

CLARENCE INTERIM CAR PARKING PLAN

1. Policy Basis

The Clarence Interim Planning Scheme 2015 (CIPS) has introduced new car parking requirements, including new quotas for each use category. For typical businesses in the Business Zones, the rates of car parking provision have increased, although there is no documented justification to explain the changes.

In the circumstances, there are concerns about the fairness of the increase, the need for the higher rates and the impact on business growth.

The new performance Criteria does allow Council to vary the required numbers, although in making such planning decisions it is important to remain consistent and objective in order to preserve fairness and ensure the long term stability of those decisions.

Clause E6.6.1 - Acceptable Solution (A1) provides that the number of car spaces must be no less than the number specified in the table – unless another number is set in an adopted Car Parking Plan for the area. It follows that establishing a Parking Plan for the City's activity centres is a desirable means of resolving the above dilemma.

While a longer term solution should be a detailed Car Parking Plan for each activity centre, it is possible to implement an interim measure to at least ensure that no business or developer will be more impacted on than under the former long standing arrangements.

2. Objective

To encourage new use development which builds on the role of the activity centres as important components of the City's retail hierarchy by:

- Providing for certainty in the provision of car parking in planning applications;
- Encouraging investment; and
- Ensuring adequate car parking facilities in the centre to serve staff and customers.

3. Policy

It is planning policy that the Clarence Interim Car Parking Plan:

- Constitute a "Car Parking Plan" for the purposes referred to in Clause E6.6.1 - Acceptable Solution A1;
- Apply to the Central Business, General Business, Local Business or Commercial zones;
- Provide that despite the car parking rate specified for a particular use within Table E6.1 to Clause E 6.0 Parking and Access Code, the maximum number of car spaces required shall be no more than would have been required for that use under the Clarence Planning Scheme 2007.