

CALOUNDRA CITY COUNCIL



**PLANNING SCHEME POLICY NO. 11.23
(INFRASTRUCTURE CONTRIBUTIONS FOR OFF-SITE
CAR PARKING INFRASTRUCTURE) 2005**

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**PLANNING SCHEME POLICY NO. 11.23
(INFRASTRUCTURE CONTRIBUTIONS FOR OFF-SITE CAR PARKING
INFRASTRUCTURE) 2005**

PART 1 - INTRODUCTION

Division 1 - Preliminary

1.1.1 Short title

This planning scheme policy may be cited as *Planning Scheme Policy No. 11.23 (Infrastructure Contributions for Off-site Car Parking Infrastructure) 2005*.

1.1.2 Commencement

This planning scheme policy commences on the date of commencement of the *Caloundra City Plan 2004*.

Division 2 - Purpose of the planning scheme policy

1.2.1 Purpose of the planning scheme policy

The purpose of this planning scheme policy is to assist with the implementation of the *Caloundra City Plan 2004* by specifying the methods for calculating infrastructure contributions for off-site car parking infrastructure.

Division 3 - Relationship to the Integrated Planning Act 1997

1.3.1 Authorising legislation

This planning scheme policy is made pursuant to the *Integrated Planning Act 1997*.

Division 4 - Relationship to the planning scheme

1.4.1 Relationship to the planning scheme

This planning scheme policy is to be read in conjunction with –

- (a) section 6.1.31 (Conditions about infrastructure for applications) of the *Integrated Planning Act 1997*; and
- (b) Part 6 (Planning Area Codes) of the *Caloundra City Plan 2004*; and
- (c) Part 8 (Use Codes) of the *Caloundra City Plan 2004*; and
- (d) Part 9.10 (Reconfiguring a Lot Code) of the *Caloundra City Plan 2004*; and

- (e) Part 9.14 (Transport, Parking and Access Management Code) of the *Caloundra City Plan 2004*.

1.4.2 Application of planning scheme policy

- (1) This planning scheme policy applies in respect of a development application for –
 - (a) a development permit for a material change of use or the reconfiguring of a lot that is assessable development; or
 - (b) a preliminary approval to which section 3.1.6 (Preliminary approval may override local planning instrument) of the *Integrated Planning Act 1997* applies, where the development which is the subject of the preliminary approval is stated to be self-assessable development.
- (2) This planning scheme policy does not apply -
 - (a) where an infrastructure charges plan which deals with infrastructure charges in respect of off-site car parking infrastructure has been adopted;¹ or
 - (b) where a legally binding agreement exists between the local government and the applicant that deals with off-site car parking infrastructure and which relates to the land to which the development application relates.

Division 5 - Interpretation

1.5.1 Definitions – the dictionary

The dictionary in Schedule 1 (Dictionary - Off-site Car Parking) of this planning scheme policy defines particular words used in this planning scheme policy.

1.5.2 Interpretation of the planning scheme policy

A term used in the planning scheme policy which is not defined in Schedule 1 (Dictionary - Off-site Car Parking) of this planning scheme policy is to be given the meaning in –

- (a) Part 3 (Interpretation) of the *Caloundra City Plan 2004*; or
- (b) the *Integrated Planning Act 1997*.

¹ Section 6.1.20(3) (Planning scheme policies for Infrastructure) of the *Integrated Planning Act 1997* provides that if the local government has an infrastructure charges plan, the planning scheme policy must not deal with the same matters as the infrastructure charges plan.

PART 2 - INFRASTRUCTURE CONTRIBUTION FOR OFF-SITE CAR PARKING INFRASTRUCTURE

Division 1 - Types of infrastructure contribution

2.1.1 Types of infrastructure contributions for off-site car parking infrastructure

An infrastructure contribution for off-site car parking infrastructure in lieu of providing on-site car parking infrastructure will be in the form of a financial contribution being the provision of money (“**financial contribution**”).

Division 2 - Calculation of the infrastructure contribution

2.2.1 Financial contribution

2.2.1.1 Caloundra CBD Parking Contribution Area

- (1) A financial contribution in respect of infrastructure contributions for off-site non-operational car parking infrastructure in the Caloundra CBD Parking Contribution Area as defined in Schedule 4 (Central Caloundra Planning Area Parking Contribution Area) is an amount calculated in accordance with the following formula -

$$H = [(PC1 - PC2) \times (100\% - R1) \times CPC] \times I$$

Where –

H = The total off-site car parking infrastructure contribution expressed as (\$).

PC1 = The assessed gross number of non-operational car parking spaces required for the development. Car parking requirements for different types of development are specified in Part 9.14 (Transport, Parking and Access Management Code) and Table 6.5 (Car Parking Provisions) of Part 6 (Planning Area Codes) of the Caloundra City Plan 2004.

PC2 = The assessed number of non-operational car parking spaces provided on-site.

