

PLANNING POLICY No. 16

CarParking Contributions

1.0 Purpose

The purpose of this Planning Scheme Policy is to:

- Identify in what locations Council may accept a contribution in lieu of the provision of the required amount of carparking on site, as specified in the Parking and Access Code;
- Stipulate the amount of the contribution required to be paid; and
- Identify under what circumstances the applicant may undertake the works in lieu of paying the contribution to Council.

2.0 Background

In 2002/03 Council engaged Eppell Olsen, Urban Economics and Humphreys Reynolds Perkins to prepare a Carparking Strategy for Council.

The purpose of the Strategy was twofold. Firstly, it was to identify current carparking trends determining the influences and contributors to carparking usage both on public and private land within specific areas of the City. Secondly, it was to analyse those trends, providing clear direction for the future, in the form of statutory planning provisions and policies for adoption and implementation by Council, including the provision of a payment schedule for adoption by Council, as an interim measure, until an Infrastructure Charges Plan or similar is prepared.

3.0 Definitions

For the purposes of this policy, the following definitions apply:

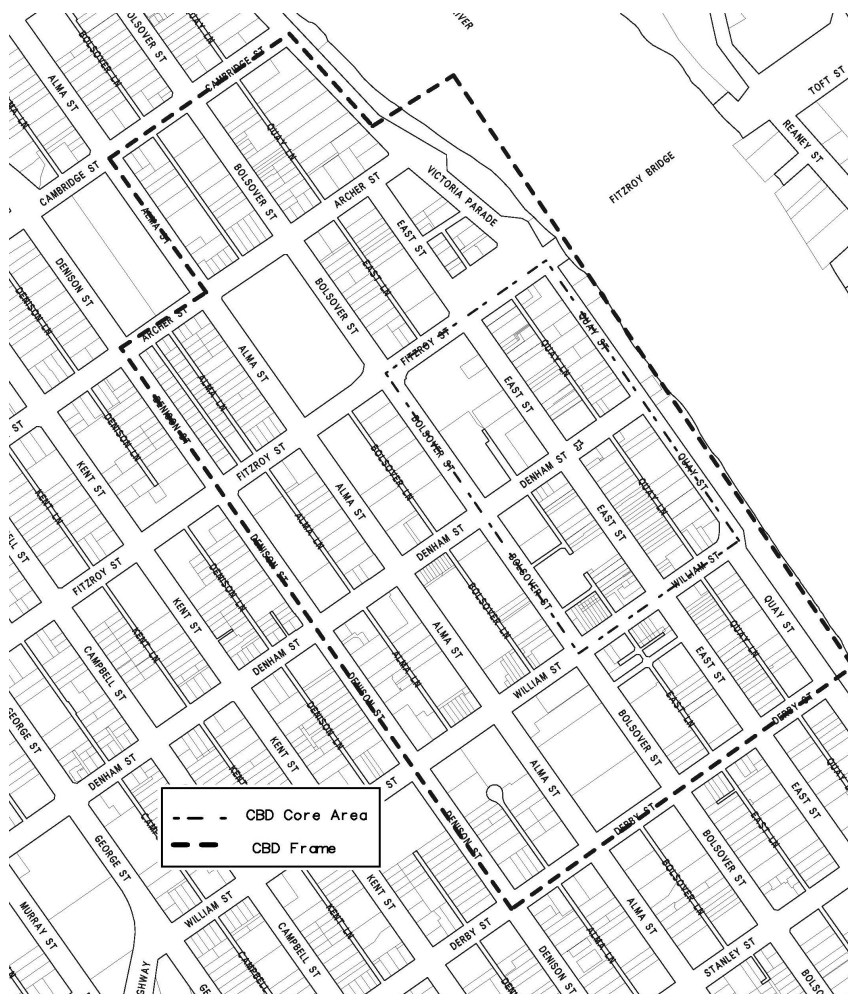
- "CBD core area" means the area of land bound by Quay, William, Bolsover and Fitzroy Streets; and
- "CBD frame area" means the area of land bound by the Fitzroy River, Derby, Denison, Archer, Alma, and Cambridge Streets and Victoria Parade.

