
AMENDMENT NO.2

**CASSOWARY COAST REGIONAL COUNCIL
PLANNING SCHEME 2015**

9.4.6 Parking and Access Code

Explanatory Statement



Explanatory Statement

Background

This Explanatory Statement is produced as supporting material to the Formal Documentation for Amendment No.2 to the Cassowary Coast Regional Council Planning Scheme 2015, *Part 9.4.6 – Parking and Access Code – Table 9.4.6.4 – Number of Required Car Parking Spaces*. This is an amendment and that merits a qualified state interest review.

The amendment is proposed in accordance with section 20 of the *Planning Act 2016* (the Act) and the Minister's Guidelines and Rules which sets out the minimum requirements for a local government when amending a planning scheme for section 20 of the Act.

The purpose of this document is to provide context and background to Amendment No. 2 and will assist readers in understanding the nature of the changes. This document should be read in conjunction with the Formal Documentation for Amendment No.2 to the Cassowary Coast Regional Council Planning Scheme 2015, *Part 9.4.6 – Parking and Access Code – Table 9.4.6.4 – Number of Required Car Parking Spaces*.

Part 9 – Development Codes

9.4 – Other Development Codes

9.4.6 – Parking and Access Code

Table 9.4.6.4 – Number of Required Car Parking Spaces

The car parking provisions in the Cassowary Coast Regional Council Planning Scheme 2015 are outdated and no longer reflect contemporary car parking requirements or respond to specific characteristics of the Cassowary Coast region for different types of development. Car parking spaces can also add considerably to the cost of new development making development options less attractive in competing areas with higher development establishment costs.

Investment competitiveness for new development is regarded as a crucial component of providing for community growth and prosperity for the Cassowary Coast.

There is increasingly recognition amongst planners that standards and plans in general must not only be in the interest of the general community but must also be cognisant of and account for market conditions. 'Market testing' is now recognised as a key component of good plan making. This includes recognition of conditions in other nearby or comparable areas that may also be competing for similar services and associated investment attraction.

Concerns have been raised by people contemplating investment within our region, Councillors and senior staff that Council's car parking rates for new development may not be competitive when compared to other nearby or comparable local government areas and that the rates may be unnecessarily high as well as potentially having a contributing effect in suppressing the region's investment attractiveness.

Council officers have analysed the car parking standards and rates referred to in the Planning Schemes for the following Councils and compared them to those listed within the Cassowary Coast Regional Council Planning Scheme 2015:

- Douglas Shire Council
 - Livingstone Shire Council
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- Central Highlands Regional Council
- Townsville City Council
- Mackay Regional Council
- Rockhampton Regional Council

The review identified a number of discrepancies between the car parking standard and rates of the planning schemes for the councils listed above and the Cassowary Coast Regional Council Planning Scheme 2015.

Council officers have prepared draft changes to the car parking provisions of Cassowary Coast Regional Council Planning Scheme 2015. The draft changes to the car parking provisions will achieve the following:

- update car parking rates to better reflect car parking demand for different land uses;
- provided Council with greater flexibility within the planning scheme to respond to local car parking issues;
- help streamline the development assessment process by removing onerous requirements for development;
- provide wider flexibility in decision making and promoting sustainable transport options such as walking and cycling for certain types of developments; and
- provide clearer decision guidelines and requirements for officers to assist decision making during the development assessment process.

Changes to Part 9 – Development Codes

Part 9.4 Changes:

The amendments are related to changes to **Part 9.4.6 – Parking and Access Code, Table 9.4.6.4 – Number of Required Car Parking Spaces.**

Note: For the purpose of ease of understanding by Council, the changes are indicated by “Strikeout” (denoting deletion) and “Underline” (denoting insertion).

Table 9.4.6.4 – Number of Required Car Parking Spaces.