R1 = The eligible reduction in non-operational parking rate for off-site parking provisions as shown in column 4 of Schedule 2 (Reduction in non-operational car parking rates in the Caloundra CBD Parking Contribution Area).

CPC = The infrastructure contribution rate for off-site car parking infrastructure for the Caloundra CBD Parking Contribution Area as shown in column 2 of Schedule 3 (Contribution rates for off-site car parking infrastructure).

I = the ratio of the most recently available financial quarter published for the non-residential building construction index (4113) divided by the June 2004 published financial quarter (124.7). Refer to www.abs.gov.au.

2.2.1.2 Coastal Strip and Hinterland Towns

- (1) A financial contribution in respect of infrastructure contributions for off-site car parking infrastructure in the Coastal Strip or the Hinterland Towns, is an amount calculated in accordance with the following formula –

$$H = [(PH1 - PH2) \times CPH] \times I$$

Where –

H = The total off-site car parking infrastructure contribution expressed as (\$).

PH1 = The assessed number of car parking spaces required for the development specified in Part 9.14 (Transport, Parking and Access Management Code) of the Caloundra City Plan 2004.

PH2 = The assessed number of car parking spaces provided on-site.

CPH = The infrastructure contribution rate for off-site car parking infrastructure for the development area as shown in column 2 of Schedule 3 (Contribution rates for off-site car parking infrastructure).

I = the ratio of the most recently available financial quarter published for the non-residential building construction index (4113) divided by the June 2004 published financial quarter (124.7). Refer to www.abs.gov.au.

- (2) The local government does not warrant that off-site car parking will be provided immediately upon the payment of a financial contribution or that off-site car parking will be provided in the immediate vicinity of the development.
- (3) Infrastructure contributions previously paid may be recognised in this calculation. However, the onus is upon the applicant/owner/developer to provide evidence of any previous infrastructure contributions.

Division 3 - Form of the infrastructure contribution

2.3.1 Form of the infrastructure contribution

The local government is to specify the form which an infrastructure contribution for off-site car parking infrastructure is to take.

Division 4 - Timing of the infrastructure contribution

2.4.1 Timing of the infrastructure contribution

An infrastructure contribution for off-site car parking infrastructure is to be provided to the local government –

- (a) prior to the time specified in the development approval; or
- (b) if no time is specified in the development approval, prior to the time being –
 - (i) in the case of a development, which is a material change of use, the commencement of the development; and
 - (ii) in the case of a development, which is a reconfiguring a lot, the sealing of the survey plan; and
 - (iii) in the case of a development, which is not a material change of use or a reconfiguring a lot, the commencement of the development.

SCHEDULE 1

DICTIONARY - OFF-SITE CAR PARKING

1.1 Defined terms

“Caloundra CBD Parking Contribution Area” means the Caloundra Central Business District Parking Contribution Area and is identified on Map 1 in Schedule 4 (Central Caloundra Planning Area Parking Contribution Area).

“Coastal Strip” means the planning areas of Kawana Waters, Caloundra South, Caloundra West, Caloundra Eastern Beaches and the balance of Central Caloundra outside the Caloundra CBD Parking Contribution Area.

“Hinterland Towns” means the planning areas of Beerwah Township, Maleny Township, Landsborough Township, Mooloolah Township, Glasshouse Mountains Township and Beerburrum Township.

“non-operational car parking” means the car parking associated with customer, visitor and employee parking.

“operational car parking” means the car parking associated with site servicing, management parking and car pool parking, parking for staff needing business hours car access, and parking for customers with a disability.

“residential car parking” means the car parking associated with residents in residential development and in the Caloundra Regional Business Centre Precinct must be provided on-site.

SCHEDULE 2

REDUCTION IN NON-OPERATIONAL PARKING RATES IN THE
CALOUNDRA CBD PARKING CONTRIBUTION AREA

Table 2.1 Maximum reduction in non-operational off-site car parking provisions

Column 1	Column 2	Column 3	Column 4
Development type	Storeys	Residential Levels	Maximum available reduction in off-site parking rate (%)
Non-residential use	All	N/A	20
Mixed use development	1	0	20
	2	1	25
	3	2	30
	4	3	35
	4+	3+	35

SCHEDULE 3

**CONTRIBUTION RATES FOR OFF-SITE CAR PARKING
INFRASTRUCTURE**

Table 3.1 - Contribution rates for off-site car parking infrastructure

Column 1 Contribution area	Column 2 Contribution rate (\$/space)
Central Caloundra Planning Area (CBD) Parking Contribution Area	15,625
Coastal Strip	16,000
Hinterland Towns	9,000

The contribution rates in Table 2.1 (Infrastructure contribution rates for off-site car parking infrastructure) are in June 2004 dollars and will be subject to indexation by the non-residential building construction index unless otherwise specified in this planning scheme policy.

**SCHEDULE 4
CENTRAL CALOUNDRA PLANNING AREA
PARKING CONTRIBUTION AREA
MAP 1**