

## CLARENCE CAR PARKING PLAN

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### **1. Policy Basis**

The Tasmanian Planning Scheme introduces new car parking requirements, including new quotas for each use category unless there is a parking plan for the area. In the circumstances where an adopted parking plan applies to an area, parking provision in terms of either number of spaces or cash in lieu of spaces not provided apply.

Clause C2.5.1 – Acceptable Solution [A1 (a)] provides that the number of onsite parking spaces must be no less than the number specified in Table C2.1 - unless another number is set in an adopted parking plan for the area.

The performance criteria prescribed at Clause C2.5 allows Council to vary the required number of car spaces and in addition provides Council with the option of developing a parking precinct plan.

At this time a parking precinct plan has not been developed on the basis that it would be inconsistent with carparking approaches established under the previous Clarence Interim Planning Scheme 2015 (CIPS2015) and the Clarence Planning Scheme 2007 (CPS2007).

However, establishing a parking plan for Clarence provides for the car parking considerations and cash in lieu of car parking not provided on site consistent with the approaches established under the CIPS2015 and CPS2007 before that.

### **2. Objective**

To facilitate new use development and encourage commercial activity as an important component of Clarence by:

- Providing for certainty in the provision of car parking in planning applications;
- Encouraging investment;
- Ensuring adequate car parking facilities in the centre to serve staff and customers; and
- Ensuring parking facilities encourage sustainable means of transport, meet appropriate standards and do not detract from the amenity of the surrounding area.
- to provide an alternative for developers who are unable to provide for the onsite car parking generated by their commercial proposals.

### 3. Policy

It is planning policy that the Clarence Parking Plan:

- Constitutes a 'Car Parking Plan' for the purposes referred to in Clause C2.5.1 – Acceptable Solution A1 (a);
- Applies to the Central Business, General Business, Local Business, Particular Purpose and Commercial zones;
- Despite the car parking rate specified for a particular use within Table C2.1 to Clause C2.5.1, 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.
- In circumstance where on site car parking demand cannot be provided on site, or is undesirable to do so, a cash in lieu payment for those spaces not provided may be considered.
- in accepting a cash in lieu payment for car parking required by the Planning Scheme, the rate of payment shall be as follows:

<b>CENTRE</b>	<b>PAYMENT (\$) PER SPACE</b>
Rosny Park	12,000
Bellerive/Kangaroo Bay	10,000
Lindisfarne	8,000
Richmond	5,500
Other centres	To be determined having regard to local car parking development costs.