



Information Sheet

14. Car parking rates

Council's Planning Scheme commenced on 1 February 2016. Since this time council has been working on the proposed amendment to the scheme to ensure it remains a living document that supports growth and maintains the region's unique characteristics.

Council previously consulted the community on the proposed improvements to the planning scheme and supporting planning scheme policies. Council has now reviewed and considered much of this feedback, using it to inform the development of a new planning scheme amendment.

Council is now seeking community feedback on the new proposed amendment to the planning scheme and planning scheme policies.

The proposed changes generally aim to improve functionality and address implementation issues which have been identified since the planning scheme first came into effect.

The changes summarised in this information sheet may also be made in other areas of the planning scheme where similar outcomes are sought.

The proposed amendment only relates to changes to certain parts and provisions of the planning scheme. For example, whilst the proposed amendment is seeking to change car parking provisions for secondary dwellings, other requirements for secondary dwelling already exist in the planning scheme (design and setbacks etc.) and are proposed to continue. To determine the requirements for any proposed development the planning scheme must be considered in full.

The proposed key changes described in this information sheet relate to the car parking rates in Schedule 7 of the planning scheme. The car parking rates are based on what kind of land use (activity) the car parking is required to cater for. Car parking rates in Schedule 7 only apply to development in certain zones.

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Key changes include the following

Outdoor sports and recreation rates

The planning scheme includes a parking rate for 'Outdoor sport and recreation' uses. The proposed changes insert more specific parking rates for some of the uses that could be categorised as 'Outdoor sport and recreation' uses e.g. golf course, tennis court, swimming pool, AFL field etc.

Parking rates for certain accommodation

The planning scheme includes car parking rates for Resort complex, Retirement facility, Short term accommodation and Hotel, Residential care facility and Rooming accommodation. These rates are generally based on spaces per unit and/or spaces per 100m² of gross floor area. The proposed changes clarify the measure to be used to calculate car parking rates to account for both accommodation and other uses.

Service stations

The planning scheme car parking rate for service stations is based on a ratio of spaces per 100m² of the entire area of the site. However, while service stations may occupy very large sites (to account for access to bowlers, ingress, egress etc) the actual service offering typically provided is significantly smaller. The proposed changes amend the car parking rate to spaces per 100m² of the gross floor area of the buildings within the site. This more directly aligns the number of car parks provided with the actual parking demand generated by the services housed on site.

Childcare centres

The planning scheme includes a car parking rate for childcare centres based on spaces per 100m² of gross floor area. Changes proposed amend the rate so that it is based on number of children and number of employees.

Sales office

The planning scheme includes a car parking rate for sales offices. The changes proposed clarify the rates for display homes (with or without a sales office) and for all other sales office uses. The former being spaces per display dwelling and the latter, spaces per 100m².

Warehouse

The planning scheme includes a car parking rate for warehouses. The proposed changes include a parking rate for warehouses used for self-storage in addition to the existing rate for warehouses.

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