Use	Categories of use	Required car parking spaces
Adult store		<ul style="list-style-type: none"> • 1 space per 20m² of gross floor area
Agricultural supplies store		<ul style="list-style-type: none"> • 1 space per 100m² of site cover; and • 1 space per employee
Air services		Not specified
Animal husbandry		Not specified
Animal keeping		<ul style="list-style-type: none"> • 1 space per 50m² of gross floor area <u>10 Animals</u>
Aquaculture		<ul style="list-style-type: none"> • 1 space per 5000m² of ponds; and • 1 space per 50m² of gross floor area of buildings
Bar		<ul style="list-style-type: none"> • 1 space per 45 <u>50</u>m² of gross floor area
Bulk landscape supplies		<ul style="list-style-type: none"> • 1 space per 150m² of site cover
Caretaker's accommodation		<ul style="list-style-type: none"> • 1 space

Use	Categories of use	Required car parking spaces
Car wash		<ul style="list-style-type: none"> Queuing space clear of the road reserve for 2 vehicles using or waiting to use each washing bay
Cemetery		Not specified
Child care centre		<ul style="list-style-type: none"> 1 space per 10 children able to be accommodated in the centre, to be used for setting down and picking up children; and 1 space per full time employee
Club		<ul style="list-style-type: none"> 1 space per 50m² of gross floor area
Community care centre		<ul style="list-style-type: none"> 1 space per 20m² of gross floor area
Community residence		<ul style="list-style-type: none"> 2 spaces
Community use		Not specified
Cropping		Not specified
Dual occupancy	Small (less than 75m ²) or 1 bedroom	<ul style="list-style-type: none"> 1 covered space per dwelling; and 0.5 visitor spaces per dwelling
	Medium (75m ² - 110m ²) or 2 bedroom	<ul style="list-style-type: none"> 1.5 spaces (1 covered) per dwelling; and 0.5 visitor spaces per dwelling
	Large (greater than 110m ²) or 3 bedroom	<ul style="list-style-type: none"> 2 covered spaces per dwelling; and 0.5 visitor spaces per dwelling
Dwelling house		<ul style="list-style-type: none"> 1 space per 2 bedrooms; and 1 space for any secondary dwelling
Dwelling unit		<ul style="list-style-type: none"> 1 space
Educational establishment	Primary school	<ul style="list-style-type: none"> 1 space per employee; and 1 bus and car set down area
	Secondary school	<ul style="list-style-type: none"> 1 space per employee; and 1 space per 20 students; and 1 bus and car set down area
	Tertiary	<ul style="list-style-type: none"> 1 space per employee; and 1 space per 5 students; and 1 bus and car set down area
	All other categories	Not specified
Emergency services		Not specified
Environment facility		Not specified
Extractive industry		<ul style="list-style-type: none"> 1 space per 2 employees
Food and drink outlet	Fast food outlet	<ul style="list-style-type: none"> 4 <u>10</u> spaces per 100m² of gross floor area; and 10 queuing spaces for any drive through
	All other categories	<ul style="list-style-type: none"> 1 space per 40m² <u>20m²</u> of dining area with a minimum of 3 spaces
Function facility		<ul style="list-style-type: none"> 1 space per 40m² <u>15m²</u> of gross floor area
Garden centre		<ul style="list-style-type: none"> 1 space per 100m² of site cover; and 1 space per employee
Hardware and trade supplies		<ul style="list-style-type: none"> 1 space per 100m² of site cover; and 1 space per employee

