be clearly marked and allow for the use of trolleys.