Refer to the following Map.



ROCKHAMPTON CITY PLAN

PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON



CHAPTER 6 PLANNING POLICY No. 16

4.0 Policy Intent and Application

The intent of this Policy is to ensure that where appropriate, and in accordance with the Area / Precinct intents, a monetary contribution is paid to Council and used for the provision of carparking off-site or, alternatively, is used towards the provision of streetscape improvements. At the discretion of Council, the applicant may undertake works or the provision of carparking in the road reserve to the equivalent value.

5.0 Carparking Contributions

Where the Council agrees to accept a contribution in lieu of the provision of carparking spaces on site, the contribution to Council in respect of each carparking space foregone shall be the amount set out in Schedule 1 for the respective described Precinct.

The Council has determined that it will only accept a monetary contribution or works to the equivalent value in lieu of the provision of the required amount of carparking on site in selected Commercial Precincts in Rockhampton. Although, Council will maintain the discretion to, at any time, by resolution of the Council, accept a monetary contribution or works to the equivalent value, for a development outside of the



following nominated precincts. However, Council will not normally accept a contribution, unless there are exceptional circumstances to warrant such consideration. Even within the following nominated precincts the majority of carparking spaces required, will be provided on-site. The only exception will be certain locations, particularly within the CBD, where on-site carparking may not be considered preferable.

This Planning Scheme Policy applies to assessable development within the following selected Commercial Precincts:

- Central Business District Retail Core Commercial Precinct;
- Central Business District Business Services Commercial Precinct;
- A portion of the Central Business District Mixed Use Precinct (refer to the definition of the Frame Area to determine the applicable portion);
- Allentown District Centre Commercial Precinct;
- Elphinstone Street Local Shopping / Neighbourhood Centre Commercial Precinct;
- Dean Street Local Shopping / Neighbourhood Centre Commercial Precinct;
- Wandal Local Shopping / Neighbourhood Centre Commercial Precinct; and
- Main Street Local Shopping / Neighbourhood Centre Commercial Precinct.

In some instances, Council may allow the applicant to undertake the construction of the carparking or streetscape improvements in the road reserve in a location suitable to Council to the equivalent value of the monetary contribution. Council may also agree to the applicant undertaking some works as well as making a contribution to Council, particularly where it is not possible or desirable to construct all spaces in the road reserve, or it is not possible or desirable to undertake streetscape improvements in the road reserve.

It is Council's intention to prepare a carparking plan for the abovementioned centres. The plans will demonstrate where the contributions can be used i.e. to develop carparking areas (on or off-street), including carparking station/s in the CBD and/or to improve on pedestrian connections to/from other existing parking areas, which may also include streetscaping works. These streetscaping works will include a preference for reducing road crossing distances by providing medians/pedestrian refuges mid block, the provision of pedestrian priority crossing locations, providing shade and shelter and widening footpaths and providing landscaping. However, any contribution provided to Council will be spent in accordance with the adopted plan at Council's discretion, which may be immediately, when the payment is made, or in the future, when a need arises.



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

SCHEDULE 1

Valid for 2003 / 2004 Financial Year

Infrastructure Contributions

<u>Area/Precinct</u>	<u>Contribution Rate</u>
CBD Core Area	\$5,000 per space*
CBD Frame Area	\$3,000 per space*
District and selected Local Shopping / Neighbourhood Centre Commercial Precincts	\$2,500 per space

Note: The abovementioned carparking rates will be indexed to the Consumer Price Index (CPI) on an annual basis, including the interim CBD Core Area and Frame Area rate.

- * However, in accordance with Council's resolution on 4 August 2003, the contribution rate for the CBD Core and Frame Area will be suspended for a period of five years from the date of commencement of the City Plan and a discounted rate of **\$2,500** be applied to the **CBD Core and Frame Area** as an incentive to encourage development in this location. The discounted rate is to be reviewed prior to its expiration to determine its continued use or the use of the adopted rate above, or another alternative rate.

All contributions are payable to Council prior to the commencement of the use. Consequently, the *Certificate of Classification* will not be issued until the contribution is paid.