Use	Categories of use	Required car parking spaces
Health care services		<ul style="list-style-type: none"> 1 space per 20m² of gross floor area
High impact industry		<ul style="list-style-type: none"> 1 space per 100m² of gross floor area; and 1 space per employee
Home based business	Bed and breakfast/farm stay	<ul style="list-style-type: none"> 1 space per room or cabin available for accommodation in addition to the parking provided for the dwelling
	All other categories	<ul style="list-style-type: none"> 1 space in addition to the parking provided for the dwelling
Hospital		<ul style="list-style-type: none"> 1 space per 4 beds; and 1 space per 2 employees; and Minimum of 1 ambulance parking space; and 1 bus set down area
Hotel		<ul style="list-style-type: none"> 1 space per 45m² 50m² of gross floor area; and Drive through queuing of 10 spaces; and 1 space per accommodation unit where accommodation is provided
Indoor sport and recreation	Bowling alley	<ul style="list-style-type: none"> 3 spaces per alley
	Indoor field games	<ul style="list-style-type: none"> 20 spaces per pitch or field
	Gymnasium	<ul style="list-style-type: none"> 7.5 spaces per 100m² of gross floor area
	Squash courts	<ul style="list-style-type: none"> 3 spaces per court
	All other categories	<ul style="list-style-type: none"> 1 space per 20m² of gross floor area
Intensive animal industry		<ul style="list-style-type: none"> 1 space per 2 employees
Intensive horticulture		<ul style="list-style-type: none"> 1 space per employee
Landing		Not specified
Low impact industry	Motor vehicle repairs	<ul style="list-style-type: none"> 4 spaces 2 spaces for every service bay
	All other categories	<ul style="list-style-type: none"> 1 space per 50m² 100m² of gross floor area; and 1 space per employee
Major electricity infrastructure		Not specified
Major sport, recreation and entertainment facility		Not specified
Marine industry		<ul style="list-style-type: none"> 1 space per 100m² of gross floor area; and 1 space per employee
Market		<ul style="list-style-type: none"> 1 space per 20m²-40m² of site cover
Medium impact industry		<ul style="list-style-type: none"> 1 space per 100m² of gross floor area; and 1 space per employee
Multiple dwelling	Small (less than 75m ²) or 1 bedroom	<ul style="list-style-type: none"> 1 covered space per dwelling; and 0.5 visitor spaces per dwelling; and 1 vehicle washing bay where the development comprises more than 6 units

Use	Categories of use	Required car parking spaces
	Medium (75m ² - 110m ²) or 2 bedroom	<ul style="list-style-type: none"> • 1.5 spaces (1 covered) per dwelling; and • 0.5 visitor spaces per dwelling; and • 1 vehicle washing bay where the development comprises more than 6 units
	Large (greater than 110m ²) or 3 bedroom	<ul style="list-style-type: none"> • 2 covered spaces per dwelling; and • 0.5 visitor spaces per dwelling; and • 1 vehicle washing bay where the development comprises more than 6 units
Nature-based tourism		Not specified
Nightclub entertainment facility		<ul style="list-style-type: none"> • 1 space per 40m² <u>20m²</u> of gross floor area
Office		<ul style="list-style-type: none"> • 1 space per 30m² <u>50m²</u> of gross floor area
Outdoor sales		<ul style="list-style-type: none"> • 1 space per 150m² of site cover
Outdoor sports and recreation	Bowling greens	<ul style="list-style-type: none"> • 15 spaces per green
	Sports fields (excluding commercial sports grounds)	<ul style="list-style-type: none"> • 25 spaces per field; and • 1 bus space per field
	Swimming pool	<ul style="list-style-type: none"> • 15 spaces; and • 1 bus space per 400m² of water surface area
	Tennis courts	<ul style="list-style-type: none"> • 3 spaces per court
	Other	Not specified
Park		Not specified
Parking station		<ul style="list-style-type: none"> • None
Permanent plantation		<ul style="list-style-type: none"> • None
Place of worship		<ul style="list-style-type: none"> • 1 space per 15m² of gross floor area
Port services		Not specified
Relocatable home park		<ul style="list-style-type: none"> • 1 covered space per relocatable home site; and • 1 visitor space per 5 <u>10</u> relocatable home sites; and • 1 vehicle washing space per 20 relocatable home sites; and • 1 space for an on-site manager
Research and technology industry		<ul style="list-style-type: none"> • 1 space per 100m² of gross floor area; and • 1 space per employee
Residential care facility		<ul style="list-style-type: none"> • 1 space per 6 beds; and • 1 visitor space per 10 beds or part thereof; and • 1 space per 2 employees
Resort complex		<ul style="list-style-type: none"> • 1 covered space per accommodation unit (including manager's unit); and • 1 washing bay per 15 units; and • 1 bus bay where the development has more than 20 units
Retirement facility	Independent living units	<ul style="list-style-type: none"> • 1 covered space per accommodation unit; and

Use	Categories of use	Required car parking spaces
		<ul style="list-style-type: none"> 1 visitor space per 4 units
	Serviced units	<ul style="list-style-type: none"> 1 covered space per 4 units; and 1 space per 2 employees; and 1 visitor space per 10 units
Roadside stall		Not specified
Rooming accommodation		<ul style="list-style-type: none"> 1 space per 5 beds; and 1 space per manager's unit
Rural industry		<ul style="list-style-type: none"> 1 space per 400m² <u>200m²</u> of gross floor area
Rural workers accommodation		<ul style="list-style-type: none"> 1 space per 4 beds
Service industry		<ul style="list-style-type: none"> 1 space per 50m² <u>100m²</u> of gross floor area; and 1 space per employee
Service station		<ul style="list-style-type: none"> 1 spaces per 20m² <u>40m²</u> of gross floor area of the shop component; and queuing area for 2 cars per bowser; and 3 spaces per work bay
Shop	Retail warehouse/discount department store	<ul style="list-style-type: none"> 3 spaces per 100m² of gross floor area
	All other categories	<ul style="list-style-type: none"> 1 space per 20m² <u>30m²</u> of gross floor area
Shopping centre		<ul style="list-style-type: none"> 6 spaces <u>4 spaces</u> per 100m² of gross floor area
Short-term accommodation	Motel, activities involving self-contained units	<ul style="list-style-type: none"> 1 covered space per accommodation unit (including manager's unit); and 1 washing bay per 15 accommodation units; and 1 bus bay where the development has more than 20 accommodation units; and 1 space per employee
	Backpackers, activities where the accommodation units are not self-contained	<ul style="list-style-type: none"> 0.25 <u>0.1</u> spaces per bed; and 1 space per manager's unit
Showroom		<ul style="list-style-type: none"> 1 space per 50m² of gross floor area
Special industry		<ul style="list-style-type: none"> 1 space per 100m² of gross floor area or 1 space per 2 employees, whichever is the greater
Substation		Not specified
Telecommunications facility		Not specified
Theatre		<ul style="list-style-type: none"> 1 space per 42m² <u>25m²</u> of gross floor area
Tourist attraction		<ul style="list-style-type: none"> 1 space per 25m² of indoor activities associated with the development; and 1 space per 40m² of outdoor activities associated with the development; and 1 bus parking space
Tourist park		<ul style="list-style-type: none"> 1 space per caravan, tent or cabin site, adjacent to the site; and

Use	Categories of use	Required car parking spaces
		<ul style="list-style-type: none"> • 1 visitor space per 10 sites, with a common car parking area of no less than 10 spaces; and • 1 vehicle washing space per 20 sites; and • 1 space for an on-site manager
Transport depot		<ul style="list-style-type: none"> • 1 space per 100m² of site area
Utility installation		Not specified
Veterinary services		<ul style="list-style-type: none"> • 1 space per 25m² of gross floor area
Warehouse	Self storage facility	<ul style="list-style-type: none"> • 2 spaces 1 space per unit
	All other categories	<ul style="list-style-type: none"> • 1 space per 90m² of gross floor area
Wholesale nursery		Not specified
Winery		Not specified

Note—Where the required car parking spaces is not specified for a use or where the use is undefined, compliance with PO1 must be demonstrated without reference to AO1.1.